

# Public Document Pack

## Cabinet

Tuesday, 19th July, 2016  
at 4.30 pm

### **PLEASE NOTE TIME OF MEETING**

Council Chamber - Civic Centre

This meeting is open to the public

#### **Members**

Councillor Simon Letts, Leader of the Council  
Councillor Mark Chaloner, Cabinet Member for  
Finance

Councillor Satvir Kaur, Cabinet Member for  
Communities, Culture and Leisure

Councillor Jacqui Rayment, Cabinet Member for  
Environment and Transport

Councillor Dave Shields, Cabinet Member for Health  
and Sustainable Living

Councillor Warwick Payne, Cabinet Member for  
Housing and Adult Care

Councillor Christopher Hammond, Cabinet Member  
for Transformation Projects

Councillor Paul Lewzey, Cabinet Member for  
Children's Social Care

Councillor Dr Darren Paffey, Cabinet Member for  
Education and Skills

(QUORUM – 3)

#### **Contacts**

Cabinet Administrator

Judy Cordell

Tel. 023 8083 2766

Email: [judy.cordell@southampton.gov.uk](mailto:judy.cordell@southampton.gov.uk)

Service Director, Legal and Governance

Richard Ivory

Tel: 023 8083 2794

Email: [richard.ivory@southampton.gov.uk](mailto:richard.ivory@southampton.gov.uk)

## **BACKGROUND AND RELEVANT INFORMATION**

### **The Role of the Executive**

The Cabinet and individual Cabinet Members make executive decisions relating to services provided by the Council, except for those matters which are reserved for decision by the full Council and planning and licensing matters which are dealt with by specialist regulatory panels.

### **The Forward Plan**

The Forward Plan is published on a monthly basis and provides details of all the key executive decisions to be made in the four month period following its publication. The Forward Plan is available on request or on the Southampton City Council website, [www.southampton.gov.uk](http://www.southampton.gov.uk)

### **Implementation of Decisions**

Any Executive Decision may be “called-in” as part of the Council’s Overview and Scrutiny function for review and scrutiny. The relevant Overview and Scrutiny Panel may ask the Executive to reconsider a decision, but does not have the power to change the decision themselves.

**Mobile Telephones** – Please switch your mobile telephones to silent whilst in the meeting.

### **Use of Social Media**

The Council supports the video or audio recording of meetings open to the public, for either live or subsequent broadcast. However, if, in the Chair’s opinion, a person filming or recording a meeting or taking photographs is interrupting proceedings or causing a disturbance, under the Council’s Standing Orders the person can be ordered to stop their activity, or to leave the meeting.

By entering the meeting room you are consenting to being recorded and to the use of those images and recordings for broadcasting and or/training purposes. The meeting may be recorded by the press or members of the public. Any person or organisation filming, recording or broadcasting any meeting of the Council is responsible for any claims or other liability resulting from them doing so. Details of the Council’s Guidance on the recording of meetings is available on the Council’s website.

### **Southampton City Council’s Priorities:**

- Jobs for local people
- Prevention and early intervention
- Protecting vulnerable people
- Affordable housing
- Services for all
- City pride
- A sustainable Council

### **Executive Functions**

The specific functions for which the Cabinet and individual Cabinet Members are responsible are contained in Part 3 of the Council’s Constitution. Copies of the Constitution are available on request or from the City Council website, [www.southampton.gov.uk](http://www.southampton.gov.uk)

### **Key Decisions**

A Key Decision is an Executive Decision that is likely to have a significant:

- financial impact (£500,000 or more)
- impact on two or more wards
- impact on an identifiable community

### **Procedure / Public Representations**

At the discretion of the Chair, members of the public may address the meeting on any report included on the agenda in which they have a relevant interest. Any member of the public wishing to address the meeting should advise the Democratic Support Officer (DSO) whose contact details are on the front sheet of the agenda.

**Fire Procedure** – In the event of a fire or other emergency, a continuous alarm will sound and you will be advised, by officers of the Council, of what action to take.

**Smoking policy** – The Council operates a no-smoking policy in all civic buildings.

**Access** – Access is available for disabled people. Please contact the Cabinet Administrator who will help to make any necessary arrangements.

### **Municipal Year Dates (Tuesdays)**

<b>2016</b>	<b>2017</b>
21 June	17 January
19 July	14 February <b>(Budget)</b>
16 August	21 February
20 September	21 March
18 October	18 April
15 November	
20 December	

## **CONDUCT OF MEETING**

### **TERMS OF REFERENCE**

The terms of reference of the Cabinet, and its Executive Members, are set out in Part 3 of the Council's Constitution.

### **RULES OF PROCEDURE**

The meeting is governed by the Executive Procedure Rules as set out in Part 4 of the Council's Constitution.

### **DISCLOSURE OF INTERESTS**

Members are required to disclose, in accordance with the Members' Code of Conduct, **both** the existence **and** nature of any "Disclosable Pecuniary Interest" or "Other Interest" they may have in relation to matters for consideration on this Agenda.

### **DISCLOSABLE PECUNIARY INTERESTS**

A Member must regard himself or herself as having a Disclosable Pecuniary Interest in any matter that they or their spouse, partner, a person they are living with as husband or wife, or a person with whom they are living as if they were a civil partner in relation to:

(i) Any employment, office, trade, profession or vocation carried on for profit or gain.

(ii) Sponsorship:

Any payment or provision of any other financial benefit (other than from Southampton City Council) made or provided within the relevant period in respect of any expense incurred by you in carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.

(iii) Any contract which is made between you / your spouse etc (or a body in which the you / your spouse etc has a beneficial interest) and Southampton City Council under which goods or services are to be provided or works are to be executed, and which has not been fully discharged.

(iv) Any beneficial interest in land which is within the area of Southampton.

(v) Any license (held alone or jointly with others) to occupy land in the area of Southampton for a month or longer.

(vi) Any tenancy where (to your knowledge) the landlord is Southampton City Council and the tenant is a body in which you / your spouse etc has a beneficial interests.

(vii) Any beneficial interest in securities of a body where that body (to your knowledge) has a place of business or land in the area of Southampton, and either:

- a) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body, or
- b) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you / your spouse etc has a beneficial interest that exceeds one hundredth of the total issued share capital of that class.

### **Other Interests**

A Member must regard himself or herself as having an, 'Other Interest' in any membership of, or occupation of a position of general control or management in:

Any body to which they have been appointed or nominated by Southampton City Council

Any public authority or body exercising functions of a public nature

Any body directed to charitable purposes

Any body whose principal purpose includes the influence of public opinion or policy

### **Principles of Decision Making**

All decisions of the Council will be made in accordance with the following principles:-

- proportionality (i.e. the action must be proportionate to the desired outcome);
- due consultation and the taking of professional advice from officers;
- respect for human rights;
- a presumption in favour of openness, accountability and transparency;
- setting out what options have been considered;
- setting out reasons for the decision; and
- clarity of aims and desired outcomes.

### **BUSINESS TO BE DISCUSSED**

Only those items listed on the attached agenda may be considered at this meeting.

### **QUORUM**

The minimum number of appointed Members required to be in attendance to hold the meeting is 3.

In exercising discretion, the decision maker must:

- understand the law that regulates the decision making power and gives effect to it. The decision-maker must direct itself properly in law;
- take into account all relevant matters (those matters which the law requires the authority as a matter of legal obligation to take into account);
- leave out of account irrelevant considerations;
- act for a proper purpose, exercising its powers for the public good;
- not reach a decision which no authority acting reasonably could reach, (also known as the “rationality” or “taking leave of your senses” principle);
- comply with the rule that local government finance is to be conducted on an annual basis. Save to the extent authorised by Parliament, ‘live now, pay later’ and forward funding are unlawful; and
- act with procedural propriety in accordance with the rules of fairness.

## AGENDA

### 1 APOLOGIES

To receive any apologies.

### 2 DISCLOSURE OF PERSONAL AND PECUNIARY INTERESTS

In accordance with the Localism Act 2011, and the Council's Code of Conduct, Members to disclose any personal or pecuniary interests in any matter included on the agenda for this meeting.

## EXECUTIVE BUSINESS

### 3 STATEMENT FROM THE LEADER

### 4 RECORD OF THE PREVIOUS DECISION MAKING (Pages 1 - 2)

Record of the decision making held on 21<sup>st</sup> June, 2016 attached.

### 5 MATTERS REFERRED BY THE COUNCIL OR BY THE OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE FOR RECONSIDERATION (IF ANY)

There are no matters referred for reconsideration.

### 6 REPORTS FROM OVERVIEW AND SCRUTINY COMMITTEES (IF ANY)

There are no items for consideration.

### 7 EXECUTIVE APPOINTMENTS

To deal with any executive appointments, as required.

## ITEMS FOR DECISION BY CABINET

### 8 MAKE THE BASSETT NEIGHBOURHOOD PLAN (Pages 3 - 130)

To consider a report of the Leader of the Council seeking approval for Make the Bassett Neighbourhood Plan, attached.

### 9 LICENSING PARTNERSHIP WITH EASTLEIGH BC (Pages 131 - 134)

To consider a report of the Service Director, Legal and Governance detailing the proposed extension to the Licensing Partnership with Eastleigh BC, attached.

**10 HRA CAPITAL PROGRAMME PROJECT APPROVALS 2016-17 AND 2017-18**  
(Pages 135 - 144)

To consider the report of the Cabinet Member for Housing and Adult Care detailing the HRA Capital Programme Project Approvals 2016/17 and 2017/18, attached.

**11 SOUTHAMPTON CITY COUNCIL HOUSING STRATEGY 2016-2025** (Pages 145 - 150)

To consider the report of the Cabinet Member for Housing and Adult Care detailing the Housing Strategy 2016-2025, attached.

**12 CHANGES TO EXISTING REVENUE AND CAPITAL BUDGET** (Pages 151 - 172)

To consider the report of the S151 Officer and Cabinet Member for Finance detailing proposed changes to existing Revenue and Capital Budgets to incorporate changes to this and future years' budgets, attached.

Monday, 11 July 2016

Service Director, Legal and Governance

SOUTHAMPTON CITY COUNCIL  
EXECUTIVE DECISION MAKING

RECORD OF THE DECISION MAKING HELD ON 21 JUNE 2016

Present:

Councillor Letts	Leader of the Council
Councillor Kaur	Cabinet Member for Communities, Culture and Leisure
Councillor Rayment	Cabinet Member for Environment and Transport
Councillor Shields	Cabinet Member for Health and Sustainable Living
Councillor Hammond	Cabinet Member for Transformation Projects
Councillor Lewzey	Cabinet Member for Children's Social Care
Councillor Dr Paffey	Cabinet Member for Education and Skills

Apologies: Councillors Chaloner and Payne

1. REPORT FROM OVERVIEW AND SCRUTINY COMMITTEE

Cabinet received the Scrutiny Inquiry Panel Report 'Making Southampton Dementia Friendly' to enable the Executive to formulate its response to the recommendations contained within it, in order to comply with the requirements set out in the Council's Constitution.

2. EXECUTIVE APPOINTMENTS

The Executive appointments for the 2016/17 Municipal Year were approved as set out in the revised Register with the following amendment:

Councillor Taggart appointed to Health of Wellbeing Board, replacing the nomination of Councillor Savage.

3. 'GO SOUTHAMPTON' PROPOSAL FOR A CITY CENTRE BUSINESS IMPROVEMENT DISTRICT

DECISION MADE: (CAB 16/17 17224)

On consideration of the report of the Leader of the Council, having received representations from interested parties and a Member of the Council, Cabinet agreed the following:

- (i) To review and confirm that the BID Proposal does not conflict to a material extent with the Council's adopted, published policies, nor does it warrant the use of veto for any other reason under regulation 12 of the BID Regulations 2004 (England) and that it can therefore be supported.
- (ii) To instruct the Returning Officer to hold a ballot on behalf of the BID Proposer, with the final day of ballot being 3 November 2016.
- (iii) In the event of agreeing recommendation (i), agrees to vote 'yes' for the six Council owned properties in the BID area.

(iv) To delegate authority to the Chief Operating Officer to make all decisions on behalf of the Council in connection with, and during the BID Proposal statutory process including entering into a Baseline Agreement for the Provision of Standard Services and an Operating Agreement to confirm agreed arrangements.



<b>DECISION-MAKER:</b>	<b>CABINET COUNCIL</b>		
<b>SUBJECT:</b>	<b>MAKE THE BASSETT NEIGHBOURHOOD PLAN</b>		
<b>DATE OF DECISION:</b>	<b>19 JULY 2016 20 JULY 2016</b>		
<b>REPORT OF:</b>	<b>LEADER OF THE COUNCIL</b>		
<b><u>CONTACT DETAILS</u></b>			
<b>AUTHOR:</b>	<b>Name:</b>	<b>Warren Jackson-Hookins</b>	<b>Tel: 023 8083 3919</b>
	<b>E-mail:</b>	<b>warren.jackson-hookins@southampton.gov.uk</b>	
<b>Director</b>	<b>Name:</b>	<b>Mark Heath</b>	<b>Tel: 023 8083 2371</b>
	<b>E-mail:</b>	<b>Mark.Heath@southampton.gov.uk</b>	

<b>STATEMENT OF CONFIDENTIALITY</b>		
None		
<b>BRIEF SUMMARY</b>		
<p>The Bassett Neighbourhood Plan (the Plan) has been prepared by the Bassett Neighbourhood Forum and sets out policies for the Bassett Neighbourhood Area to 2029. It outlines the vision and aspirations of the local community in maintaining the distinctive, spacious but urban character of the area, whilst taking into account the demands for development. The Plan has been subject to consultation at the draft and publication stages and submitted to an independently appointed Examiner who recommended the Plan as modified following his recommendations, be submitted to a referendum. A referendum held in the Bassett Neighbourhood Area on Thursday 25th February resulted in a 93.6% 'Yes' vote for the Plan to be 'made' (adopted) to become part of the Southampton City Council's Local Development Plan. Since more than 50% of those voted in support of the Plan, the Council must legally bring it into force. The Council welcomes the outcome of the referendum and the positive working relationship with the Bassett Neighbourhood Forum in giving effect to the recorded desire of the community.</p>		
<b>RECOMMENDATIONS:</b>		
<b>CABINET</b>		
	(i)	To recommend to the Council that the Bassett Neighbourhood Plan (Document 1 in the Members' room) is 'made' (adopted) as part of the Southampton Development Plan.
	(ii)	To recommend that the Council note that by virtue of section 38(5) of the Planning and Compulsory Purchase Act 2004, policy BAS5 of the Bassett Neighbourhood Plan shall prevail over Core Strategy policy CS5 insofar as it applies to the Bassett Neighbourhood Area and policy BAS13 of the Bassett Neighbourhood Plan shall prevail over Local Plan Review policy CLT8 and to note the impact of the Bassett Neighbourhood Plan on the existing development plan as set out in Appendix 1.

<b>COUNCIL</b>		
	(i)	To 'make' (adopt) the Bassett Neighbourhood Plan.
	(ii)	To note that by virtue of section 38(5) of the Planning and Compulsory Purchase Act 2004, policy BAS5 of the Bassett Neighbourhood Plan shall prevail over Core Strategy policy CS5 insofar as it applies to the Bassett Neighbourhood Area and policy BAS13 of the Bassett Neighbourhood Plan shall prevail over Local Plan Review policy CLT8 and to note the impact of the Bassett Neighbourhood Plan on the existing development plan as set out in Appendix 1
<b>REASONS FOR REPORT RECOMMENDATIONS</b>		
1.	Successful referendum held on Thursday 25th February in response to the following question: 'Do you want Southampton City Council to use the Neighbourhood Plan for Bassett to help it decide planning applications in the neighbourhood area?'	
<b>ALTERNATIVE OPTIONS CONSIDERED AND REJECTED</b>		
2.	No alternative options following the receipt of the Examiner Report and successful referendum. By law, the Plan must be 'made' (adopted), as soon as reasonably practical, if more than half of those voting in a referendum vote 'Yes' in favour of the Plan being used to help decide planning applications in the Neighbourhood Area. 93.6% of those voting have voted in favour of the Plan.	
<b>DETAIL (Including consultation carried out)</b>		
<b>Policy Summary</b>		
3.	The Plan includes the following policies:	
4.	Policy BAS 1 'New Development' supports a wide choice of homes, particularly family homes and development proposals if they are in keeping with the scale, massing and design of neighbouring buildings and with the density and landscape features of the surrounding area.	
5.	Policy BAS 2 'Consultation' encourages developers to consult the local community and take note of their views before the submission of a planning application.	
6.	Policy BAS 3 'Windfall Sites' supports proposals for housing development on such sites provided they would not conflict with other policies in the Plan or the Council's Development Plan for the city.	
7.	Policy BAS 4 'Character and Design' states that new development must take account of densities as set out in BAS 5 'Housing Density' and the existing character of the surrounding area and that the design of new buildings should complement the street scene with particular regard to a number of design related issues.	
8.	Policy BAS 5 'Housing Density' sets out the low, medium and high density levels which new development must have regard to unless there are good reasons for making exceptions to these and that the character would not be	

	adversely affected.
9.	Policy BAS 6 'Houses of Multiple Occupation' sets out criteria which must be met where changes of use to houses of multiple occupation (HMOs) are proposed. This will need to be considered alongside the Council's revised Houses of Multiple Occupation Supplementary Planning Document adopted in May 2016 which introduces a new policy preventing 'sandwiching' of properties between two HMOs and clarification of the policy on exceptional circumstances.
10.	Policy BAS 7 'Highways and Traffic' includes a number of proposals that will be supported and encouraged which would protect and mitigate the impact of traffic within residential areas.
11.	Policy BAS 8 'Bassett Green Village' will only permit development in or adjacent to the Bassett Green Village Conservation Area where it is shown to have had regard to the desirability of preserving or enhancing the appearance or character of the area.
12.	Policy BAS 9 'Trees' states that development will not be permitted which damages trees protected by tree preservation orders or trees of good arboricultural and amenity value. The policy further states that proposals which could affect existing trees should be accompanied by a tree survey and management plan.
13.	Policy BAS 10 'Grass Verges' requires new developments or re-developments to retain existing grass verges and for any areas of verge that are damaged during the construction process to be reinstated.
14.	Policy BAS 11 'Local Shops' resists proposals for development which would cause the loss of local shops and community uses in Copperfield Road.
15.	Policy BAS 12 'Business and Industry' safeguards Hollybrook Industrial Estate for employment and encourages proposals for development that would generate employment.
16.	Policy BAS 13 'Southampton Sports Centre and Southampton City Golf Course' designates all the open and undeveloped land within the boundaries of the Outdoor Sports Centre, City Golf Course and nearby amenity woodland as Local Green Space whereby proposals for development within this area will not be permitted except in very special circumstances. This could include circumstances where development would help to either fund improvements to sports or recreation facilities, or to improve or provide such facilities directly, or where it can be shown that there is an essential need for the provision of utility infrastructure.
17.	Policy BAS 14 'Drainage' states that proposals for new housing development of more than one dwelling must provide evidence that the means of drainage has been examined to ensure it is capable of coping with the extra peak flows.
<b>Bassett Neighbourhood Area and Bassett Neighbourhood Forum</b>	
18.	The Bassett Neighbourhood Area and Bassett Neighbourhood Forum applications were formally designated by the Council in December 2013.
<b>Draft Plan</b>	
19.	The Plan was prepared by the Bassett Neighbourhood Forum with

	stakeholder engagement taking place through numerous workshops and meetings with local resident associations and groups. The Plan was published for draft consultation for more than 7 weeks between 20th August and 10th October 2014. Representations made during the draft consultation stage included those submitted by the Council. This included detailed comments on the character and design, houses of multiple occupation, highways and traffic, local shops and Southampton Sports Centre and Southampton City Golf Course draft policies.
20.	The Bassett Neighbourhood Forum took on board the representations received at the draft consultation stage and sent the Plan to the Neighbourhood Planning Independent Examiner Referral Service (NPIERS) for additional feedback to enable further progress to be made on the Plan.
<b>Publication Version Plan</b>	
21.	The Bassett Neighbourhood Forum submitted the Plan to the Council on 28th January 2015. The Council agreed that the Plan met the required basic conditions and was subsequently published for consultation for a statutory 6 week period between 10th February and 24th March 2015. Representations made during the publication consultation stage included those submitted by the Council with this constituting detailed comments on a number of the policies and supporting text. This included a number of objections and proposed amendments to the Southampton Outdoor Sports Centre and Southampton City Golf Course policy and supporting text with revised policy wording suggested which would allow proposals for small-small scale enabling development including residential use to be permitted.
<b>Supporting Documents</b>	
22.	The Plan was accompanied by supporting documentation at the draft and publication consultation stages. This included Strategic Environmental Assessment (SEA), Sustainability Appraisal (SA) and Habitat Regulations Assessment (HRA) Screening Reports undertaken which concluded that the Plan would have no significant negative effects. These findings were supported by the statutory environmental bodies. A Consultation Statement also accompanied the Plan at each stage in its preparation.
23.	A Basic Conditions Statement addressed each of the four 'basic conditions' required by the Regulations and explained how the publication version of the Plan met the requirements of paragraph 8 of Schedule B to the 1990 Town and Country Planning Act.
<b>Examiner's Report</b>	
24.	The Plan and supporting documents along with a map of the Bassett Ward were submitted to an independent Examiner appointed by the Council in agreement with the Chair of the Bassett Neighbourhood Forum following the completion of the statutory 6 week publication consultation period.
25.	The Examiner's report was received by the Council on 26th June 2015. This recommended that the Neighbourhood Plan, as modified following his recommendations, be submitted to a referendum. The Report also included a number of suggestions for consideration.
26.	The Council published a Decision Statement on 18th January 2016 which confirmed that the modified Plan met the required basic conditions and should proceed to the referendum stage. The Decision Statement further

	detailed the changes made following receipt of the Examiner's Report. The Council in agreement with the Bassett Neighbourhood Forum accepted the majority of the Examiner's non-binding recommendations and suggestions.
<b>Referendum</b>	
27.	A Notice of Poll was published by the Council on 17th January 2016. An Information Statement and Information for Voters document were also published by the Council on 18th January 2016. These provided details of the referendum and information on how residents could vote. A Notice of Referendum was published by the Council on 21st January 2016.
28.	The referendum on the Plan was held on Thursday 25th February 2016. The Declaration of Results was published on 26th February 2016. A turnout of 21.4% and 93.6% 'Yes' vote in favour of the Plan were recorded.
<b>Corrections</b>	
29.	The following typographical and factual corrections have been made to the Plan and supporting Annex following the referendum: <ul style="list-style-type: none"> <li>• Correction to the low residential density range to state up to 35 dwellings per hectare and the medium residential density range to state 35 to 50 dwellings per hectare in Figure 2 of the Plan. This amendment is proposed to reflect what was discussed and agreed throughout the process and what the Examiner considered and supported.</li> <li>• Deletion of an incorrect reference to Bassett Gardens being located in the East Bassett Residents Association (EBRA) area in Paragraph A2.25 of the Annex.</li> </ul>
<b>RESOURCE IMPLICATIONS</b>	
<b><u>Capital/Revenue</u></b>	
30.	This report does not commit the Council to any capital spending.
31.	Revenue: The Bassett Neighbourhood Forum will be entitled, under Community Infrastructure Levy (CIL) Regulations, to spend 25% of CIL receipts generated by development granted permission in the Bassett Neighbourhood Area on identified infrastructure improvements in the Bassett Neighbourhood Area. In the absence of a Parish, Town or Community Council, the Council as charging authority will retain the levy receipts but should engage with the Bassett Neighbourhood Forum where development has taken place and agree with them how best to spend the neighbourhood funding.
<b><u>Property/Other</u></b>	
32.	The Council owns Southampton Sports Centre and Southampton City Golf Course which is subject to Policy BAS 12 'Southampton Sports Centre and Southampton City Golf Course'.
<b>LEGAL IMPLICATIONS</b>	
<b><u>Statutory power to undertake proposals in the report:</u></b>	
33.	Section 38A(4)(a) of the Planning and Compulsory Purchase Act 2004 requires the Council to make the Bassett Neighbourhood Plan if more than half of those voting in the referendum have voted in favour of the Plan being

	used to help decide planning applications in the Bassett Neighbourhood Area. The Council are not subject to this duty if the making of the plan would breach, or would otherwise be incompatible with, any EU obligation or any of the Convention rights (within the meaning of the Human Rights Act 1998).
34	Section 38(5) of the Planning and Compulsory Purchase Act 2004 states that where one policy in the development plan conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan. The effect is that policy BAS5 of the Bassett Neighbourhood Plan shall prevail over Core Strategy policy CS5 insofar as it applies to the Bassett Neighbourhood Area and policy BAS13 of the Bassett Neighbourhood Plan shall prevail over Local Plan Review policy CLT8.
35.	The Council is satisfied that the making of the Bassett Neighbourhood Plan would not breach, nor would otherwise be incompatible with, any of the Convention Rights (within the meaning of the Human Rights Act 1998).
36.	There is no requirement to carry out an Equality Impact Assessment (EQIA) for Neighbourhood Plans. However, the public sector equality duty is one which pervades all council functions. No representations have been received to suggest that the Plan may give rise to any equalities impacts. However, the report author has undertaken a short exercise to demonstrate how the Plan would not have any adverse impacts on groups with protected characteristics, such as ethnicity, gender and sexuality.
<b><u>Other Legal Implications:</u></b>	
37.	The decision to 'make' the Neighbourhood Plan is, like all decisions of a public authority, open to challenge by Judicial Review. Officers are satisfied the plans meet the legal requirements.
<b>POLICY FRAMEWORK IMPLICATIONS</b>	
38.	The Plan forms part of the policy framework and the development plan against which planning applications are considered.

<b>KEY DECISION?</b>	<b>Yes</b>
<b>WARDS/COMMUNITIES AFFECTED:</b>	<b>Bassett</b>
<u>SUPPORTING DOCUMENTATION</u>	
<b>Appendices</b>	
1.	Impact of the Bassett Neighbourhood Plan policies upon the Amended Local Plan Review (2015) and Amended Core Strategy (2015)

**Documents In Members' Rooms**

1.	Bassett Neighbourhood Plan – Made (adopted) Version
2.	Annex to Bassett Neighbourhood Plan
3.	Decision Statement
4.	Information Statement / Information for Voters Document
5.	Examiner's Report
6.	Regulation 16 Publication Stage – Schedule of Representations

**Equality Impact Assessment**

<b>Do the implications/subject of the report require an Equality and Safety Impact Assessment (ESIA) to be carried out.</b>	<b>No</b>
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**Privacy Impact Assessment**

<b>Do the implications/subject of the report require a Privacy Impact Assessment (PIA) to be carried out.</b>	<b>No</b>
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**Other Background Documents**

**Other Background documents available for inspection at:**

<b>Title of Background Paper(s)</b>	<b>Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)</b>
1. None	

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# **BASSETT NEIGHBOURHOOD DEVELOPMENT PLAN**

**FINAL VERSION  
JULY 2016**

## FOREWARD

### NATIONAL PLANNING POLICY FRAMEWORK

***'Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics'*** (National Planning Policy Framework 2012 – Section 7, paragraph 58).

### THE OBJECTIVE OF THIS NEIGHBOURHOOD PLAN

This Neighbourhood Plan seeks to address the challenges that a vibrant community will place on the area. It will outline the vision and aspirations of the local community in maintaining the distinctive, spacious but urban character of the area, whilst taking into account the demands for development.

Bassett is renowned for its green spaces and abundance of trees, which encourage a large variety of wildlife. We look to encourage all sections of society into the area, particularly growing families.

The plan accepts that there will be development and change, and seeks to ensure this is to the benefit of both the area and its residents.

The plan is designed to run from 2014 for 15 years to 2029 and should be reviewed every 5 years to ensure it is up to date and takes full account of the National Planning Policy Framework, other planning legislation, the Council's Local Development Plan and additional supporting documents.

The boundaries and area covered by this Plan and the Bassett Neighbourhood Development Forum that developed the Plan have both been formally agreed following public consultation.

Under the Localism Act 2011 and in conformity with the Neighbourhood Planning (General) Regulations of 2012, I submit this Bassett Neighbourhood Development Plan on behalf of the residents of Bassett Ward and the Residents Associations and groups who have worked exceedingly hard over the last two and a half years consulting on and preparing this plan.

**Les Harris**

Les Harris  
PhD MSc BA(Hons) PGCE FCIEA CEA FIFL FInstLM

Councillor  
Chairman Bassett Forum

## **CONTENTS**

1. Production of the Plan
2. Overview and Demographic Profile of the Area
3. Sustainability
4. Economic Sustainability
5. Social Sustainability
6. Environmental Sustainability
7. Housing Site Allocations
8. New Development
9. Windfall Sites
10. Character of Bassett
11. Housing Density
12. Development of Student Accommodation and HMOs
13. Highways, Traffic and Transport
14. Open Spaces and Woodland
15. Bassett Green Village (including The Orchard)
16. Trees and Grass Verges
17. Shops and Local Services
18. Business and Industry
19. Sports Centre and Golf Course
20. Drainage
21. Community Infrastructure Levy Payments

## **INDEX OF POLICIES**

- BAS 1 New Development
- BAS 2 Consultation
- BAS 3 Windfall Sites
- BAS 4 Character and Design
- BAS 5 Housing Density
- BAS 6 Houses of Multiple Occupation
- BAS 7 Highways and Traffic
- BAS 8 Bassett Green Village
- BAS 9 Trees
- BAS 10 Grass Verges
- BAS 11 Local Shops
- BAS 12 Business and Industry
- BAS 13 Southampton Sports Centre and Southampton City Golf Course
- BAS 14 Drainage

## **ANNEX**

### **RATIONALE AND JUSTIFICATION OF DENSITIES AND CHARACTERISTICS OF AREAS DEFINED ON DENSITY AREA MAP**

- A1. Low Density Areas (Up to 35 dwellings per hectare)
- A2. Medium Density Areas (From 35 to 50 dwellings per hectare)
- A3. High Density Areas (Above 50 dwellings per hectare)

## 1. PRODUCTION OF THE PLAN

- 1.1 The plan was commenced, after publication of the Localism Bill, in August 2011 following consultation and meetings with local residents and residents associations.
- 1.2 Following an agreement to proceed with the plan, a committee was formed and a constitution formulated and published. It was to be known as the Bassett Neighbourhood Development Forum.
- 1.3 This Forum, "The Qualifying Body", formed a Steering Committee to co-ordinate consultations and to produce the draft plan.
- 1.4 From the outset the residents of the Bassett Ward of Southampton City have produced the overall plan with community involvement. The process has been overseen and assisted by the Ward Councillors, one of whom acted as the Chairman of a Steering Committee.
- 1.5 The Steering Group committee consisted of the chairman and/or secretary of each Residents Association in the Ward and other residents who expressed an interest in attending the steering committee meetings. It was agreed that this steering committee should consist of no more than 30 members.
- 1.6 This steering committee met approximately every two months to collate views, share information and keep updated with progress over a two year period from August 2011 to August 2013.
- 1.7 The Ward was divided into areas for the purpose of consultation and followed the boundaries of Residents Associations (see Figure 4 on page 32).
- 1.8 The Residents Associations were responsible for the consultation with their residents and formulation of individual draft plans for their specific area. The Residents Associations consulted residents by a variety of methods, including public meetings, individual letters to home addresses, one-to-one meetings with residents, circulars and leaflets, plus newsletters.
- 1.9 Where there was an area with no established Residents Association, community involvement was initiated by a local Councillor. All the residents in these areas were contacted with at least two letters of explanation, plus requests for views, surveys, and many by personal contacts over this period of two years.
- 1.10 The views expressed, feedback forms and other replies received were all taken into account when formulating the plan. The annex to the plan describes the characteristics of the different areas within Bassett and the rationale for the densities defined on the density map (see Figure 2 on page 12). This material does not form part of the plan's policies but is included in this document so as to provide background information.
- 1.11 We are confident that there was comprehensive community involvement of a high standard and that all households in Bassett Ward have been contacted and encouraged to give their comments and views, by a variety of means, including meetings, letters, electronic and personal contact and surveys. Most Residents Associations also used web pages to assist in the circulation of views.
- 1.12 Also consulted were Southampton University, Local Businesses, Churches, Schools, and Landowners; their views and comments have been included in the supporting documents.
- 1.13 Southampton City Council's Planning and Development Division was consulted throughout the plan process and had an opportunity to comment on the plan and its supporting documents.

- 1.14 The evidence to support the plan has been taken from the information supplied by Residents Associations and Councillors' consultations with all the residents of the Ward. In addition, the evidence to support the plan is in general accordance with the National Planning Policy Framework, Southampton Local Plan, Southampton Core Strategy, Bassett Avenue Development Control Brief, and statistical information from various official sources and surveys. All the evidence referred to is available in the supporting documents and their appendices.
- 1.15 The steering group committee is satisfied that all the residents in the area covered by the proposed Neighbourhood Development Plan in the Bassett Ward had an opportunity to comment on and contribute to the plan over a period of 30 months and that all their comments were recorded and discussed by the various Residents Associations or Councillors. These are included in the appendices to the supporting documents and where relevant were considered for inclusion in the plan.
- 1.16 The designated Neighbourhood Area for the Bassett Neighbourhood Development Plan, and the Bassett Neighbourhood Forum, including the Constitution, following proper community involvement and agreement by the Local Planning Authority, were finally agreed and published for public consultation on 6 September 2013.

## **2. OVERVIEW AND DEMOGRAPHIC PROFILE OF THE AREA**

### **SOUTHAMPTON CITY**

- 2.1 Southampton City as a whole covers 52 sq km and comprises over 98,000 homes (2011 Census).
- 2.2 Southampton City has twice the national average of privately rented accommodation (including well over an estimated 9,000 Houses in Multiple Occupation) and below the national average number of owner occupied homes. There is also a higher proportion of council homes, which equates to 1 in 6 homes or 17%, compared with 10% nationally.
- 2.3 Statistically, flats and maisonettes comprise 39.9% (20% nationally), terraced houses 21.1% (24.5% nationally), and semi-detached and detached houses 38.9% (53% nationally). (All figures taken from the 2011 Census).
- 2.4 The latest City population figure is 236,900 (2011 Census). This figure includes 41,500 Student population (University figures), and a high recent immigrant population estimated at over 30,000. (Southampton City Figures 2013).

### **BASSETT WARD**

- 2.5 Bassett Ward is the most northern ward in Southampton, bounded by Swaythling to the East and Coxford to the west, the M27 Motorway to the north and Burgess Road, the Common and the University of Southampton to the south.
- 2.6 The Ward has a population of 14,841, which is predicted to rise to 15,453 by 2020 (Hampshire County Council Small Area population Forecasts (SAPF) 2014). Of this population, the 2011 Census statistics show that nearly 22.9% of the population of Bassett are between 18 and 24 years old and is the 5<sup>th</sup> ranked ward in Southampton in terms of the population in this age category. It is the northern gateway and main route into Southampton via the M3 and A33 and is an area of contrasts. The western side of the Ward, such as Hollybrook and Dale Valley, has developed as semi-detached and terraced family houses in a tight-knit community as has the Eastern side, the Flowers Estate. The central part has developed as larger detached family houses and a large amount of open space such as the Outdoor Sports Centre and Southampton City Golf Course on the north western side, with the north east side being residential houses and a large number of bungalows. More recently, the change of use of many smaller houses

to HMOs near the University of Southampton, and some near the Southampton General Hospital, has significantly altered the character of some parts of Bassett Ward.

- 2.7 Much of the area of Bassett was previously heathland with wooded areas, some open spaces and an arboretum. This legacy now gives Bassett a unique setting and character provided by the trees and undulating terrain. The original builders and developers took great care to work with the natural landscape features and included extensive tree planting in their development plans. The trees are a particular feature, notably magnificent Redwood, Sweet Chestnut, Cedar, Oak, and Western Hemlock. Much of the wooded and open areas remain, notably Daisy Dip, Southampton Golf Course, the Outdoor Sports Centre and other smaller copses, with the Common on the southern boundary.
- 2.8 The central area of Bassett was originally developed with large properties but most of these estate properties have been further developed into areas of family housing and flats. These developments include for example, Brampton Towers, a 14-storey high rise block of apartments, and large enclosed developments such as Providence Park, which now provides some 76 flats and houses, and Newitt Place, a mixture of flats and town houses, as well as areas of large family houses.
- 2.9 More recently, many of the family houses, particularly the family houses at the southern end of the Ward, have been converted to Houses of Multiple Occupancy (HMOs). Based on the Housing Condition Survey 2008 (CPC 2008), and as quoted in section 5.3 of Houses in Multiple Occupation Supplementary Planning Document (Adopted March 2012), approximately 10.4% of the family housing stock in Bassett were HMOs. These figures are based on old statistics and numbers have risen significantly over the last 6 years. In the Flowers Estate, for example, in a small area of five roads with about 150 houses, a visual survey by local Councillors in 2013 recorded that there appear to be 80 unregistered HMOs. It is estimated by the local residents associations, that over the last 6 years the percentage of HMOs in Bassett Ward has risen nearer to 15%.
- 2.10 It is estimated that out of 6,219 residences in the Ward (Ward local statistics and voters register and Southampton City Statistics 2014), 2,397 are now flats and only 3,822 remain as houses, with some 15% of these now estimated as being HMOs leaving only 2,249 (36% as contrasted with 54% nationally) as actual family homes. This has now left the Ward and the City with a shortage of family homes, especially the larger type.

### **3. SUSTAINABILITY**

- 3.1 This Bassett Neighbourhood Plan supports sites for development, as outlined in the Southampton Local Plan, and has been subject to Strategic Environmental Assessment (SEA), Sustainability Appraisal (SA), and Habitat Regulations Assessment (HRA) screening, by Southampton City Council's Planning Policy Team.
- 3.2 The issue of sustainability has been considered at all stages of the consultation process and taken into account. The Ward does not contain sensitive natural or heritage assets that may be affected by the proposals in the plan; in fact the plan aims to conserve and enhance all the area's assets.
- 3.3 The Bassett Plan does not have any significant environmental effects that have not already been considered and dealt with through the Sustainability Appraisal and Strategic Environmental Assessment in the adopted Southampton Core Strategy and Local Plan Review.

## 4. ECONOMIC SUSTAINABILITY

4.1 PUSH (Partnership for Urban South Hampshire) gives the following guidance.

***“Larger homes and high value homes: high-end industries will need to recruit or attract skilled and experienced managers and technicians, likely to be of reasonably mature ages and many with families. Access to high quality owner-occupied homes in a well-maintained public realm, with good social (schools, health) infrastructure is essential. This is primarily a planning and private sector concern, and local authorities will want to ensure that new developments are sustainable.”*** (PUSH Annual Market Monitoring Report – 2011 (May 2012))

4.2 Bassett is an area which is sought after by a diverse range of wealth creators including managers, professionals, technicians and a broad range working in other skilled and manual trades who seek larger and high value homes. It is important to retain and improve these areas of Bassett containing these types of property as they are, as stated by the PUSH Homes for Growth Survey 2007-2011.

4.3 In order to develop and maintain a strong sustainable economy in the City, new wealth creators and entrepreneurs need to be encouraged to live and work in the city, alongside the workforce, young growing families, students and young people.

4.4 To maintain and develop this environment for a diverse population there is a need to retain the present mix of housing and to actually try and support no net loss of family homes on sites capable of accommodating a mix of residential units unless there are overriding policy considerations justifying a loss of family homes. The plan supports the retention and provision of executive housing (4 bed or more family homes in larger plots so long this is consistent with other policies in this plan), many of which we have lost over the past few years by developers changing existing substantial dwellings on generous plots into HMOs and other high density development not characteristic of the locality. This has created a significant shortage of all types of family home especially the larger executive family homes (Core Strategy Policy CS16).

4.5 With proper control of development and the right safeguards on family housing stock, we can maintain and improve the area as a desirable family location, encouraging the business creators and entrepreneurs into the City. This will ensure it becomes more vibrant and wealthy. The Boldrewood campus, which has been redeveloped in partnership by the University of Southampton and Lloyds Register, was completed in 2014 and will bring in excess of 400 highly qualified staff to work in the area. This will benefit the area economically and has already created a healthy demand for high quality family houses.

## 5. SOCIAL SUSTAINABILITY

5.1 The Plan notes the need to meet the housing needs of the area. However, Bassett has very little land left for development. Some land is identified in the Southampton Local Plan Review and Strategic Housing Land Availability Assessment (SHLAA) 2013. However, it is recognised that there may also be a continued demand for residential development on windfall sites.

5.2 A proportion of the older houses in the Ward may need replacing or re-developing. In such cases replacement or development should be done in such a way as to retain the character of the area having regard to, and be in general conformity with, surrounding housing densities as well as meeting the housing need.

5.3 Bassett Ward has over 34.7% of flats, maisonettes or apartments (2011 Census). By way of comparison the City-wide statistic is 39.9% and nationally it is 25%.



- 5.4 Residents of Bassett Ward consider that a higher percentage of these types of properties would unbalance the housing mix and impact on the sustainability of the family housing stock.
- 5.5 The plan therefore promotes development of family homes of quality and design of a high standard.
- 5.6 There are very few local shops, no doctor's surgeries, and public transport is restricted mainly to the main Bassett Avenue, Bassett Green, Winchester Road and Hill Lane.

## **6. ENVIRONMENTAL SUSTAINABILITY**

- 6.1 Trees, wooded areas and open spaces must also be protected to ensure the sustainability of wildlife and amenity space, which are important characteristics of the area. These natural assets are particularly evident at the City Golf Course, Outdoor Sports Centre, Bassett Woods and Daisy Dip. The retained policies of the Local Plan as well as Core Strategy Policies CS21 and CS22 help to protect these open spaces and their natural assets.
- 6.2 The use of sustainable sources of energy should be encouraged, and new developments should be as energy efficient as possible as mentioned in Core Strategy Policy CS13, whilst maintaining the character of the area.
- 6.3 There are several areas in the Bassett Ward that suffer from drainage problems and low water pressure. Dale Valley Road and Close has a small river known as Holly Brook. The brook is situated in Dale Valley Close and takes the surface water runoff from the City Golf Course and woods which run along the Outdoor Sports Centre and discharges further downstream but is prone to backing up after heavy rain. Chetwynd Drive has drainage problems of both foul and surface water and is prone to flooding where it runs towards the reservoir in Glen Eyre Road. The student accommodation site in Glen Eyre Road has small diameter pipework and takes both surface and foul water from this area.
- 6.4 Copperfield Road also suffered serious flooding following heavy rain in late 2013 and early 2014. This stemmed from surface water run-off from the surrounding area, natural springs and other drainage problems.
- 6.5 Providence Park has drainage problems as the drainage pipes running from the site to the mains is undersized for the number of residents it has to support. This causes back pressure on the systems, flooding houses in Holly Hill on lower levels.
- 6.6 Where there is new development or re-development every effort must be made to ensure the drainage is capable of coping with extra and peak flows.
- 6.7 Cycle tracks should be extended across the Ward. This is a matter that raised a lot of comment, especially along Bassett Avenue, and will be taken up by the Bassett Neighbourhood Forum as it cannot be adequately dealt with in this plan.

## **7. HOUSING SITE ALLOCATIONS**

- 7.1 The Local Plan (2006) identified housing allocations within the Bassett Ward. The 2013 SHLAA provides further assessment of the potential housing, which could be delivered within the Ward in helping to meet targets identified in the Core Strategy (2010).
- 7.2 In addition to the potential sites in the SHLAA, it should be noted that a new planning permission has been granted on a windfall site in Vermont Close (Old Council Depot) for 120 student flats.

7.3 This Neighbourhood Development Plan relies on higher tier development plans to determine the level and spatial distribution of future housing growth whilst this NDP focuses on policies to control development and protect the character of the area. Southampton City Council is currently in the early stages of preparing a new city-wide Local Plan which will identify future housing needs for the whole of the city.

## 8. NEW DEVELOPMENT

8.1 The inappropriate development of residential gardens where development would cause harm to the local area should be resisted as per the NPPF Section 6 paragraph 53, which states “**Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.**”

8.2 There is concern by residents, across the Neighbourhood Area, that there has been a loss of family houses over recent years.

8.3 Policy CS16 of the Southampton Core Strategy supports the retention of family homes whereby the Council aims to provide a mix of housing types and more sustainable and balanced communities such as through preventing the net loss of family homes on sites capable of accommodating a mix of residential units unless there are overriding policy considerations justifying this loss.

8.4 The Southampton Housing Needs Survey also justifies the need for family housing in the area. “**It is essential that this be addressed and that Bassett Ward does not lose any more family homes.**”

8.5 Applicants are expected to work closely with those directly affected by their proposals to evolve designs and take account of the views of the community.

8.6 Family houses are defined in Policy CS16 of the Southampton Core Strategy as dwellings of three or more bedrooms with direct access to usable private amenity space.

8.7 Family homes are referred to in this Bassett Plan. The definition of executive housing shall be identified as being of four bedrooms or more in larger plots, as defined by PUSH July 2012.

8.8 Areas shown on the map as low density areas within the Bassett Neighbourhood Plan are identified as containing mainly large family homes, and where development of these types of property is supported.

### **POLICY BAS 1 – NEW DEVELOPMENT**

- 1. Development proposals which would provide a wide choice of high quality homes, particularly family houses, will be supported.**
- 2. Development proposals should be in keeping with the scale, massing and height of neighbouring buildings and with the density and landscape features of the surrounding area.**

8.9 The number of family houses is well below the national average and there is a demand for these within the ward. Preference should therefore be given to increasing the supply of family houses, and prevention of the loss of existing family houses.

- 8.10 New development and development on windfall sites or in existing gardens should be undertaken in consultation with local residents. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community. NPPF paragraph 189 states that the local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take up of the pre-application service they offer and encourage applicants who are not already required to do so by law, to engage with the local community before submitting their application.

#### **POLICY BAS 2 – CONSULTATION**

**Proposers of development are encouraged to consult the local community and take note of the views expressed by local people and organisations before submitting an application for planning permission.**

### **9. WINDFALL SITES**

- 9.1 Apart from the SHLAA sites identified above, other new development in the Bassett Ward is anticipated to be from windfall sites in established areas. It is therefore important that these developments fit in with the existing surrounds.
- 9.2 NPPF Paragraph 48 states that windfall can be considered as a source for some of the housing allocation, but must be backed up by solid evidence that shows there is “...**a reliable source of supply**” for the future. The NPPF Glossary defines Windfall site as sites which have not been specifically identified as available in the Local Plan process which normally comprise previously-developed sites that have unexpectedly become available. This includes both small and large sites; large sites are considered to be those capable of accommodating 10 or more dwellings.
- 9.3 Where development is proposed as a windfall site on a previous residential garden or residential land, it must conform to the requisite character and density of the area and be in character with the surrounding property.

#### **POLICY BAS 3 – WINDFALL SITES**

**Proposals for housing development on windfall sites will be supported, provided that the proposed development would not conflict with other policies in this Neighbourhood Plan or in other parts of the development plan for Southampton.**

### **10. CHARACTER OF BASSETT**

- 10.1 Bassett Ward is regarded as one of the few prime residential areas in Southampton, popular with young professionals, families and retired people and is characterised by quiet safe streets and attractive housing in a green suburban setting.
- 10.2 Materials used will aim to reflect those of surrounding properties as best as possible following the Government’s decision to cancel the zero carbon homes policy.
- 10.3 The reputation of Bassett as a green and highly desirable area to reside in is supported by Southampton City Council and the University of Southampton, both of whom cite Bassett as a great area for entrepreneurs, professionals and families to live in.

## POLICY BAS 4 – CHARACTER AND DESIGN

**New development must take account of the densities set out in Policy BAS 5 and the existing character of the surrounding area. The design of new buildings should complement the street scene, with particular reference to the scale, spacing, massing, materials and height of neighbouring properties.**

- 10.4 The Character Appraisal from the City Residential Design Guide is taken originally from the Bassett Avenue Control Brief (1982). This states:
- “The main road into Southampton is bordered by low density, two storied housing, apart from Brampton Towers (14 stories) and several high rise flats facing onto The Avenue, but well screened by trees and shrubs. The Avenue is the main road into Southampton and the trees and shrubs are the dominant characteristic creating an impressive entrance into the city. The area is allocated primarily for residential use and overall is of low density family housing.”***
- 10.5 The Bassett Avenue Control Brief also suggested density of rooms per hectare, which translates to a density of approximately 8-10 houses per hectare. Although the suggested density in that brief has been superseded in terms of residential densities, it demonstrates the character of the area that exists. This density falls in line with most properties in the northern part of Bassett, the majority of which have deeds specifying a plot size of quarter of an acre per dwelling.
- 10.6 Although the area has lost many family houses, preventing further loss is an aim of this plan. We need to retain the remaining family housing stock (Core Strategy Policy CS16, NPPF paragraph 50 and paragraph 66).
- 10.7 Bassett Ward as a whole has a mix of housing types catering for all sections of the community, including social and affordable housing located in areas such as Dunkirk Road (Area D Lordswood), the Flower Estate (area EBRA) and Fitzroy Close (area NWBRA), small family houses with tight knit communities such as Pointout Road (area OBRA) and Dale Valley Road (area C), larger family homes, Ridgemount Area (RARA Area) and Holly Hill (area HHRA), and numerous blocks of flats and town houses such as Newitt Place (NWBRA Area) and Brampton Towers (area EBRA). Bungalows are also a feature in areas such as Bassett Green Close (NEBRA area) and Dale Valley Gardens (DVRA).
- 10.8 Residents when surveyed or questioned were very keen that their areas retained their current characters and that any new development reflected this.
- 10.9 The character and design of development in Bassett must take account of The National Planning Policy Framework (Core Planning principles 17) which states that planning should ***“take account of the different roles and characters of different areas, promoting the vitality of our main urban areas”*** and ***“seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.”***
- 10.10 The Plan supports Policy CS16 of the Southampton Core Strategy and seeks to provide further detailed guidance on design quality for new development specific to the Bassett Neighbourhood Area.
- 10.11 NPPF paragraph 159 highlights how the Plan should address the need for all types of housing which includes the needs of different groups in the community. This can include families with children, older people and people with disabilities in catering for the housing demand they require.

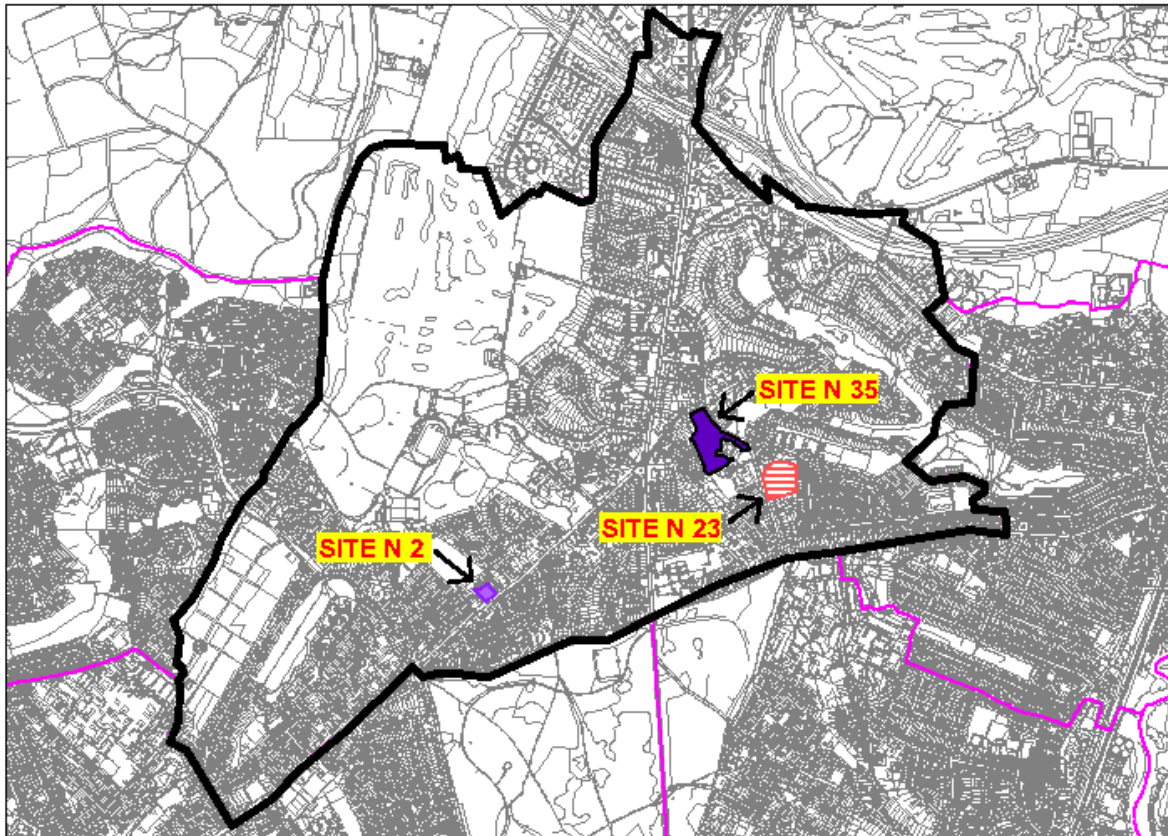
## 11. HOUSING DENSITY

- 11.1 The subject of housing density was one of the most contentious subjects that emerged from discussion across the Ward in the consultations with residents. It has therefore been covered in some detail with housing densities set out for each area. The annex to the plan provides background information explaining the derivation of density criteria.
- 11.2 The piecemeal development of Bassett from an urban family area into its present variety of size and styles of housing has created a unique area. It is dominated on its southern boundary by the University of Southampton and on its western boundary by Southampton General Hospital.
- 11.3 This diversity, therefore, caters for the business professionals and wealth creators who want to live in the larger type of property as well as those who require smaller properties, including some young families, students and single persons. If we rely solely on the un-amended density per hectare of 35 to 50 relevant to Bassett, as outlined in the Core Strategy, the opportunity to preserve the area's character is restricted.
- 11.4 In order to retain this character and mix of housing size and styles, and a sustainable pattern of development, there is a need for the character and design in policy BAS 4 and the housing density in policy BAS 5 to be considered in a balanced way to prevent one taking precedence over the other. It is accepted that on larger plots there may be opportunities to increase the number of dwellings, but any development in these situations must take note of the policies in this Plan and of the guidance in NPPF paragraph 59 regarding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area generally.
- 11.5 Overdevelopment of any of these sites would put further pressure on the existing community facilities, local services and transport provision for the area.
- 11.6 The National Planning Policy Framework Paragraph 47 supports this view. ***“To boost significantly the supply of housing, local planning authorities should: set out their own approach to housing density to reflect local circumstances.”*** In many recent local appeal decisions, inspectors have frequently quoted Planning Policy Statement 3 (PPS3) (now replaced by the NPPF), Policy CS13 of Core Strategy, and retained policies SDP7 and SDP9 of the Southampton City Local Plan Review 2006. For example, Appeal APP/D1780/A/11/2157899 (Appeal decision 27 May 2014, 7 Greenbank Crescent, Southampton SO16 7FR) demonstrates that an independent Inspector has highlighted the existing density of the area to be more important to the character of the area than an increase in housing numbers.
- 11.7 The National Planning Policy Framework has removed the density requirement of 30 dwellings per hectare previously included in deleted PPS3: Housing. A Ministerial Statement was released stating that ***“the changes put power back in the hands of local authorities and communities to take the decisions that are best for them, and decide for themselves the best locations and types of development in their areas.”*** These new guidelines also exclude the definition of previously developed land as including residential gardens.





## POLICY BAS 5 – HOUSING DENSITY

Proposals for new residential development must show that they have had regard to the densities shown in Figure 2: Map of Proposed Residential Densities for New Residential Development. Proposals which depart from these densities will only be permitted where it can be shown that there is good reason to make an exception and that the character will not be adversely affected.

FIGURE 1: MAP OF 2013 SHLAA SITES – BASSETT NEIGHBOURHOOD AREA<sup>1</sup>



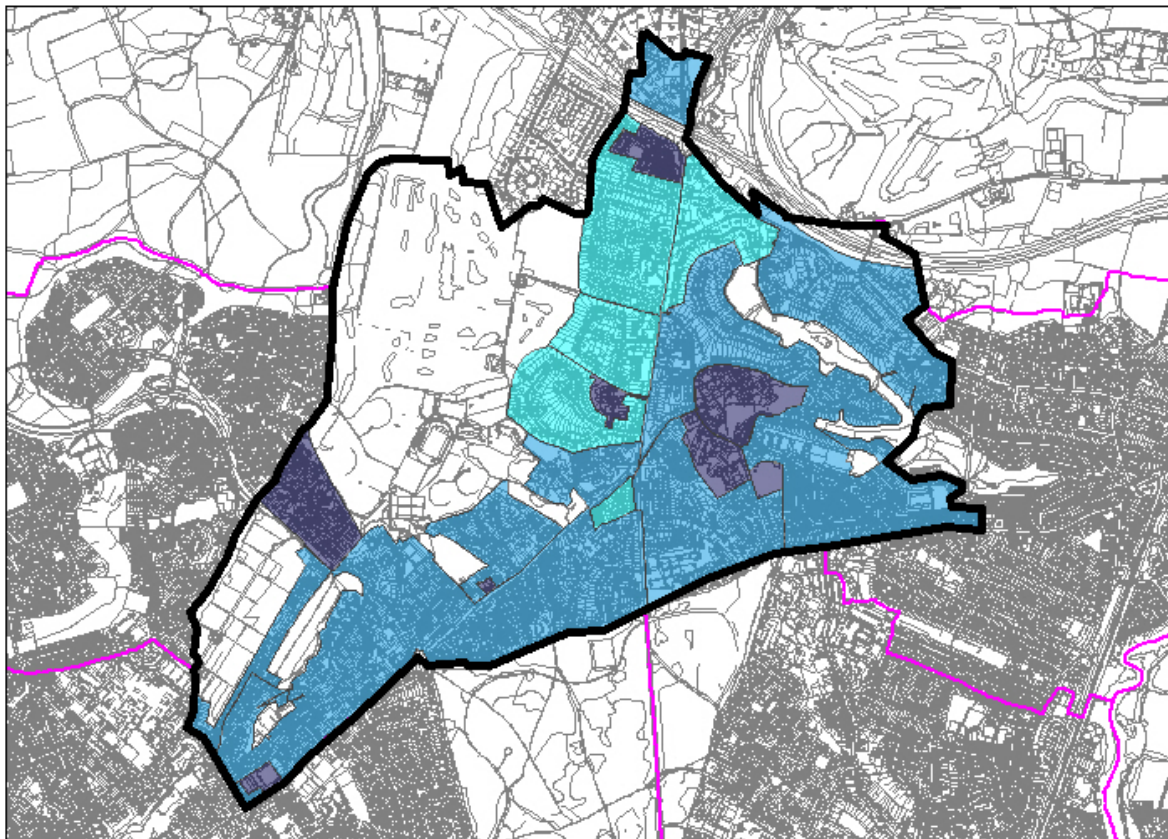
### 2013 SHLAA Map Key (Bassett sites only)

-  Development anticipated within 5 years
-  Development anticipated in years 2017-2022
-  Development anticipated in years 2022-2026
-  Development anticipated post 2026




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<sup>1</sup> The Council's SHLAA (2013) can be found here: <http://www.southampton.gov.uk/planning/planning-policy/research-evidence-base/shlaa.aspx>

**FIGURE 2: MAP OF PROPOSED RESIDENTIAL DENSITIES FOR NEW RESIDENTIAL DEVELOPMENT**



**Residential Densities Key**

-  Low density = below 35 dwellings per hectare
-  Medium density = between 35 and 50 dwellings per hectare
-  High density = over 50 dwellings per hectare

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## **12. DEVELOPMENT OF STUDENT ACCOMMODATION AND HMOS**

- 12.1 The northern end of Bassett originally developed mainly as a residential area of large detached houses. In recent years many areas have been re-developed into a mixture of houses, flats, student accommodation and HMOs. This incremental change has provided a very good mix of houses, providing a balanced community (NPPF Policy 6). However we are now in danger of the character of the area being changed by losing too many family houses by conversion or development into Flats or Houses of Multiple Occupation.
- 12.2 Expansion of the University of Southampton in Highfield, and more recently the Solent University in the City Centre, created the need for a large quantity of student accommodation. This age group accounts for a higher than average representation of the overall population in the area and has created a huge pressure on the need for accommodation and demand for services.

- 12.3 A number of student accommodation blocks have been developed by the University of Southampton in Bassett Ward and a large number of family houses across the Ward have been converted to HMOs and flats. This has had a cumulative impact on the character and amenities in the area. The views expressed in the consultation, undertaken across the Ward, indicated that residents want the character of the area, including the predominance of family houses and larger executive type homes, retained and protected. In particular there should be no further loss of family homes as this will unbalance the character, and impact negatively on sustainability and the housing stock.
- 12.4 It is considered that the stock of family housing in the ward is essential to maintain the character and need of the residents. Any loss of a family house will therefore negatively affect this character and need.
- 12.5 It is also noted that Policy H13 of the Local Plan states that where universities increase their numbers of students, they should also make provision for the extra student accommodation. This policy is supported as it would help alleviate pressures for additional HMO accommodation and subsequent loss of family homes.
- 12.6 There is also a significant number of extra, purpose-built, student accommodation blocks being built in the City, which will accommodate approximately 1,500 students during 2014, with more planned for the future. This will also help reduce the need for HMO accommodation, and will allow some properties to be returned to family occupation.
- 12.7 This is also supported by numerous appeal decisions where it is stated that the proposed HMOs would have significant potential to compromise the living conditions of the residents of adjacent properties, and consequently conflict with Policy H4 of the Local Plan and paragraph 6.5.1 of the HMO SPD. Further, the refusal of HMOs has also highlighted a potential conflict with paragraph 17 of the National Planning Policy Framework, which seeks a good standard of amenity for all existing and future occupants of land and buildings. There was also concern in respect of the loss of family dwellings, for which the Council contends there is a proven demand, referring to Policy CS16 of the Core Strategy, which seeks to provide a mix of housing types and more sustainable and balanced communities.
- 12.8 Inspectors have noted that there was also an acceptance that there were in excess of 10% HMOs in Bassett already, and that exceeding this figure in the area as a whole would be considered over-concentration of this type of premises. In the Appeal APP/D1780/A/12/2/182572, the inspector stated that in an area already over 10% of total residences HMOs, it would alter the balanced mix of dwellings and therefore undermine both Policy CS16 and the SPD. He also referred to the conversion resulting in the net loss of a family home. APP/D1780/A/13/2193861, also in Bassett Ward, stated that other material considerations should be taken into account such as intensification of use and residential amenity of future and existing occupiers. The impact of the proposals will be assessed in accordance with relevant management policies and guidance.
- 12.9 Any extensions to HMOs must be assessed using the criteria of policy BAS 5 to maintain the character and amenity of the area.



- 12.10 At present the Southampton Core Strategy and city housing figures show Bassett Ward as having had 10.4% HMOs in 2004 and it is estimated that it has now risen to 15% of the family houses in Bassett through conversion of these family houses to HMOs (C4<sup>2</sup> and *Sui Generis*). Any further development of HMOs must comply with Policy BAS 6 and

#### **POLICY BAS 6 – HOUSES OF MULTIPLE OCCUPATION**

**Change of use to houses in multiple occupation (HMO) will only be permitted where:**

- a. It is not detrimental to the amenity of residents of adjacent or nearby properties and**
- b. It would not be detrimental to the overall character and amenity of the surrounding area and**
- c. the proposal would not cause unacceptable highway problems and**
- d. the proposal would not result in an over-concentration of HMOs in any one area of the Ward, to an extent which would change the character of the area or undermine the maintenance of a balanced and mixed local community.**

conform to the Local Plan (Policy H4), the Core Strategy (Policy CS16) and the HMO SPD 2012. Further to the noted impacts, it is also necessary to consider that HMOs make an important contribution to housing need and that the 'balanced and mixed community' as referred to in Policy BAS 6 (d) should be judged in accordance with the provisions of the adopted HMO SPD and the Local Plan (Policy H4).

### **13. HIGHWAYS, TRAFFIC AND TRANSPORT**

- 13.1 There are current pressures on the existing on- and off-road parking facilities in the local area. Residents have expressed concern over the low levels of on-site parking provision for the staff, visitors and students of the University of Southampton and Southampton General Hospital (e.g. Public Meeting at Kings Church Hall 2 December 2013 with over 100 attending). This has resulted in the need for local residents' parking schemes and other parking controls in many roads, such as Dunkirk Road. In order to help address this problem and prevent further impact on the already overburdened existing parking facilities, this Plan will support new development that makes sufficient provision for on-site parking.
- 13.2 Bassett Avenue, which is the main route into the city from the north, is very busy especially during the rush hours, with bottlenecks at the junction with Winchester Road. This often backs up to the north end of Bassett Avenue onto the M3.
- 13.3 This encourages many side roads to be used as 'rat runs' which creates further traffic problems. Traffic tends to divert off the main route down various side roads, using them as short cuts to avoid the traffic jams, which cause complaints from residents such as in Bassett Crescent East, a small residential street. A recent survey showed this small road, which runs off Bassett Avenue cutting off the left turn at the traffic lights into Burgess Road, had over 2,000 cars in each direction along it in a 24 hour period, with an average

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<sup>2</sup> The C4 Use Class of the Town and Country Planning (Use Classes) Order 1887 (as amended) covers houses in multiple occupation. This is defined as small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

speed of 33.8 mph (Local Highways survey – see the Consultation Statement August 2014 for further details).

- 13.4 The high concentration of traffic along Bassett Avenue, the main gateway into Southampton, also creates noise, congestion and pollution, including poor air quality. Bassett Avenue and Winchester Road, during the peak morning and evening rush hour periods, experience slow-moving commuter traffic. At other times a large percentage of HGVs and other heavy traffic use the route to the docks area.
- 13.5 Bassett Ward is described as a deprived area for public transport and local services. (Indices of Multiple Deprivation 2007, Southampton City Council) although the 2010 IMD shows an improved picture.
- 13.6 Where there is new development, re-development or change of use or intensity of a property, preference will be given to development that includes adequate provision for parking on site, as there will be a need for personal transport. When looking at development, any proposals must take account of the lack of service provision, particularly the inconvenience and random nature of public transport, and take account of the Council's maximum parking standards.
- 13.7 Any new development feeding directly onto these routes should therefore take account of the high volume of traffic on these roads.
- 13.8 Any further increase in traffic volume needs to be monitored and addressed.
- 13.9 Dale Road, Dale Valley Road, Norham Avenue and the roads leading onto these are also used as 'rat runs' with notable parking issues. Every effort should be made to reduce this problem in these roads and regard made to the parking issues in these narrow roads. Traffic management should be considered that prevents side roads becoming 'rat-runs'.
- 13.10 Parking has become an issue in the whole Ward. Residents' feedback raised concerns over a lack of planned parking spaces in new developments within the Ward and of having to rely on restrictive parking measures to give them access to parking in their own streets.
- 13.11 New development must comply with the standards of parking provision set out in Policy CS 19 of the Core Strategy and in the City Council's Parking Standards Supplementary Document. Where proposed development is likely to generate additional demand for parking, the information submitted with planning applications should include the results of a local survey carried out on at least two occasions at different times showing the parking spaces available on the street in the immediate vicinity.
- 13.12 Bassett Green Road has houses on the southern side which front onto Bassett Green Road, but have access only via the rear, which is in Bassett Green Close. This is to prevent a large number of vehicular access points straight on to Bassett Green Road, which is one of the main A routes from the motorway and airport into the City. This arrangement should be retained for safety reasons.
- 13.13 Bassett Green Road, Bassett Wood Road and Bassett Avenue are the main roads into the City from the north. They are very busy and have a 40 mph limit. In the past there have been restrictions on the number of access points onto these roads for road safety reasons. Local residents feel that, due to the danger posed by further accesses onto these roads, they should continue to be restricted as a policy. This was supported in an appeal against a refusal to allow such an access (APP/D1780/D/13/2194642, 172 Bassett Green Road).
- 13.14 Sustainable modes of transport should be encouraged to alleviate the traffic and parking problems especially in relation to cycle paths and routes. There are few cycle routes in the area, but these could be increased and enhanced.

- 13.15 It is noted that Southampton General Hospital and the University of Southampton both encourage sustainable travel for their staff, and there are some park and ride facilities. We would like to encourage these, which would have a very positive effect on some local

#### **POLICY BAS 7 – HIGHWAYS AND TRAFFIC**

- 1. Proposals to protect and mitigate the impact of traffic within residential areas will be supported and encouraged. Such proposals may include:**
  - a. Traffic calming and gateway treatments, which will identify residential streets in a different manner to through routes, such as Bassett Crescent East and Bassett Crescent West; and Glen Eyre Road, Dale Road, Dale Valley Road, Norham Avenue and the roads leading onto these.**
  - b. Shared space treatments to create 'home zones' as per Criterion 7 Policy CS18 of the Southampton Core Strategy.**
  - c. 20 mph limits on suitable roads with appropriate traffic calming measures.**
  - d. The restriction of vehicular access points onto Bassett Green Road, Bassett Wood Road and Bassett Avenue (40 mph Areas) as a road safety measure, with no further access points permitted.**
  - e. Sustainable travel plans being promoted to the staff at Southampton General Hospital and the University of Southampton.**
- 2. The 2011 Parking Standards SPD in respect of meeting the maximum parking standards will be relevant for all new development proposals.**

traffic and parking issues.

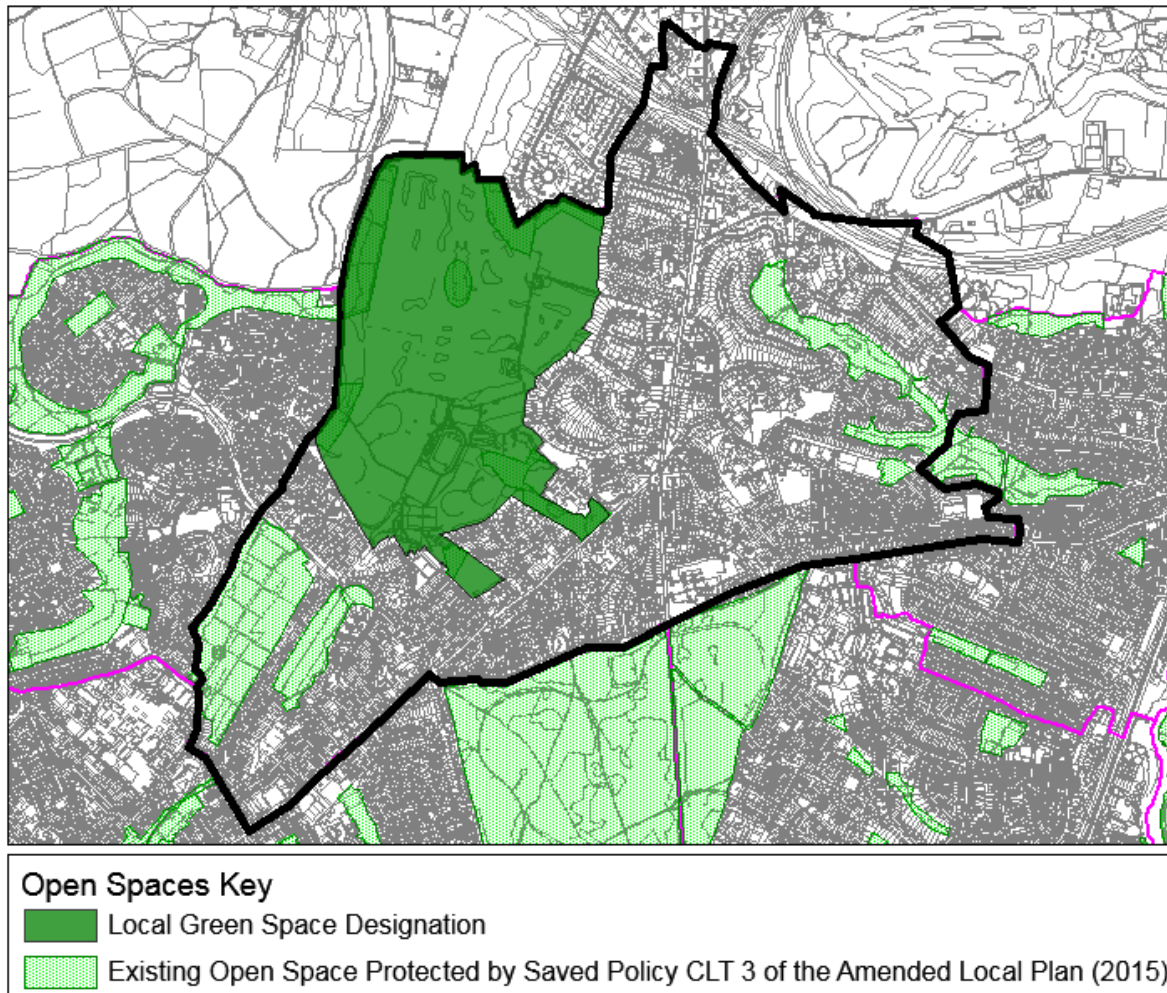
- 13.16 These proposals take note of financial restraints related to the need to set city-wide priorities, and may require funding from Section 106 payments of CIL monies and therefore may be subject to the Council setting priorities for the distribution of funding across the City as a whole.

#### **14. OPEN SPACES AND WOODLAND**

- 14.1 As well as Southampton City Golf Course and Outdoor Sports Centre that are important City assets with significant areas of open space and woodland, there are other open space areas that are valuable havens for wild life, trees and shrubs. To illustrate this point, Bassett Wood is included in the Hampshire Register of Historic Parks and Gardens, reflecting its local importance as a historic landscape resource. All amenities are well used by a large proportion of the City's population.
- 14.2 These should be retained and preserved. At present there is no anticipated development of these areas.
- 14.3 Bassett Wood and Daisy Dip extend to the east of the Ward, creating a natural boundary to Bassett Green Village. These assets incorporate both open space and wooded areas and are significant sites for wild life and amenity space for all City residents. In other areas of Bassett, the woodland and open space creates natural boundaries to smaller areas as well as havens for wildlife.

14.4 Around the University of Southampton Glen Eyre Halls of Residence and the accommodation blocks off Glen Eyre Road there are large areas of woodland, which should be retained. The Vermont Close area and by Redhill Close are wooded areas adjacent to Southampton City Golf Course and the Outdoor Sports Centre. These are also valuable assets to the area and wildlife, and should be retained.

**FIGURE 3: MAP OF PROTECTED OPEN SPACES INCLUDING THE SOUTHAMPTON CITY GOLF COURSE AND THE OUTDOOR SPORTS CENTRE LOCAL GREEN SPACE DESIGNATION**



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**15. BASSETT GREEN VILLAGE (INCLUDING THE ORCHARD)**

- 15.1 A large proportion of Bassett Green Village is a Conservation Area, having been designated in September 1977, and a number of the buildings within it are Listed.
- 15.2 The village green, which is a significant part of the area, is owned by the City Council and is preserved as amenity space.
- 15.3 The City Council has Policies and Proposals for conservation and enhancement of Bassett Green Village Conservation Area, with references back to 1791.
- 15.4 These Policies and Proposals are:

- a. The City Council will preserve the Village as public open space and will look at proposals for its proper maintenance and enhancement.
  - b. Careful control over alterations and extensions to historic buildings and other buildings within the Conservation Area will continue to be exercised to ensure that the design, scale and materials used are appropriate to the character of the area.
  - c. The existing cast iron lighting columns are appropriate to the character of the Conservation Area and will therefore be retained. In addition, the City Council will continue to preserve the 'country lane' character of Bassett Green with special attention given to the retention of surfaces and street furniture.
  - d. The character of the area is predominantly residential and the City Council will not permit any change of use which will involve the loss of residential accommodation.
- 15.5 This plan supports the designation of Bassett Green Village as a Conservation Area and the maintenance of the village green.

**POLICY BAS 8 – BASSETT GREEN VILLAGE**

**Proposals for development in or adjacent to the designated conservation area at Bassett Green village will only be permitted if it is shown that they have had regard to the desirability of preserving or enhancing the appearance or character of the area.**

**16. TREES AND GRASS VERGES**

- 16.1 Bassett was originally a very wooded area, and many trees remain. The main road into Southampton 'Bassett Avenue' is tree lined and eventually crosses the Common, which is still wooded. Most other areas in Bassett have a large number of established trees and it is most important that the trees are retained and we would encourage new planting where appropriate and the replanting of any that die naturally.
- 16.2 This policy complements Core Strategy Policy CS21 (Protecting Open Space) and seeks to retain and improve the City open spaces and CS22 (Promoting Biodiversity and protecting habitats) with the aim of safeguarding and extending the existing network of open space within the City.
- 16.3 This policy complements Local Plan policies SPD12 (Landscape and Biodiversity) and NE 6 (Protection / Improvement of Character) in respect of the character of the northern approach to the city.
- 16.4 Most trees of good arboricultural and amenity value have tree preservation orders on them when on private land. All trees on public land are automatically covered by preservation orders by the City.
- 16.5 Established trees of good arboricultural and amenity value need to be assessed by a Southampton City Council Tree Officer to evaluate whether they fall within the definition of this policy.

### **POLICY BAS 9 – TREES**

- 1. Development that damages or results in the loss of trees protected by tree preservation orders or trees of good arboricultural and amenity value will not be permitted (see paragraph 16.5).**
- 2. Proposals which could affect existing trees should be accompanied by a tree survey that establishes the health and longevity of any affected trees and a management plan setting out how they will be maintained, to preserve the sylvan character of Bassett.**

- 16.6 Some of the roads in the Ward have grass verges, some are planted with trees. They add to the green space, give character to the roads and provide amenity to residents. The retention and enhancement of these grass verges will contribute towards the creation of a healthy community by creating a safer environment and improved quality of life, and toward the conservation and enhancement of the natural environment (NPPF Policy 8 and Policy 11).
- 16.7 The verges are under threat from increased vehicles and on-road parking and therefore require protection. Another major source of damage occurs during development. For example, during construction of new houses the grass verge outside the development is destroyed or damaged, and instead of replacing it with grass, it is either left damaged or tarmacadamed over. This then affects the character and amenity of the area. Therefore a standard condition with all planning permissions must be to reinstate and repair any damage by developers once the building works are complete.

### **POLICY BAS 10 – GRASS VERGES**

**New developments or re-developments will be required to retain existing grass verges and reinstate any areas of verge that are damaged during the construction process.**

## **17. SHOPS AND LOCAL SERVICES**

- 17.1 There are very few shops in the Bassett Neighbourhood area.
- 17.2 There is a local centre of shops in Winchester Road at the junction of Hill Lane, and round into Burgess Road. (Identified in Core Strategy and Amended Local Plan Review.)
- 17.3 There are also local shops in Copperfield Road. This parade of shops is in a large area of family homes with no other shops in the near vicinity. They are well used by local residents, are fully occupied, and serve a useful purpose as this is an area poorly served by public transport and the nearest other shops are some long distance from this area. At present these are not mentioned as such in the Core Strategy or Local Plan and therefore need to be identified specifically as a valuable local service and retained.
- 17.4 There are garage shops at the top end of The Avenue adjacent to the Chilworth roundabout, at the Burgess Road junction of Glen Eyre Road, and adjacent to The Range Store in Winchester Road. These garage shops are not protected by the Core Strategy or Local Plan.
- 17.5 There are also some shops and two large stores on the northern side of Winchester Road between Hill Lane and Dale Road, such as Multiyork and The Range. It may be that they

offer potential at a later date as windfall sites. These two large stores have on-site car parking and cause no parking issues, and provide some local jobs.

- 17.6 Other shops lie just outside the area such as Shirley Retail Park on Winchester Road. This is an out of centre destination which serves residents in the West Bassett and Shirley areas.
- 17.7 It is important that these local shops are retained as part of the character and an important service and employment opportunity for the area. There are no obvious sites for new shops in the area.
- 17.8 Further to the above and Policy BAS 11, it should be noted that Permitted Development Rights in relation to shops (A1 uses as defined by the Use Class Order<sup>3</sup>) are evolving and changing, and that it is now possible to change to more uses without the need for planning permission. However, it is felt that this policy will help to ensure that existing shops are retained, whilst still allowing other local services and provisions to locate within the Copperfield Road local shopping parade. It is possible that the situation regarding permitted development rights could also further change over the period of the Plan.

#### **POLICY BAS 11 – LOCAL SHOPS**

**Proposals for development which would cause the loss of the local shops and community uses in Copperfield Road will be resisted.**

### **18. BUSINESS AND INDUSTRY**

#### **18.1 Industrial Estate – Hollybrook**

This is a well-run industrial estate and is the only designated estate in the Neighbourhood Plan area. It has adequate parking provision and is considered to be a valuable asset in providing local jobs.

18.2 The Estate is in a good state of repair and can facilitate a variety of business types.

18.3 Most businesses operating in this estate are well established, and their loss would reduce substantially the number of local job opportunities.

#### **POLICY BAS 12 – BUSINESS AND INDUSTRY**

**Hollybrook Industrial Estate is safeguarded for employment. Proposals for development which would help to generate employment will be encouraged.**

### **19. SPORTS CENTRE AND GOLF COURSE**

19.1 Southampton Sports Centre occupies some 270 acres of municipal open space in the northwest of the Ward and comprises Southampton City Golf Course and Southampton Outdoor Sports Centre and a small area of amenity woodland lying between the facilities

<sup>3</sup> The A1 Use Class of the Town and Country Planning (Use Classes) order 1987 (as amended) covers shops. This is broadly defined as shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.

and Winchester Road. The land was purchased in 1934 using a loan from the Ministry of Health. It is held in Trust from the Ministry of Health and its antecedents under the Public Health Acts of 1875 and 1925, and is classified as 'open space' for the purposes of the Local Government Act 1972. The facilities were formally opened in 1938. It is also an area of Green Space of Particular Importance in the City (NPPF paragraph 75).

19.2 At the time of writing, operation of the facilities is contracted out to two charitable sports management organisations: Active Nation (Outdoor Sports Centre) which is a registered charity and Mytime Active (City Golf Course), which is a social enterprise with charitable objectives.

19.3 The provision of outdoor facilities for the benefit of all the residents of Southampton was the brainchild of Sir Sidney Kimber who proposed “**...to create for the present and future generations another civic centre – an outdoor sports and recreation centre under one management and control, large, central, compact, beautifully situated for the use of thousands of both sexes, young and old, robust and frail, rich and poor, for the provision of all known outdoor games, which centre is bound to promote health, enjoyment and happiness to untold numbers; and, as the years roll on and the population multiplies enormously, will prove to be one of the outstanding assets of a town and port destined for unrivalled supremacy.**”

19.4 Historically there has been a presumption for development that:

- benefits multiple different user groups;
- minimises the impact of buildings in the valley floor;
- is in sympathy with the overall appearance and vision of the site; and
- accords with the Bassett Avenue Development Control Brief 1982 (now largely superseded).

and against development that:

- is piecemeal;
- would set a precedent of benefit solely or largely to a single user group;
- results in loss of open space / development of indoor sports facilities; and
- conflicts with the Bassett Avenue Development Control Brief 1982 (now largely superseded).

19.5 There has also been a consistent policy of granting only time-limited consent for placing of temporary buildings (containers and portacabins) as these have been considered unacceptable as permanent solutions / development. Those consents have long expired and proposals to replace temporary facilities with sympathetic, permanent structures are appropriate.

19.6 Sports and recreational needs change over time as activities grow and decline in popularity, as population demographics and health profiles change, and Southampton Outdoor Sports Centre must be allowed to evolve and develop to cater for these changing needs.

19.7 There is a proven need for all the facilities within this Sports Centre and City Golf Course. The surrounding woodland is valued open space. It is very well used, and was highlighted by nearly all residents in the consultation process that they consider it an essential part of the City infrastructure.

19.8 The buildings within the Sports Centre and City Golf Course may need to be developed and improved to provide suitable facilities, but these should be restricted to those required for sporting or recreational purposes only.

19.9 Open spaces and sport and recreational facilities should not be built on except under exceptional conditions (NPPF paragraph 74).



- 19.10 Local communities through their neighbourhood plan should be able to identify for special protection, green areas of particular importance (NPPF paragraph 76). Policy BAS 13 takes this into account with the designation of the open and undeveloped land at Southampton City Golf Course, the Outdoor Sports Centre and nearby amenity woodland as Local Green Space whereby any development will only be permitted in very special circumstances.
- 19.11 Very special circumstances could include circumstances where development would help either to fund improvements to sports or recreation facilities, or to improve or provide such facilities directly, or where it can be shown that there is an essential need for the provision of utility infrastructure. Figure 3 on page 17 shows the Local Green Space designation.

**POLICY BAS 13 – SOUTHAMPTON SPORTS CENTRE AND SOUTHAMPTON CITY GOLF COURSE**

**All the open or undeveloped land within the boundaries of the Outdoor Sports Centre, City Golf Course and the nearby amenity woodland as shown on Figure 3 is designated as Local Green Space. Within this area, proposals for development will not be permitted except in very special circumstances.**

**20. DRAINAGE**

- 20.1 There have been concerns raised in the past of drainage problems in many areas of Bassett due to poor drainage pipework, poor land drainage and some cases of flooding.
- 20.2 Southern Water have also commented that the sewerage and drainage system in the Bassett area is poor and in places inadequate. Southern Water are not suggesting that these problems constrain development, but point out the need for a policy to support the provision of local infrastructure.

**POLICY BAS 14 – DRAINAGE**

**Proposals for new housing development of more than one dwelling must provide evidence that the means of drainage has been examined to ensure it is capable of coping with the extra peak flows.**

**21. COMMUNITY INFRASTRUCTURE LEVY PAYMENTS**

- 21.1 CIL receipts raised from development in the local area will be spent in accordance with the latest Government Regulations. Subject to those, the following projects were put forward in the community consultation process, for the use of any CIL payments due from local development:
- Support for the improvement of facilities in St Michaels Church Hall for use as the only community centre in Bassett Ward;
  - The provision, extension and improvement of cycle tracks across the Ward; including present schemes such as along Bassett Avenue and Winchester Road.

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<b>DECISION-MAKER:</b>	<b>CABINET</b>		
<b>SUBJECT:</b>	<b>LICENSING PARTNERSHIP WITH EASTLEIGH BOROUGH COUNCIL</b>		
<b>DATE OF DECISION:</b>	<b>19 JULY 2016</b>		
<b>REPORT OF:</b>	<b>SERVICE DIRECTOR, LEGAL AND GOVERNANCE</b>		
<b><u>CONTACT DETAILS</u></b>			
<b>AUTHOR:</b>	<b>Name:</b>	<b>Richard Ivory</b>	<b>Tel: 023 8083 2794</b>
	<b>E-mail:</b>	<b>Richard.ivory@southampton.gov.uk</b>	
<b>Director</b>	<b>Name:</b>	<b>Suki Sitaram</b>	<b>Tel: 023 8083 2060</b>
	<b>E-mail:</b>	<b>Suki.sitaram@southampton.gov.uk</b>	

<b>STATEMENT OF CONFIDENTIALITY</b>	
<b>None</b>	
<b>BRIEF SUMMARY:</b>	
The purpose of this report is to seek approval for the extension of the existing successful licensing partnership with Eastleigh Borough Council (EBC) to include licensing of hackney carriages and private hire, vehicle and drivers, private hire operators, scrap metal, sex establishments and street and house to house collections.	
<b>RECOMMENDATIONS:</b>	
(i)	That the current Licensing Partnership between the Council and Eastleigh Borough Council (EBC) be extended to include all residual licensing functions undertaken by EBC including the transfer of any staff under TUPE.
(ii)	That the Service Director; Legal and Governance be delegated authority to agree the terms and conditions of the transfer and take all actions required to implement this decision.
<b>REASONS FOR REPORT RECOMMENDATIONS</b>	
1.	The current partnership has been embedded since 2004, but only covers Licensing Act 2003 and Gambling Act 2005 matters, supporting legal work and enforcement. After a review by EBC they have approached SCC to transfer all residual licensing functions to SCC. Even within the ring fenced licensing budgets there are economies of scale to be had rather than splitting the service functions. There are no financial risks to SCC and makes good business sense.
<b>DETAIL (Including consultation carried out)</b>	
2.	In summary the proposal recommended to Members is: <ul style="list-style-type: none"> <li>• To create one fully integrated Licensing team servicing all SCC and EBC needs, based at and managed by SCC, but with an EBC hub.</li> <li>• Existing EBC staff would TUPE across to SCC (on current T and Cs).</li> <li>• Any new staff required (due to vacancies or growth) to be employed by SCC.</li> </ul>

	<ul style="list-style-type: none"> <li>• Maintain daily staff presence at EBC offices.</li> <li>• Daily staff presence initially by using any staff who TUPE across and supported by SCC staff who will need to learn EBC processes. Full integration with interchangeable staff within 6 months to ensure service flexibility and resilience.</li> <li>• Full budget transfer of staffing costs including vacant posts. Additional initial set up and annual management fee to be paid by EBC.</li> <li>• Initiate project at EBC's cost to migrate EBC data/records onto the SCC database, train staff new to SCC how to use system and have access to SCC database at EBC offices.</li> <li>• All terms and conditions of TUPE'd staff to be reviewed within 2 years to ensure alignment with SCC staff (and avoid any equal pay issues).</li> <li>• Proportional cost of any direct service costs (such as additional IT licences, training, travel costs) to be borne by EBC.</li> <li>• Any delegated decision making to be further delegated to SCC officers.</li> <li>• Legal advice, support and cost to that part of the service needs to be discussed.</li> <li>• Timescale – to be agreed but aim to be fully transferred by 1 September 2016.</li> </ul>
3.	SCC has a database that is fit for purpose (UNIFORM), can cope with the extra capacity and will continue to be developed, whereas the EBC system is in need of either an overhaul or replacement. The same can be said of the Topography tests, with EBC officers already looking to implement a similar if not identical test to the system used by SCC. This proposal will save a considerable amount of resources. The IT costs will need to be met by EBC.
4.	SCC presently administers circa twice as many of these licences as EBC, predominantly using 2 full time staff plus Enforcement Officer time. EBC have the equivalent of 3.5 staff including an Enforcement Officer. The full costs of these officers upon transfer will need to be borne by EBC together with all on-costs. The overall structure will be reviewed in due course to ensure maximum economies.
5.	A one off set up fee capped at £10,000, to reflect time spent on the service transfer has been agreed with EBC. An annual management fee of £10,000 has also been agreed.
<b>ALTERNATIVE OPTIONS CONSIDERED AND REJECTED</b>	
6.	To leave the current partnership arrangements unaltered. EBC have requested the extension and in the interests of efficient and cost effective joint working this is fully endorsed. To leave the partnership only covering part of the functions would be an inefficient way of working with detriment to the public and trade.
<b>DETAIL (Including consultation carried out)</b>	
7.	The purpose of this report is to approve the extension of the existing licensing partnership with EBC to include licensing for hackney carriage vehicle and drivers, private hire vehicles and drivers and private hire operators, sex establishments, scrap metal, street and house to house collections.
8.	The existing working relationship between SCC and EBC covering Licensing Act and Gambling Act workstreams is extremely strong. An extension of our existing partnership arrangements to include other services currently provided by EBC in-house will aim to provide greater 'service robustness' / continuity of service in the future together with a more cost effective service.

9.	Presently Southampton City Council Licensing Team are contracted under a Service Level Agreement to provide licensing functions that fall under Licensing Act 2003 and Gambling Act 2005 on behalf of Eastleigh Borough Council until 2020. In the main these are carried out remotely save for enforcement or committee work/support/hearings.
10.	As indicated above the proposals are for Southampton City Council Licensing Team to carry out additional licensing functions for all the EBC residual services in relation to <ul style="list-style-type: none"> <li>• the hackney carriage and private hires trade</li> <li>• scrap metal,</li> <li>• sex establishment and</li> <li>• street and house to house collections.</li> </ul>
11.	As with all good partnerships some flexibility and regular review, especially in the first year or so, is required. Volumes, costs and legal or political requirements will change or shape the service over a period of time. EBC and SCC have been cognisant of that during the long standing and successful current Licensing Partnership and this will continue in any extension of the service.
12.	EBC will underwrite all costs associated with the transfer including data migration. Whilst a 1st September start is indicated there cannot be any transfer until all data has been captured and transferred to SCC's UNIFORM system. That process has commenced at EBC's risk.
<b>RESOURCE IMPLICATIONS</b>	
<b><u>Capital/Revenue</u></b>	
13.	None. The revised partnership arrangements will be fully funded by EBC. SCC will receive a one off implementation fee and ongoing management fee. All ongoing annual costs will be subject to review and uplift.
<b><u>Property/Other</u></b>	
14.	None. The Licensing Team will work flexibly out of SCC and EBC offices and therefore there is no property impact.
<b>LEGAL IMPLICATIONS</b>	
<b><u>Statutory power to undertake proposals in the report:</u></b>	
15.	Section 101 Local Government Act 2000 and Localism Act 2011.
<b><u>Other Legal Implications:</u></b>	
16.	Some EBC staff may be TUPE'd across to SCC. Whilst they will transfer on their current terms and conditions these will be harmonised in due course; EBC will indemnify such increases (if any) and any other matters such as contingent pension liabilities
<b>POLICY FRAMEWORK IMPLICATIONS</b>	
17.	None.

<b>KEY DECISION?</b>	<b>No</b>
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<b>WARDS/COMMUNITIES AFFECTED:</b>	<b>None</b>
<b>Appendices</b>	
1.	None.
<b>Documents In Members' Rooms</b>	
1.	None.
<b>Equality Impact Assessment</b>	
<b>Do the implications/subject of the report require an Equality and Safety Impact Assessment (ESIA) to be carried out.</b>	<b>No</b>
<b>Privacy Impact Assessment</b>	
<b>Do the implications/subject of the report require a Privacy Impact Assessment (PIA) to be carried out.</b>	<b>No</b>
<b>Other Background Documents</b>	
<b>Other Background documents available for inspection at:</b>	
<b>Title of Background Paper(s)</b> Eastleigh Borough Council: Administration Committee: The Transfer of Licensing Administration	<b>Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)</b>
1.	
2.	

<b>DECISION-MAKER:</b>	<b>CABINET COUNCIL</b>		
<b>SUBJECT:</b>	<b>HRA CAPITAL PROGRAMME PROJECT APPROVALS 2016/17 AND 2017/18</b>		
<b>DATE OF DECISION:</b>	<b>CABINET 19 JULY 2016 COUNCIL 20 JULY 2016</b>		
<b>REPORT OF:</b>	<b>CABINET MEMBER FOR HOUSING AND ADULT CARE</b>		
<b><u>CONTACT DETAILS</u></b>			
<b>AUTHOR:</b>	<b>Name:</b>	<b>Geoff Miller</b>	<b>Tel: 023 8083 4987</b>
	<b>E-mail:</b>	<b>Geoffrey.miller@southampton.gov.uk</b>	
<b>Director</b>	<b>Name:</b>	<b>Mike Harris</b>	<b>Tel: 023 8083 2882</b>
	<b>E-mail:</b>	<b>Mike.Harris@southampton.gov.uk</b>	

<b>STATEMENT OF CONFIDENTIALITY</b>
<b>N/A</b>

## **BRIEF SUMMARY**

This report seeks formal approval, in accordance with Financial Procedure Rules, for expenditure on various housing projects. These projects will contribute to the Council's strategic housing objectives through improving facilities on our estates, the wellbeing and the satisfaction of our residents in the areas where they live.

The proposals are consistent with the Housing Revenue Account (HRA) Business Plan and Capital Programme approved by the Council on 10 February 2016. As part of our approach to Self-financing, the Council is required to plan for longer term investment in our housing stock and as such Council agreed to a detailed five year Capital Programme. In order to deliver this programme of secure suitable procurement efficiencies, we now need to seek Scheme Approval to progress with planning, procurement and delivery of the associated projects, many of which are significant in nature and therefore require suitable lead in time.

The proposed works cover elements under the headings of:

- Safe, Wind and Weathertight
- Warm and Energy Efficient
- Modern Facilities
- Well Maintained Communal Facilities
- Estate Regeneration and New Build

In addition, the report recommends the addition of a new Existing Satisfactory Purchase Scheme to the HRA Capital Programme, which will aim to bring properties into Council stock by purchasing suitable properties from within the local market. The scheme will be part funded by useable 'right to buy' receipts avoiding the need to return these time-limited receipts to Central Government with interest.

## RECOMMENDATIONS:

### CABINET

- (i) To re-phase the capital budget for Renewing Communal Alarm Systems by bringing forward £1,071,000 in 2018/19 to 2016-17 (£250,000) and 2017-18 (£821,000)
- (ii) To note the reduction in required budget for the Copse Road Improvement work from £463,000 to £250,000 and the associated reduction of £213,000 in the level of Direct Revenue Financing required to fund the HRA Capital Programme
- (iii) To approve, in accordance with Financial Procedure Rules, capital expenditure of £12,471,000, phased as follows:  
 £3,509,000 in 2016/17 and  
 £8,962,000 in 2017/18, on schemes not exceeding £2,000,000.  
 Provision for these schemes exists within the HRA Capital Programme as detailed in the table below.

<b>Safe Wind and Weathertight</b>	<b>2016/17 000s</b>	<b>2017/18 000s</b>	<b>Total 000s</b>
Chimneys	2	42	44
Refurbish Balconies	105	134	239
Renew Porch/Canopies	0	231	231
Copse Road Improvement (Block 17-47)	250	0	250
Shop Walkway Roofing	477	0	477
Roofline Items	280	161	441
Downpipes at Redbridge Towers	350	0	350
Golden Grove/Ridding Close Balconies	171	0	171
Window Replacement	0	980	980
External Doors – Houses and Flats	0	577	577
Structural Works	0	900	900
<b>Total for Safe, Wind and Weathertight</b>	<b>1,635</b>	<b>3,025</b>	<b>4,660</b>
<b>Warm and Energy Efficient</b>			
Communal Building Services	76	158	234
Communal Doors	229	0	229
Communal Heating Systems	35	35	70
<b>Total for Warm and Energy Efficient</b>	<b>340</b>	<b>193</b>	<b>533</b>
<b>Modern Facilities</b>			
Programme Fees	0	665	665



Tenant Alterations	0	100	100
Electrical Systems	0	2,000	2,000
Housing Refurbishment Programme	0	1,351	1,351
<b>Total for Modern Facilities</b>	<b>0</b>	<b>4,116</b>	<b>4,116</b>
<b>Well Maintained Communal Facilities</b>			
	<b>2016/17</b>	<b>2017/18</b>	<b>Total</b>
	<b>000s</b>	<b>000s</b>	<b>000s</b>
Windows – Communal	28	67	95
Communal Kitchens	56	20	76
Dry Riser Replacement Programme	54	54	108
Communal Central Fan Replacement Programme	33	33	66
Communal Central Water Pump Replacement Programme	40	40	80
Communal Area Works	266	130	396
SHAP (Supported Housing Asset Programme)	580	463	1,043
Replace Roller Shutter Doors	45	0	45
Renew Communal Systems (Alarms)	250	821	1,071
Communal Shed and Storage	182	0	182
<b>Total for Well Maintained Communal Facilities</b>	<b>1,534</b>	<b>1,628</b>	<b>3,162</b>
<b>Total for all areas:</b>	<b>3,509</b>	<b>8,962</b>	<b>12,471</b>

## COUNCIL

- (i) To approve, in accordance with Finance Procedure Rules, the addition of £4,785,000 for an Existing Satisfactory Purchase Scheme within the Estate Regeneration and New Build section of the HRA Capital Programme funded by Direct Revenue Financing (70%) and retained 'right to buy' receipts (30%).
- (ii) To approve capital expenditure of £4,785,000, in 2016-17 on the Existing Satisfactory Purchase Scheme and to give delegated authority to the Head of Capital Assets to agree individual property acquisitions as set out in Section 44 of this report.
- (iii) To re-phase the capital budget for ECO - Thornhill/Shirley Towers/Sturminster House/Albion Towers and District Heating by realigning the unapproved budget (£6,100,000) to current timelines with £2,940,000 in 2016-17 and £3,160,000 in 2017-18.
- (iv) To approve, in accordance with Financial Procedure Rules, capital expenditure of £16,984,000 phased as follows:
  - £6,100,000 in 2016/17

- £10,884,000 in 2017/18, on schemes exceeding £2,000,000.

Provision for these schemes exists within the HRA Capital Programme as detailed in the table below.

<b>Safe, Wind and Weathertight</b>	<b>2016/17 000s</b>	<b>2017/18 000s</b>	<b>Total 000s</b>
Wall Structure and Finish	1,486	1,944	3,430
<b>Total for Safe, Wind and Weathertight</b>	<b>1,486</b>	<b>1,944</b>	<b>3,430</b>
<b>Warm and Energy Efficient</b>			
ECO - Thornhill/Shirley Towers/Sturminster House/Albion Towers and District Heating	2,940	3,160	6,100
<b>Total for Warm and Energy Efficient</b>	<b>2,940</b>	<b>3,160</b>	<b>6,100</b>
<b>Modern Facilities</b>	<b>2016/17 000s</b>	<b>2017/18 000s</b>	<b>Total 000s</b>
Disabled Adaptations	1,046	1,087	2,133
Heating Systems	628	4,693	5,321
<b>Total for Modern Facilities</b>	<b>1,674</b>	<b>5,780</b>	<b>7,454</b>
<b>Total for all areas:</b>	<b>6,100</b>	<b>10,884</b>	<b>16,984</b>

## REASONS FOR REPORT RECOMMENDATIONS

1. Financial Procedure Rules state that all schemes already in the Capital Programme up to £500,000 will require Chief Officer approval, in consultation with the Cabinet Member, those between £500,000 and £2M will require Cabinet approval and those with a total value above £2M will require the approval of full Council. The schemes in this report fall into all of these categories but are presented in one report for completeness.

## ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

2. There have been various consultation meetings with Tenant Groups and Leaseholder Groups during the last 12-18 months with regard to the proposed programme of Capital expenditure associated with the Housing Revenue Account (HRA) and the Council's Self-Financing regime. We are grateful to the groups for their input and would like to express our thanks for the feedback, which has been taken into account.
3. These works form part of the approved 5-Year Capital Programme (formally approved on 10 February 2016).

4. Parts of the works identified will contribute to the proposed ECO works and are critical in enabling the Council to obtain the maximum grant funded contribution for this project.
5. The alternative option of not undertaking the works identified would leave the Council's homes and surrounding areas in their present condition and would not accord with the view expressed during the consultation process or with the Council's policy of providing homes that comply with the four agreed headings of:
  - Safe, Wind and Weathertight
  - Warm and Energy Efficient
  - Modern Facilities
  - Well Maintained Communal Facilities.

**DETAIL (Including consultation carried out)**

6. This report seeks permission to proceed with the development, procurement and implementation of Capital projects which form part of the HRA Capital Programme for 2016/17 and 2017/18. This report deals with those schemes that are currently ready for approval.
7. The programme outlined in this report is consistent with the HRA Business Plan approved by Cabinet and Council in February 2016.
8. A key role in the development of the Capital programme has been the involvement of the Tenant Resource Group, Block Wardens, Housing Operations Repair Service, Tenant Representatives, Leaseholders and staff. Tenants and Leaseholder have also been closely involved in the production of the Council's long-term Business Plan for future investment.
9. Under Self-Financing, our Stock Condition Database (Keystone) is crucial to planning the works needed to our housing stock. As part of our approach to developing a Business Plan we have identified, through Keystone, the properties where work is required over the next five years and we are now in a position to strategically plan the investment needed to complete the work identified.
10. Therefore, the budgets identified and for which approval is sought are determined by the detail from Keystone to which we have then applied an accepted industry calculation for estimated value based upon known cost and Building Research Establishment (BRE) National Average at this time.
11. The details in the table above are therefore provided based upon the specific property assessments undertaken and are presented in unit quantities with a more detailed description of the work to be undertaken in the paragraphs below.

**SAFE, WIND AND WEATHERTIGHT**

**Cabinet**

12. Chimneys:  
The additional budget reflects a combination of inflationary cost increases and newly identified works from stock condition surveys. Works are subject to validation by appointed contractor prior to commencement. Investment is not limited to any specific area and is driven by priority of maintenance investment.
13. Balcony Refurbishment:  
Private balcony refurbishment is emerging as a growing area for investment. Little investment has been undertaken to date on the private balcony areas resulting in deterioration to both the concrete slab and the screens and partitions. Further

validation will be undertaken scheme by scheme to identify areas where urgent investment is required. To realise synergies of contractor skills and location, detailed assessments of the private balcony areas will be undertaken scheme by scheme at the same time as the Supported Housing Walkway project.

14. Porch/Canopy Refurbishment:

In order to make most effective use of this budget, it will be used where External Wall Insulation (EWI) is installed and the existing canopy needs to be replaced as part of this upgrade. Any surplus monies will be earmarked for urgent replacements identified by the Repairs or Structures Teams to ensure that properties remain safe.

15. Copse Road Improvement:

Monies have been earmarked to undertake urgent repairs to one block in Townhill Park. We plan to accelerate the redevelopment of properties within the Estate Regeneration timetable if possible, however some investment is required to keep the block in a condition where the units can continue to be let in the interim, which has been subject to a business case.

16. Shop Walkway Roofing:

Feedback from Capita Valuers' Team has identified significant under-investment in the walkways above shop units. This has resulted in many properties having patch repairs undertaken which are now becoming ineffective and resulting in more extensive investment being required. Monies have been identified to supplement the existing roofing programme to allow walkways above shop units to be replaced where required. Individual sites are to be assessed to determine whether capital investment is appropriate, or if ongoing repairs are suitable.

17. Roofline Items:

Roofline items (bargeboards, downpipes, fascia and gutters) across the city require replacement as original units have now deteriorated and require replacement. A proportion of this budget will be utilised with the Supported Housing Walkway project and the external decoration programme to realise the benefits of combining various elements as part of block refurbishment works. Reactive capital replacement works will account for the remainder of the budget to respond to items of work beyond day to day repairs.

18. Downpipes at Redbridge Towers:

Works to replace the downpipes on Redbridge Towers have been identified as being required. Similar works have already commenced at Millbrook Towers where the original downpipes have corroded causing rainwater to gather on balconies and potentially cause further damage to the balcony area.

19. Golden Grove/Ridding Close Balconies:

Design faults and subsequent modifications to the buildings in these areas have created properties which are prone to water ingress. A package of works has been designed to address the building deficiencies through making good building faults and applying a resin coating to the external face of the building to reduce the risk of further water ingress. This has been successfully deployed at blocks at Golden Grove in 2015/16 and this is now a full roll-out of this solution.

20. Window Replacement:

Re-phasing to accommodate ECO works and work within overall budget constraints has resulted in works from 2016 onwards being re-phased to later years. The programme for 2017/18 will therefore be delivered based on priority of need city wide, validated by ongoing survey assessments.

21. External Door Replacement:

The 2016/17 budget requirement has been redistributed to later years to better reflect the requirements of the stock within the resources available. Therefore the programme for 2017/18 will be delivered based on city wide priorities, validated by ongoing survey assessments.

22. Structural Works

Structural works budget identified based on historic spend and expected demands from ageing stock. Regular surveys of blocks are being undertaken to identify works required to ensure the ongoing safety and integrity of the structures.

**Council**

23. Wall Structure and Finish:

Ongoing programme to address deterioration in wall finishes across the city that cannot be addressed through day to day repairs. Works will protect the weather tightness of the assets to prevent damp related issues.

**MODERN FACILITIES**

**Cabinet**

24. Programme Fees:

There are certain fees involved with managing the programmes of work included within the HRA Capital Programme that are not charged to individual schemes. Separate Scheme Approval is therefore sought for these essential programme management fees.

25. Tenant Alterations:

Whilst the full impact of alterations by tenants to council stock is not yet known, this capital budget exists to address such alterations as and when they are identified which require investment to either maintain or remove as policy dictates.

26. Electrical Systems:

Investment in the rewiring of the housing stock addresses properties where the need to upgrade the electrical installation has been identified. This in conjunction with the ongoing compliance activities helps to ensure that properties remain safe in relation to the electrical installations present.

27. Housing Refurbishment Programme:

The majority of the kitchen and bathroom programme will be completed in the current year before the next cycle of replacements commences. Short term ongoing expenditure from 2017-18 onwards relates to a combination of known refusals (which are expected to need works when the properties become void) and addressing properties where there is either a separate W.C. (downstairs) or where there has been an adaptation of an additional bathroom to meet a tenant's need, which to date have not formed part of the programme.

**Council**

28. Disabled Adaptations

This is an ongoing requirement to facilitate the adaptation of properties to meet the changing needs of our tenants.

29. Heating Systems:

Ongoing programme of heating upgrades to properties across the city, separate to the ongoing ECO project. Priorities will be determined either by feedback from maintenance teams or identified appliances which are inefficient.

**WARM AND ENERGY EFFICIENT**

**Cabinet**

30. Communal Building Services:

This budget is for undertaking capital works to communal electrical systems and landlord lighting systems. The communal electrical testing and specialised surveys will be relied on to identify priority areas for works.

31. Communal Doors

There is a budget to allow a continuing programme of upgrades to block entrance doors. Priorities have been identified by Local Housing Offices based on evidence relating to ASB and other security issues.

32. Communal Heating Systems

There is a capital budget to upgrade heating systems for communal areas where required. Specialist surveys will be required to confirm whether full replacement is required or if upgrades will fulfil requirements.

33. Communal Shed & Storage:

This capital budget is to compliment the external decoration programme to allow shed areas to be updated as necessary with new doors and roof replacements.

**Council**

34. ECO Thornhill/Shirley/Sturminster/Albion & District Heating

This is re-phasing and the approval of the remainder of the funding in 2016-17 and 2017-18 to deliver ECO works across the city. The current unapproved budget is phased over 3 years from 2016-17 to 2018-19. This re-phasing and approval will ensure that the scheme budget is in line with current completion dates and will incorporate external wall insulation, windows upgrades and district heating systems.

**WELL MAINTAINED COMMUNAL FACILITIES**

**Cabinet**

35. Communal Windows

Capital budget for the replacement of communal windows in blocks across the city identified from a combination of survey assessments and feedback from Repairs teams.

36. Communal Kitchens

Capital budget for the replacement of communal kitchens in supported blocks across the city identified from a combination of survey assessments and feedback from Repairs teams.

37. Dry Riser Replacement Programme

Following the identification of valve failures in 2 dry riser systems, a 5 year programme has been developed for the replacement of dry risers to all high rise blocks across the city. Dry risers have been certified as currently being compliant however due to the age further failures and increasing maintenance, costs are expected to rise if left unaddressed.

38. Central Fan Replacement Programme

Fans in high rise blocks which service the central ventilation systems have suffered from under investment, relying on ad hoc maintenance to service and/or replace units as they fail. This capital budget is to initiate a programme of works to replace all fans that have not already been replaced to ensure that the systems work correctly to provide the necessary ventilation to dwellings within the blocks.

39. Central Water Pump Replacement Programme:

Water pumps in high rise blocks have suffered from under investment, relying on ad hoc maintenance to service and/or replace units as they fail. This capital budget is to initiate a programme of works to either replace pumps that have not already been replaced or alternatively convert to mains pressure where possible to ensure that the systems work correctly to provide the necessary water pressure to dwellings within the blocks.

40. Communal Area Works

Communal Area Works relate to a variety of capital improvement works to the communal areas within blocks. Improvements include renewal of flooring surfaces and refurbishment of communal facilities where required (such as laundry rooms, bin areas). Where possible works will be coordinated with other capital programmes to minimise disruption to tenants.

41. SHAP Programme

This is a capital budget to support delivery of improvements to Supported Housing as determined by the Supported Housing Team.

42. Roller Shutter Doors

Capital budget to allow planned replacement of roller shutter doors across the city. This is a growing requirement as they approach the end of their useful life and increasingly present a health and safety risk to bin persons and onsite staff.

43. Renew Communal Systems (Alarms):

The replacement of the warden call system which has been identified by Supported Housing teams as needing replacement due to age and ongoing difficulties in maintaining.

## **ESTATE REGENERATION AND NEW BUILD**

### **Council**

44. Existing Satisfactory Purchase Scheme

This scheme, totalling £4,785,000, will aim to bring properties into Council stock by purchasing suitable properties (chiefly family-sized) from within the local market that add long term valuable assets to the Council housing stock and help to meet the high demand on Southampton's social housing waiting list. This scheme will be 30% funded by useable 'right to buy' receipts, in quarters 2 and 3 of 2016-17, avoiding the need to return these time-limited receipts to Central Government with interest. The Woodside/Wimpson capital scheme will use further useable receipts from quarter 4 of 2016-17.

## **RESOURCE IMPLICATIONS**

### **Capital/Revenue**

45. There are sufficient funding streams available within the HRA Capital Budget to meet the requirements of the proposed schemes. In addition, a number of the items will represent an investment that will support an ongoing reduction in revenue expenditure

within the HRA. Obtaining Scheme Approval in this way minimises administration plus officer and member time plus maximises the potential for wider procurement efficiencies from longer term planning.

**Property/Other**

46. The HRA Capital Programme is fully reflected in the Corporate Property Strategy

**LEGAL IMPLICATIONS**

**Statutory power to undertake proposals in the report:**

47. There are no specific legal implications in connection with this report. The power to carry out the proposals is contained within Part 2 of the Housing Act 1985.

**Other Legal Implications:**

48. None

**POLICY FRAMEWORK IMPLICATIONS**

49. The proposed schemes in this report contribute positively to the Council’s objectives set out in the Housing Strategy and HRA Business Plan to maintain and improve the condition of the City’s housing stock.

<b>KEY DECISION?</b>	<b>Yes</b>	
<b>WARDS/COMMUNITIES AFFECTED:</b>	<b>All wards</b>	
<u>SUPPORTING DOCUMENTATION</u>		
<b>Appendices</b>		
<b>1.</b>	<b>None</b>	
<b>Documents In Members’ Rooms</b>		
<b>1.</b>	<b>None</b>	
<b>Equality Impact Assessment</b>		
<b>Do the implications/subject of the report require an Equality and Safety Impact Assessment (ESIA) to be carried out.</b>		<b>No</b>
<b>Privacy Impact Assessment</b>		
<b>Do the implications/subject of the report require a Privacy Impact Assessment (PIA) to be carried out.</b>		<b>No</b>
<b>Other Background Documents</b>		
<b>Other Background documents available for inspection at:</b>		
<b>Title of Background Paper(s)</b>	<b>Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)</b>	
<b>1.</b>	<b>None</b>	



<b>DECISION-MAKER:</b>	<b>CABINET</b>		
<b>SUBJECT:</b>	<b>SOUTHAMPTON CITY COUNCIL HOUSING STRATEGY 2016-2025</b>		
<b>DATE OF DECISION:</b>	<b>19 JULY 2016</b>		
<b>REPORT OF:</b>	<b>CABINET MEMBER FOR HOUSING AND ADULT CARE</b>		
<b><u>CONTACT DETAILS</u></b>			
<b>AUTHOR:</b>	<b>Name:</b>	<b>Felicity Ridgway, Policy Manager</b>	<b>Tel: 023 8083 3310</b>
	<b>E-mail:</b>	<b>felicity.ridgway@southampton.gov.uk</b>	
<b>Director</b>	<b>Name:</b>	<b>Emma Lewis, Service Director – Intelligence, Insight and Communications</b>	<b>Tel: 023 8091 7984</b>
	<b>E-mail:</b>	<b>emma.lewis@southampton.gov.uk</b>	

<b>STATEMENT OF CONFIDENTIALITY</b>	
NOT APPLICABLE	
<b>BRIEF SUMMARY</b>	
<p>The Housing Strategy 2016-2025 provides an updated housing vision for the city, following the expiration of the previous Housing Strategy 2011-2015. The strategy sets out a single strategic vision for the various service areas that contribute to housing outcomes in the city, including Housing Services, Planning, Regulatory Services and Growth.</p>	
<p>The Housing Strategy focuses on delivering the vision of <i>‘new and better homes for all’</i> through the three key priorities of:</p> <ul style="list-style-type: none"> <li>• Supporting economic growth</li> <li>• Good quality housing</li> <li>• Housing options and support</li> </ul>	
<p>The strategy provides a high level overview of the key actions and measures, and will be supported by a more detailed action plan.</p>	
<b>RECOMMENDATIONS:</b>	
(i)	To consider and approve the Southampton City Council Housing Strategy 2016-2025 (Appendix 1).
<b>REASONS FOR REPORT RECOMMENDATIONS</b>	
1.	To ensure that the Council has a clear, accessible and transparent strategy that articulates its vision and priorities for housing in the city over the next 9 years.
2.	To ensure that all teams and service areas across the Council that contribute to the outcomes have a single vision, and that all housing activity is aligned to the agreed outcomes.
<b>ALTERNATIVE OPTIONS CONSIDERED AND REJECTED</b>	
3.	An option is not to publish a strategy – this is not recommended as it is important for the Council to provide a clear and accessible statement of intent to its staff, residents and stakeholders.

**DETAIL (Including consultation carried out)**

4.	<p><b>Background and Context</b></p> <p>The Housing Strategy is a key ‘Level 1’ strategy for the Council, and sets out the high level vision and key outcomes for housing in the city. The strategy provides a single vision for the various service areas that contribute to housing outcomes in the city, including Housing Services, Planning, Regulatory Services and Growth.</p>															
5.	<p>The new strategy covers a period 2016-2025, which aligns with the timeframe of City Strategy and the draft Health and Wellbeing Strategy (currently in development). The previous strategy covered a period of only 4 years (2011-2015). The intention is to periodically review and update the Housing Strategy over its lifespan, to monitor progress and take account of any challenges and opportunities as they arise.</p>															
6.	<p>Over the coming years there will be significant changes, challenges, and opportunities in relation to housing, including the implementation of the Housing and Planning Act, the continuing increase in demand for new homes, and the changing demographics of the city. The extended timeframe of the new strategy will allow the Council to take a longer term view of the housing vision for the city throughout this period of change.</p>															
7.	<p><b>Priorities and Outcomes</b></p> <p>The priorities and outcomes were developed based on data and evidence relating to housing needs. A review was also undertaken of the Council’s progress and achievements against the previous strategy’s aims, together with an analysis of existing and projected challenges.</p>															
8.	<p>The following priorities and outcomes were developed by a working group consisting of representatives from Housing Services, Planning Services, Adult Social Care, Integrated Commissioning Unit, Planning, Growth and Legal Services.</p>															
9.	<table border="1"> <thead> <tr> <th data-bbox="256 1339 608 1395">Priority</th> <th data-bbox="608 1339 1433 1395">Outcome</th> </tr> </thead> <tbody> <tr> <td data-bbox="256 1395 608 1653" rowspan="3">Supporting Economic Growth</td> <td data-bbox="608 1395 1433 1485">Southampton develops new housing to support the economic growth of the city.</td> </tr> <tr> <td data-bbox="608 1485 1433 1574">Southampton is a city with a mix of homes that meets the needs of its residents.</td> </tr> <tr> <td data-bbox="608 1574 1433 1653">Residents have access to information and advice to help them towards home ownership.</td> </tr> <tr> <td data-bbox="256 1653 608 1910" rowspan="3">Good Quality Housing</td> <td data-bbox="608 1653 1433 1709">Homes in Southampton are green and sustainable.</td> </tr> <tr> <td data-bbox="608 1709 1433 1787">People in Southampton live in good quality, safe and healthy homes.</td> </tr> <tr> <td data-bbox="608 1787 1433 1910">Residents and communities are engaged and work together to improve neighbourhoods.</td> </tr> <tr> <td data-bbox="256 1910 608 2119" rowspan="3">Housing Options and Support</td> <td data-bbox="608 1910 1433 2000">Southampton is a city with a range of housing options and support for people with additional needs.</td> </tr> <tr> <td data-bbox="608 2000 1433 2089">Southampton is a city which prevents homelessness and provides support for rough sleepers.</td> </tr> <tr> <td data-bbox="608 2089 1433 2119">Residents have access to the right information, advice and</td> </tr> </tbody> </table>	Priority	Outcome	Supporting Economic Growth	Southampton develops new housing to support the economic growth of the city.	Southampton is a city with a mix of homes that meets the needs of its residents.	Residents have access to information and advice to help them towards home ownership.	Good Quality Housing	Homes in Southampton are green and sustainable.	People in Southampton live in good quality, safe and healthy homes.	Residents and communities are engaged and work together to improve neighbourhoods.	Housing Options and Support	Southampton is a city with a range of housing options and support for people with additional needs.	Southampton is a city which prevents homelessness and provides support for rough sleepers.	Residents have access to the right information, advice and	
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	Residents have access to the right information, advice and															

		guidance about their housing options.
10.	The Housing Strategy is a high level strategy setting out the vision for housing in the city, and will be supported by a more detailed action plan. The strategy will be also supported by a number of additional strategies, policies and plans, including the Homelessness Prevention Strategy, the Housing Allocations Policy, the Tenant Involvement Strategy, the Fuel Poverty Action Plan, the Local Plan and the Asset Management Strategy.	
<b>RESOURCE IMPLICATIONS</b>		
<b><u>Capital/Revenue</u></b>		
11.	There are no additional resource requirements arising from the approval of the strategy. All immediate activity summarised in the strategy is already accounted for in existing budgets (General Fund and Housing Revenue Account). Any additional activity identified as part of the action plan will be considered for feasibility within normal yearly budgeting activity.	
<b><u>Property/Other</u></b>		
12.	There are no immediate impacts. The strategy highlights a requirement for and commitment to develop a new Asset Management Strategy for the Council. Any direct impacts on the Council's property and other assets will be considered as part of this more detailed and linked strategy.	
<b>LEGAL IMPLICATIONS</b>		
<b><u>Statutory power to undertake proposals in the report:</u></b>		
13.	None.	
<b><u>Other Legal Implications:</u></b>		
14.	The Council has a number of statutory duties relating to housing, homelessness and reviewing housing conditions. This Strategy will assist the Council in meeting those duties.	
<b>POLICY FRAMEWORK IMPLICATIONS</b>		
15.	None.	

<b>KEY DECISION?</b>	Yes	
<b>WARDS/COMMUNITIES AFFECTED:</b>	All wards	
<u>SUPPORTING DOCUMENTATION</u>		
<b>Appendices</b>		
1.	Southampton City Council Housing Strategy 2016-2025	
<b>Documents In Members' Rooms</b>		
1.	None	
<b>Equality Impact Assessment</b>		
Do the implications/subject of the report require an Equality and Safety Impact Assessment (ESIA) to be carried out.		No
<b>Privacy Impact Assessment</b>		
Do the implications/subject of the report require a Privacy Impact Assessment (PIA) to be carried out.		No
<b>Other Background Documents</b>		
Other Background documents available for inspection at: Not Applicable		
<b>Title of Background Paper(s)</b>		<b>Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)</b>
1.	None	

## “New and better homes for all”

**Housing is about more than bricks and mortar. Housing helps to define neighbourhoods and communities, supports the health and wellbeing of residents, and provides a foundation for individuals and families to achieve a high quality of life.**

Over the next ten years Southampton will continue to grow, and the needs of our residents will change. We want Southampton to be a city with good quality housing and vibrant communities, where people are proud to live and work. Good quality, affordable and sustainable housing will provide a platform to attract businesses and residents to our city, and ensure the local economy continues to grow. Strong, resilient neighbourhoods, will enhance and protect the dynamic and diverse community of our city, helping Southampton to become a city of opportunity, where everyone thrives. Southampton City Council has a range of responsibilities in supporting and delivering housing in the city. This strategy sets out our vision and how we will work together to achieve our priorities.




### The Council’s role includes:

- Working with developers to build new homes.
- Working with partners to provide more affordable homes.
- Working with landlords to improve standards of private rental sector properties.
- Regulation of properties in the private rented sector.
- Helping people with additional support needs to access appropriate accommodation.
- Providing accommodation as one of the largest social landlords in the South.
- Improving the health of Southampton’s residents.

### Key facts and figures

- **247,569** people live in Southampton, and this is expected to grow by **4.9%** by **2022**, to **259,615** people.
- **34,557** people over **65** live in the city, and this is expected to increase by **12%** by **2022**, to **38,711**.
- Two universities and around **40,000** students in the city
- **98,254** households in the city.
- Around **7,000** Houses in Multiple Occupancy (HMOs).

### Our priorities

Priority	Why is this important?
 <b>Supporting Economic Growth</b>	The population of the city is increasing. More housing will need to be available to meet demand, with a diverse mix of homes to meet the changing needs of our growing population. Southampton needs to have a range of housing types including family homes, ‘executive’ homes, starter homes for first time buyers, affordable homes and purpose built student homes, and an environment and infrastructure that supports housing growth.
 <b>Good Quality Housing</b>	Poor quality housing has a significant impact on residents’ health and wellbeing. It is also linked to children’s quality of life and educational attainment, due to higher rates of sickness and absence from school.  Southampton City Council is a major landlord with around 18,000 council properties, and has a responsibility to ensure that its tenants and leaseholders live in decent homes. We also want to make sure that residents living in privately rented homes, or as owner occupiers, live in good quality homes that support their health and wellbeing.
 <b>Housing Options and Support</b>	We want to support more people to live independently for longer by offering the right housing options to meet their needs, as well as high quality information and advice to help residents to make informed housing decisions.

### Our successes

The Southampton Housing Strategy 2011-2015: ‘Homes for growth’ set out the city’s priorities of maximising homes for the city, improving homes and transforming neighbourhoods, and providing extra support for those who need it. Since 2011 we have:

- Delivered over 2,600 new homes, and agreed planning permission for an additional 4,133 dwellings.
- Delivered 1475 new affordable and sustainable homes.
- Delivered estate regeneration projects including Hinkler Road, Laxton Close, Exford Avenue and Cumbrian Way, with more citywide programmes to follow.
- Delivered energy efficiency improvements using ‘Eco’ funding at International Way, with additional improvements being undertaken across the city.
- Delivered 73 wheelchair liveable properties as affordable homes.
- Introduced licensing for Houses in Multiple Occupancy (HMOs) to raise standards and mitigate the impacts of HMOs on the city.
- Continued to reduce homelessness numbers through homelessness prevention measures.
- Delivered new ‘housing with care’ properties at Erskine Court and Weston Court.
- Increased the provision of good quality accommodation available for teenage parents and families through the development of 2-bed flats in Bellevue Road.
- Helped more people stay in their home, for longer, with over 5,600 adaptations to homes delivered since 2011.
- And, over the last 20 years we have brought more than 2000 empty homes back into use.

### Our challenges

- Only 51% of Southampton’s residents are owner occupiers – lower than our comparator cities’ average of 58.6% and significantly below the national average of 64%.
- The average property price in Southampton is 6.2 times the average salary for the area, rising to 10.2 times the average salary for a detached house.
- 25% of Southampton residents live in privately rented accommodation – higher than the average for comparator cities at 18.2% and the England average of 17%.
- The median cost of renting a home in Southampton is £750 – 35% of the median gross monthly salary in the city.
- People living in rental accommodation can sometimes face high rental costs or lower quality accommodation, creating particular challenges for vulnerable people with additional housing support needs.
- We expect the numbers of people living in privately rented accommodation to increase, as more young people face challenges to becoming a home-owner, and more older people move into rented properties to increase flexibility and liquidate capital.
- The population of older people (aged 65+) is expected to increase more rapidly than the overall population in the next five years. We need to make sure that older people have the right accommodation to meet their needs and help them stay independent for longer.
- Southampton has large numbers of students in the city, and this is expected to increase as the universities and colleges continue to expand.
- Since 2010 Southampton appears to have become relatively more deprived. Of the 326 Local Authorities in England Southampton ranked 54<sup>th</sup> (previously 72<sup>nd</sup>) most deprived.
- Over 9,000 households in the city were identified as living in fuel poverty in 2012.
- Over 8000 households are on the Council’s Housing Register and there continues to be high demand for good quality, affordable housing across the city.
- The Council has a responsibility to ensure that its properties meet minimum decency standards. In April 2016 we reported that 7.98% of stock was non decent as a result of the aging profile of stock and the deteriorating condition of components.

### What do our residents say?

#### In the Southampton City Survey 2014:

- **82%** of residents were satisfied with their local area as a good place to live.
- **63%** agreed that people from different backgrounds get along in their area.
- Only **42%** agreed that people in their area pull together to improve things.

#### In the latest Southampton City Council Tenants’ survey:

- **64%** of tenants were satisfied or very satisfied with the service the Council provides.
- **62%** were satisfied or very satisfied with the quality of their homes.
- **61%** were satisfied or very satisfied with their neighbourhood as a place to live.

## What are we going to do?

Priority	Outcomes	What are we going to do?
 <b>Supporting Economic Growth</b>	Southampton develops new housing to support the economic growth of the city.	<ul style="list-style-type: none"> <li>• Deliver significant numbers of new homes in the city – approximately 865 per annum (as indicated in Partnership for Urban South Hampshire [PUSH] Position Statement, to be tested and confirmed in new Local Plan, adopted 2019).</li> <li>• Attract developers and make best use of available land in the city.</li> <li>• Identify brownfield sites for development and exploit under-used resources such as empty/derelict buildings and self-build opportunities.</li> <li>• Ensure that suitable housing is available for young professionals, to retain our professional workforce and attract businesses to the city.</li> <li>• Ensure that developments are accessible with good quality public realm and infrastructure including open spaces, education and health services and transport.</li> <li>• Review the way that Council owned land is utilised to maximise housing options and commercial value.</li> </ul>
	Southampton is a city with a mix of homes that meet the needs of its residents.	<ul style="list-style-type: none"> <li>• Ensure that the new Local Plan delivers clear policies that identify and address the housing mix requirements for the city.</li> <li>• Work with Housing Associations and developers to ensure a continued supply of new affordable homes in the city.</li> <li>• Develop and promote new build schemes that target under-occupiers to release larger family homes.</li> <li>• Support the development of new, purpose-built student properties to reduce the pressure on potential family homes.</li> <li>• Promote housing mix in estate regeneration projects.</li> </ul>
	Residents have access to information and advice to help them towards home ownership.	<ul style="list-style-type: none"> <li>• Promote information and guidance to help more people take advantage of home ownership schemes such as help to buy, and shared ownership.</li> </ul>
 <b>Good Quality Housing</b>	Homes in Southampton are green and sustainable.	<ul style="list-style-type: none"> <li>• Deliver the Fuel Poverty Action Plan.</li> <li>• Work with energy companies to utilise 'Eco' investment for energy efficiency improvement measures and upgrades in Council stock.</li> <li>• Ensure that all new homes meet minimum standards for efficiency and sustainability, and promote and encourage the development of green, sustainable homes.</li> <li>• Develop an Asset Management Strategy for the sustainability and improvement of Council owned properties.</li> </ul>
	People in Southampton live in good quality, safe and healthy homes.	<ul style="list-style-type: none"> <li>• Deliver a Private Rented Sector Stock Condition Survey, to help inform detailed action plans on housing quality improvement.</li> <li>• Ensure that all applicable Houses in Multiple Occupancy (HMOs) are licensed, to ensure that residents' health and safety is protected.</li> <li>• Develop an Asset Management Strategy for Council properties (as above).</li> <li>• Introduce the 'Housing Tracker' to measure Council tenant satisfaction over the life of a tenancy.</li> </ul>
	Residents and communities are engaged and work together to improve neighbourhoods.	<ul style="list-style-type: none"> <li>• Continue to invest in the Decent Neighbourhoods programme to improve estates, engage residents and build communities.</li> <li>• Increase the scale and impact of the Junior Neighbourhood Wardens scheme.</li> <li>• Encourage residents to participate in tenants' groups as engaged participants and reps.</li> <li>• Continue to support forums to engage and collaborate with landlords and community/residents' groups.</li> </ul>
 <b>Housing Options and Support</b>	Southampton is a city with a range of housing options and support for people with additional needs.	<ul style="list-style-type: none"> <li>• Focus on supporting more people to live independently for longer by:                             <ul style="list-style-type: none"> <li>• Increasing the numbers of telecare users across the city.</li> <li>• Making best use of housing adaptations to help people remain in their own homes.</li> <li>• Making best use of extra care services to reduce reliance on residential and nursing care settings.</li> </ul> </li> <li>• Review Housing Related Support for young people, older people and adults, with a focus on prevention and early intervention.</li> </ul>
	Southampton is a city which prevents homelessness and provides support for rough sleepers.	<ul style="list-style-type: none"> <li>• Continue a focus on preventive measures to help residents avoid homelessness and sustain tenancies, including affordability, budgeting, life skills and pathways to work.</li> <li>• Continue to make minimum use of B&amp;B as a temporary accommodation solution for families.</li> <li>• Ensure that any temporary accommodation used is good quality, provided within the city, and only used for the minimum amount of time.</li> </ul>
	Residents have access to the right information, advice and guidance about their housing options.	<ul style="list-style-type: none"> <li>• Review Information and Guidance services across the city.</li> <li>• Continue provision of advice to support people to remain independent and/or move towards independent living.</li> <li>• Improve online services to enable more residents and tenants to interact with the Council digitally.</li> </ul>

## How will we measure success? We will use the following indicators to measure our progress against the high level outcomes:

 <b>Supporting Economic Growth</b> <ul style="list-style-type: none"> <li>• Number of new homes delivered.</li> <li>• Number of affordable homes.</li> <li>• Publication of draft Local Plan for consultation in January 2017.</li> <li>• Adoption of updated Local Plan by April 2019.</li> </ul>	 <b>Good Quality Housing</b> <ul style="list-style-type: none"> <li>• Delivery of Private Rented Sector Stock Condition Survey.</li> <li>• Delivery of Asset Management Strategy by end 2017.</li> <li>• Specification of healthy, low energy Council stock by end 2017.</li> <li>• % local authority housing stock that is non decent.</li> <li>• % HMOs in licence scheme areas or meeting large HMO criteria are licenced.</li> <li>• Number of households lifted out of fuel poverty.</li> <li>• Housing Tracker satisfaction levels.</li> </ul>	 <b>Housing Options and Support</b> <ul style="list-style-type: none"> <li>• Number of people using telecare services.</li> <li>• Number of housing adaptations carried out.</li> <li>• Number of 'housing with care' beds delivered.</li> <li>• Levels of homelessness including street homelessness.</li> </ul>
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This strategy provides a high level overview of the outcomes that Southampton City Council wants to achieve, and some of the activity and initiatives that are already in progress, but does not provide the full detail of how we will meet the objectives or monitor progress. The strategy will be supported by a detailed action plan, which will be rolled forward annually for the duration of the strategy.

<b>DECISION-MAKER:</b>	CABINET COUNCIL		
<b>SUBJECT:</b>	CHANGES TO EXISTING REVENUE AND CAPITAL BUDGETS		
<b>DATE OF DECISION:</b>	19 JULY 2016 20 JULY 2016		
<b>REPORT OF:</b>	SECTION 151 OFFICER (S151)		
<b><u>CONTACT DETAILS</u></b>			
<b>AUTHOR:</b>	<b>Name:</b>	Sue Poynter	<b>Tel:</b> 023 8083 4153
	<b>E-mail:</b>	<a href="mailto:Sue.Poynter@southampton.gov.uk">Sue.Poynter@southampton.gov.uk</a>	
<b>Director</b>	<b>Name:</b>	Mel Creighton	<b>Tel:</b> 023 8083 4897
	<b>E-mail:</b>	<a href="mailto:Mel.Creighton@southampton.gov.uk">Mel.Creighton@southampton.gov.uk</a>	

## STATEMENT OF CONFIDENTIALITY

None

## BRIEF SUMMARY

This report follows the report to Council on 10th February 2016 opening consultation on £8.6M of savings proposals in 2016/17 increasing to £20.8M by 2019/20. This report details the outcome of the consultation process and recommends approval of these savings following the consultation period.

## RECOMMENDATIONS:

### CABINET recommends that Council:

- i) To note the Medium Term Financial Forecast will be further updated for the November budget report to Cabinet.
- ii) To approve the savings proposals, as set out in Appendix 2 to this report.
- iii) To note the remaining budget shortfall for 2016/17 to 2019/20 as set out in paragraphs 7 to 10.
- iv) To note the required change to Treasury Management indicators as set out in paragraphs 32 to 39.
- v) Delegate authority to the S151 Officer to action all budget changes arising from the approved efficiencies, income and service reductions and incorporate any other approved amendments into the General Fund Estimates.
- vi) Delegate authority to the S151 Officer following consultation with the Cabinet Member for Finance to do anything necessary to give effect to the recommendations in this report.

**COUNCIL is recommended to:**

- i) To note the Medium Term Financial Forecast will be further updated for the November budget report to Cabinet.
- ii) To approve the savings proposals, as set out in Appendix 1 to this report.
- iii) To note the remaining budget shortfall for 2016/17 to 2019/20 as set out in paragraphs 7 to 10.
- iv) To note the required change to Treasury Management indicators as set out in paragraphs 32 to 39.
- v) Delegate authority to the S151 Officer to action all budget changes arising from the approved efficiencies, income and service reductions and incorporate any other approved amendments into the General Fund Estimates.
- vi) Delegate authority to the S151 Officer following consultation with the Cabinet Member for Finance to do anything necessary to give effect to the recommendations in this report.

**REASONS FOR REPORT RECOMMENDATIONS**

1. The current medium term financial forecast highlights the challenges facing the Authority. This combined with potential impact of reductions in and changes to future funding levels for Local Government make it imperative that proposals for 2016/17 onwards are developed and savings achieved as early as possible.

**ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

2. The Executive put forward a range of savings proposals for consultation in February 2016 as part of the annual budget setting process. These savings contribute to meeting the budget shortfall in 2016/17. Should these savings proposals not be approved, alternative proposals will be required to meet any resultant budget shortfall in year, with any shortfall being met from balances and reserves.
3. Further savings proposals may be submitted as part of the November 2016 budget report for early consultation as part of the annual budget setting process for 2017/18 to be approved by Council in February 2017.

**DETAIL (Including consultation carried out)**

**CONSULTATION**

4. The proposals put forward were subject to consultation with the Council's Management Team and relevant Cabinet Members.
5. Consultation was undertaken with Trade Unions and staff affected by the proposals in line with the agreed Human Resources (HR) policies.
6. Public consultation was undertaken with any people or organisations affected by the proposals to ensure all options have been considered, as well as with residents at a wider level.

**BACKGROUND**

**MEDIUM TERM FINANCIAL STRATEGY (MTFS) AND BUDGET SAVINGS REQUIREMENT 2016/17 to 2020/21**

7. The Medium Term Financial Strategy agreed at Council on the 10<sup>th</sup> February



2016 set out a £42.3M savings target for the period 2016/17 to 2019/20. The profile of the target is set out in the following table:

8. Table 1 - Summary Savings Targets

	2016/17	2017/18	2018/19	2019/20
	£M	£M	£M	£M
<b>Savings Requirement</b>	0.0	24.6	31.3	42.3

9. It should be noted that at February Council, a decision was taken to reduce a savings proposal put forward in November 2015 relating to Schools Cost Recovery. This reduces the saving from £0.8M to £0.6M. This savings shortfall, if not addressed, will increase the overall budget gap to £42.5M. This will be reviewed in year and included in the next MTFS update.
10. A full update of the MTFS Model will be included in the November Cabinet report. This will include a review of the potential impact on local government finances as a result of the national referendum result to leave the European Union. There is no planned emergency budget planned before the autumn although initial indications are that the Government's intention to achieve a surplus national financial position by 2019/20 may be relaxed. The current Medium Term Financial Forecast (MTFF) is detailed in Appendix 3.

**OPTIONS FOR SAVINGS**

11. The scale of both the in-year and future financial challenge facing the Council combined with the potential impact of an ongoing difficult economic position make it imperative that proposals for 2016/17 onwards are developed and savings achieved as early as possible.
12. The report to Council 10<sup>th</sup> February 2016 set out draft savings proposals for consultation. These total £8.6M in 2016/17. These are set out in Appendix 2 in detail.
13. Where possible these will be implemented as soon as practicable in the current financial year. The achievement of these savings have been assumed in setting the 2016/17 budget with any shortfall in savings being met from balances and reserves.

**Consultation Feedback**

14. A full summary of the consultation for phase 1 of the 2016/17 budget is included in Appendix 1.
15. Southampton City Council undertook consultation with staff, service users and stakeholders regarding the second phase of proposals to set balanced General Revenue Account budget for 2016/17, between 10 February 2016 and 20 April 2016.
16. The consultation on the 2016/17 draft budget sought views on the proposal from relevant staff, residents, stakeholders and partner organisations. The formal written consultation ran from 10 February 2016 to 20 April 2016 with an extended period

where responses and comments could still be received to enable as many people to respond on the proposal as possible.

17. In total, 158 people responded to the consultation on the Budget 2016/2017 (part two), either through a paper or online questionnaire, or a general letter or comment. All the questionnaire submissions that had at least one question completed were included in the analysis, to ensure every piece of feedback was considered.

The demographic make-up of the respondents is outlined below:

- The least represented age groups were under 16 and over 85, with 1% and 0% of responses respectively.
- The age group represented the most was the 55-64 year olds, with 16% of the overall respondents belonging to these age categories.
- The gender breakdown of consultation respondents was 53% male, 40% female and 7% preferring not to say.
- The ethnicity breakdown of consultation respondents was 86% White, 3% Mixed/multiple ethnic groups, 2% Asian/Asian British and 1% Black/African/Caribbean/Black British. 8% of respondents preferred not to state their ethnic group.
- The majority of respondents stated that they were not employed by Southampton City Council (76%), 15% are employed by Southampton City Council and 9% preferred not to say.

18. Respondents were asked for their views on four main areas of the Budget and were then given the opportunity to state concerns, impacts and alternatives. The four main areas were: Internal Efficiencies, Adult Social Care, Education and Children’s Social Care, and Income, Investment and Charges. Within each of these areas, respondents were asked about their general agreement with the proposal. If, in any proposal, respondents answered in the negative (disagree or strongly disagree), they were asked to state which specific parts of the proposal they disagreed with and which part they disagreed with the most.

19. The following Table 2 shows the response for each area.

<b>Information sheet</b>	<b>% Combined agreement</b>	<b>% Combined disagreement</b>
Internal Efficiencies	52	18
Adult Social Care	45	38
Education and Children’s Social Care	53	28
Investment, Income &	56	29

Charges		
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All groups of proposals had a similar level of engagement.

20. Overall agreement with the 2016-17 phase 2 proposals was 51% with 29% in disagreement.

**Issues Raised**

21. At the end of the consultation respondents were given the opportunity to add their views about the Budget proposals overall, any impacts that should be considered and any alternatives that could be considered.

The majority of the overall comments linked directly to the impacts that the budget could have on a wide range of people. For this reason, the comments were amalgamated and analysed together. Full details are available in Appendix 1.

**Summary of Consultation**

22. Over 158 stakeholders have engaged with the consultation process in this phase and given their views on the proposals. The consultation has engaged with a range of individuals through a variety of methods to allow residents in Southampton to give their views on the budget for 2016/17. By looking at various demographic breakdowns of the respondents, while there were greater responses from older age groups, there was engagement across the board.
23. Following the conclusion of the consultation process approval is now sought to implement all of the savings detailed in Appendix 2.

**REMAINING BUDGET GAP**

24. Further work is ongoing to identify additional savings to close the remaining budget shortfall for 2017/18 to 2019/20 and these will be brought forward to Cabinet in November for consideration and agreement to proceed to consultation, with final approval being sought by Cabinet and Council in February 2017.
25. In addition, an exercise is being undertaken to review all council services against a priorities and outcomes matrix (Outcomes Based Budgeting) to identify those services where further efficiencies and reductions may achieve further savings to address the remaining budget gap

**STAFFING IMPLICATIONS**

26. It is inevitable that when the Council is faced with such a significant funding shortfall, that the savings proposals put forward by the Council will have an impact on staff cost and staff numbers.
27. Aware of this fact, the Council has continued to have in place a carefully planned approach to recruitment, ensuring that vacant posts have only been recruited to where absolutely necessary.
28. At this stage, based on the savings proposals contained in this report, 149.28 FTE posts are potentially affected of which 24.0 are currently vacant and 125.28 are in post and would be at risk of redundancy.
29. It is anticipated that further proposals that will have an impact on staffing will be brought forward in the November budget report.
30. Through the consultation process the Executive has explored all avenues with the Trade Unions and staff to identify wherever possible alternative options for

delivering savings, in order that the level of proposed staffing reductions and redundancies can be reduced.

31. The Executive will also continue to ensure that impacted staff are aware of all the available options which can be used to avoid compulsory redundancies and this will include:
  - Early retirement,
  - Flexible retirement,
  - Voluntary redundancy and
  - Reduced hours

### **PROPERTY INVESTMENT FUND**

32. The savings listed in Appendix 2 for approval include a saving proposal to achieve an additional £1M of net revenue income through a Property Investment Fund (PIF).
33. A sum of £65M was approved by Council in February 2016, within the Leader's Portfolio Capital Programme, to undertake investments to generate the level of required income.
34. The PIF aims to make a series of investments directly in property, property funds and corporate investment.
35. To support this activity, the council commissioned Arlingclose, our Treasury Management (TM) advisors, to make recommendations regarding investment in Property Funds, directly and indirectly, as well as Real Estate Investment Trusts (REITS). Investments of this type will provide additional diversification from just direct property investment and manage the overall risk of the fund.
36. The Council currently invests £7M with the CCLA LAMIT property fund and Arlingclose recommended a further investment in this fund of up to £20M. The anticipated level of return will substantially contribute to the £1M per annum income target to be achieved by the PIF.
37. In light of recent announcements by key Property Fund holders, such as Standard Life and Aviva to suspend activity on their property funds, further advice has been sought on how to proceed. The advice is that it is still recommended to make a further investment in this fund, but to wait for the market to stabilise. Officers will work closely with Arlingclose as part of the decision making process before making further investments. This may impact on the ability to achieve the full £1M additional income in 2016/17. This will be reviewed and reported quarterly as part of in year corporate monitoring to Cabinet, along with achievement of all currently approved savings proposals.
38. In order to facilitate a further investment in this and other property funds, it will be necessary to review and increase our individual TM counterparty investments limits currently set at £10M per counterparty. It is recommended that a new counterparty limit is approved in relation to investments in Property Fund, directly or indirectly, and REITS and that the counterparty limit be increased from a maximum £10M to a maximum of £30M. For all other counterparties the limits will remain unchanged.
39. At the current time there is no necessity to review any other TM limits, however this will be reviewed and updated as necessary. The S151 officer has delegated

authority to approve these changes. The amendments will be reported as part of the quarterly financial and performance monitoring and in the TM Strategy Review to Cabinet and Council in November.

**RESOURCE IMPLICATIONS**

**Capital / Revenue**

40. The revenue and capital implications are as set out in the report.

**Property/Other**

41. None

**LEGAL IMPLICATIONS**

**Statutory power to undertake proposals in the report:**

42. Local Government Acts 1972, 2000 and 2003 and Local Government Finance Act 1992.

**Other Legal Implications:**

43. None

**POLICY FRAMEWORK IMPLICATIONS**

44. None.

**KEY DECISION?** Yes/No

<b>WARDS/COMMUNITIES AFFECTED:</b>	All
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## SUPPORTING DOCUMENTATION

### Appendices

1.	Appendix 1 – Budget 2016/17 Phase 2 Consultation Report
2.	Appendix 2 – 2016/17 Saving Proposals
3.	Appendix 3 – Medium Term Financial Forecast

### Documents In Members' Rooms

1.	None.
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### Equality Impact Assessment

Do the implications/subject of the report require an Equality Impact Assessment (EIA) to be carried out.	No
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### Privacy Impact Assessment

Do the implications/subject of the report require a Privacy Impact Assessment (PIA) to be carried out.

No
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### Other Background Documents

**Equality Impact Assessment and Other Background documents available for inspection at:**

Title of Background Paper(s)

Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)

1.	Council Tax and Budget Setting Report Feb 2016	
2.		

## Southampton City Council 2016-2017 budget phase two – Consultation report

Appendix 1

### Introduction

1. Southampton City Council undertook consultation with staff, service users and stakeholders regarding the second phase of proposals to set balanced General Revenue Account budget for 2016/17, between 10 February 2016 and 20 April 2016.
2. It is vital that the council agrees and implements a transparent, comprehensive and co-ordinated process to consultation on the proposed 2016/17 budget. This will help stakeholders better understand the proposals and therefore make the consultation more meaningful. It is important that feedback received on previous year's budget consultations is taken into account when developing subsequent consultations.
3. Over the last few years, Southampton City Council has developed an approach to consultation that includes the use of more pictorial and accessible explanations of the background to the budget situation, themed information sheets, frequently asked questions and consultation questionnaires that include highlights of the relevant information. This approach has been adopted for both of the phases of budget consultation used to set the 2016/17 council budget.
4. The consultation on the proposed 2016/17 budget has built on the approach used in the two previous rounds of consultation. Improvements were made that condensed the information and reduced duplication across documents in line with feedback from last year's consultation.
5. The proposed budget was discussed at Cabinet on 9 February 2016 and Members agreed that the draft budget should be consulted on with key stakeholders and the public before a final decision is taken.

### Aims

6. Southampton City Council is in a challenging financial position with significant reductions in its funding from central government, at a time when demand for certain services such as adult and children's social care continues to increase. Therefore the aim of this consultation was to:
  - Communicate clearly and make residents aware of the financial pressures the council is facing
  - Ensure residents understand what is being proposed in the draft 2016/17 budget and are aware of what this will mean for them
  - Enable any resident, business or stakeholder who wishes to comment on the proposals the opportunity to do so, allowing them to raise any impacts the proposals may have
  - Ensure that the results are analysed in a meaningful, timely fashion, so that feedback is taken into account when final decisions are made
  - Provide feedback on the results to the consultation and how these results have influenced the final decision
7. This report summarises the processes and activities undertaken by Southampton City Council to achieve these aims and includes a summary of the consultation responses both for the consideration of decision makers and any interested individual or organisation.

### Consultation principles

8. The council takes its duty to consult with residents and stakeholders on changes to services very seriously. The council's consultation principles ensure all consultation is:
  - Inclusive: so that everyone in the city has the opportunity to express their views.
  - Informative: so that people have adequate information about the proposals, what different options mean, and a balanced and fair explanation of the potential impact, particularly the equality and safety impact.
  - Understandable: by ensuring that the language used to communicate is simple and clear and that efforts are made to reach all stakeholders, for example people who are non-English speakers or disabled people.

- Appropriate: by targeting people who are more likely to be affected and using a more tailored approach to get their feedback, complemented by a general approach to all residents, staff, businesses and partners.
  - Meaningful: by ensuring decision makers have the full consultation feedback information so that they can make informed decisions.
  - Reported: by letting consultees know what was done with their feedback.
9. Southampton City Council is committed to consultations of the highest standard, which are meaningful, and comply with the following legal standards:
- Consultation must take place when the proposal is still at a formative stage
  - Sufficient reasons must be put forward for the proposal to allow for intelligent consideration and response
  - Adequate time must be given for consideration and response
  - The product of consultation must be carefully taken into account.
10. The city of Southampton also has a compact (or agreement) with the voluntary sector in which there is a commitment to undertake public consultations for a minimum of 12 weeks wherever possible. This aims to ensure that there is enough time for individuals and voluntary organisations to hear about, consider and respond to consultations. This time period is also in line with national government guidance.
11. In this case it was agreed that, given the timescales a ten week period of written consultation would be used with a further two weeks when analysis and reporting was taking place when additional comments could be received and included within the reports.

### **Approach and methodology**

12. The consultation on the 2016/17 draft budget sought views on the proposal from relevant staff, residents, stakeholders and partner organisations. The formal written consultation ran from 10 February 2016 to 20 April 2016 with an extended period where responses and comments could still be received to enable as many people to respond on the proposal as possible.
13. Deciding on the best process for gathering feedback from stakeholders when conducting a consultation requires an understanding of the audience and the users of the service. It is also important to have more than one way for stakeholders to feedback on the consultation, to enable engagement with the widest range of the population.
14. The agreed approach for this consultation was to use a combination of paper and online questionnaires. This approach enables an appropriate amount of explanatory and supporting information to be included in a structured questionnaire, helping to ensure that residents are aware of the background and context to each of the proposals. It is therefore the most suitable methodology for consulting on a complex issue such as the whole draft council budget.
15. In addition to the main questionnaire, a general response email and postal address was also advertised. This was to allow for respondents who, for whatever reason, would not wish to use the questionnaire.

### **Appointment of contractor**

16. A decision was taken to appoint an external contractor to undertake this consultation. This was in recognition of the fact that any proposed changes to council services creates significant public interest. It was also recognised that the small in-house Research and Consultation team did not have the capacity to deliver this work.
17. The other main benefit of using a third party for the management and analysis of consultation responses is they are impartial and completely independent from Southampton City Council.
18. As part of the procurement process, a specification was drawn up by the Southampton City Council Research and Consultation team. The scoring criteria within the specification allocated 50% of points for quality, broken down equally into: understanding the brief, being able to deliver in the correct time



scales, and experience of similar projects. The remaining 50% was allocated according to the cost of the proposal. Once agreed, it was advertised through the UK SBS Market Research Purchasing Framework. This is a national government framework that enables a group of (80) research providers who have met all the technical and organisational requirements for working with government bodies to compete for projects under an agreed set of rules.

19. There was an opportunity for all the providers within Lot 2 'Quantitative and Qualitative' specialism (53 providers) to express an interest in seeing the full project research specification. In total, three submitted a tender for the project.
20. The tenders were carefully evaluated using scoring criteria laid out in the research specification. The council appointed the highest scoring tender, ICM Unlimited. Once the appointment was made, a project inception meeting was held which began the process of jointly developing the consultation materials.

### **Promotion and communication**

21. Throughout the consultation, every effort was made to ensure that as many people as possible were aware of the proposed budget and had an opportunity to have their say. Particular effort was made to communicate the proposals in a clear and easy to understand way. This was achieved by using an easy to read background to the proposal at the start of the questionnaire, grouping the proposals into themed groups with information sheets, a Frequently Asked Questions (FAQs) document, the Equality and Safety Impact Assessment and a Cumulative Impact Assessment. All of these were available on a dedicated council webpage.
22. The consultation was promoted in the following ways:
  - E-alerts, sent to subscribers of the council's email marketing service via a range of bulletins. These featured hyperlinks to further information about the consultation and the questionnaire itself.
  - A link to the Budget consultation web pages was included on the council website 'have your say' page for the duration of the consultation.
  - Emails were sent to a range of support organisations and stakeholders.
  - The council's Facebook and Twitter accounts were used to signpost people to the consultation information and questionnaire.
  - Paper versions of the budget questionnaire and information were available in libraries and council offices.

### **Previous Consultation Respondents and Results (Budget Consultation 2016 Phase One)**

23. In total there were 544 responses to the consultation on the first phase of the budget proposals for the 2016-2017 financial year. They were received as online or paper questionnaires, letters and emails.
24. In terms of demographics:
  - Age: The least represented groups were under 16 and over 85s. The group represented the most was the 55-64 year olds. This was seen as in line with expectations based on previous experience and consultations
  - Gender: The breakdown of respondents was 52% male and 44% female
  - Ethnicity: The most represented group was white. The remaining ethnicities had a breakdown of less than 3% of total respondents
  - Employment at Southampton: The breakdown within the consultations was that only 12% of those who responded were employed by Southampton City Council.
25. Budget Consultation Phase One was broken down into six sections.
  - Internal efficiencies – savings from redesigning and restructuring services, and reducing other internal costs
  - Digital (using technology to improve services) – improvements to online services and mobile working
  - Adult social care – changes in the way Adult Social Care services are provided
  - Housing – changes in the way services are provided to Council tenants
  - Services for all – changes to services everybody uses, such as parking and bus transport
  - Income and charges – increases and changes to charges for some Council services

26. For each of these sections the general combined agreement and disagreement with each of the proposals was given. These are listed below

- Internal Efficiencies – 59% agreement vs. 18% disagreement
- Digital – 74% agreement vs. 17% disagreement
- Adult social care – 48% agreement vs. 32% disagreement
- Housing – 66% agreement vs. 18% disagreement
- Services for all – 54% agreement vs. 30% disagreement
- Income and charges– 57% agreement vs. 25% disagreement

27. Finally an overall ten point scale was given at the end of the consultation to ascertain the overall view on the proposals being consulted on. The average response was six which is on the more favourable side of neutral. The combined total for favourable responses (7-10) is 42%.

### Consultation respondents (phase 2)

28. In total, 158 people responded to the consultation on the Budget 2016/2016 (part two), either through a paper or online questionnaire, or a general letter or comment. All the questionnaire submissions that had at least one question completed were included in the analysis, to ensure every piece of feedback was considered.

29. This section shows the demographic makeup of respondents to the main questionnaires, enabling us to see which groups were represented in terms of age, gender, whether they consider themselves to be disabled and whether they are currently in receipt of care. It is important to note that:

- As consultations should be open for anyone to answer, they will not necessarily be representative of the whole population of Southampton. It is however important that as wide a range as possible are engaged and are given the opportunity to share their views on the proposal
- The analysis provided below does not cover all respondents, as some did not complete this section.

30. Figure 1 shows the age breakdown of the consultation respondents. Two groups were not represented at all within the consultation. These were the under 16s and over 85s. The groups with the lowest representation (with at least one respondent) were 16-24 and 75-84, both with 2% fitting into both of these age categories. The most represented group was the 55-64 year olds, with 26% of the overall respondents belonging to these age categories. This is in line with normal expectations as the over 45s tend to participate in greater numbers. As an example, in Southampton City Council's budget consultation for 2014/2015, 48% of respondents were between 50-69 years old and 7% were between the ages of 17 and 29. Within this particular questionnaire, 65% of those who engaged with this consultation were over the age of 45, and 29% were 44 or under. The remaining 6% preferred not to state their age. However the age group of 25-34 contributed 16% of the total respondents: this was the third highest represented group. See Figure 1 for the full breakdown.

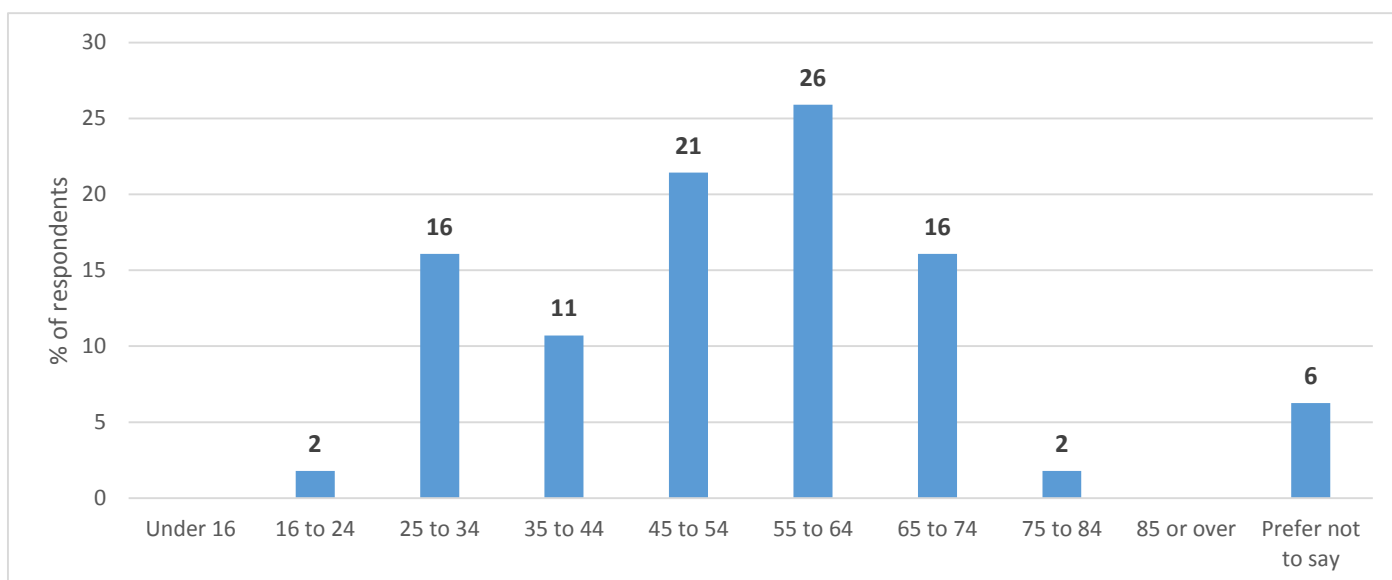


Figure 1

- 31. The gender breakdown of consultation respondents was 53% male, 40% female and 7% preferring not to say.
- 32. The ethnicity breakdown of consultation respondents was 86% White, 3% Mixed/multiple ethnic groups, 2% Asian/Asian British and 1% Black/African/Caribbean/Black British. 8% of respondents preferred not to state their ethnic group.
- 33. The majority of respondents stated that they were not employed by Southampton City Council (76%), 15% are employed by Southampton City Council and 9% preferred not to say.

**Consultation results**

34. Respondents were asked for their views on four main areas of the Budget and were then given the opportunity to state concerns, impacts and alternatives. The four main areas were: Internal Efficiencies, Adult Social Care, Education and Children’s Social Care, and Income, Investment and Charges. Within each of these areas, respondents were asked about their general agreement with the proposal. If, in any proposal, respondents answered in the negative (disagree or strongly disagree), they were asked to state which specific parts of the proposal they disagreed with and which part they disagreed with the most.

**Internal Efficiencies**

- 35. Figure 2 shows the breakdown in the level of agreement of the following statement; “To what extent do you agree or disagree with the internal savings proposals?”. Within the consultation document (whether it was conducted online or on paper) details were provided about the Internal Savings proposal, so that respondents were able to make an informed decision.
  - 52% of the total respondents who completed this question answered in the positive, stating that they either strongly agreed or agreed with the proposal (17% and 35% respectively).
  - 30% of the total respondents who completed this question answered by stating that they were neutral about the proposal
  - The remaining 19% of the total respondents who completed this question answered in the negative, stating that they either strongly disagreed or disagreed with the proposal (5% and 14% respectively).

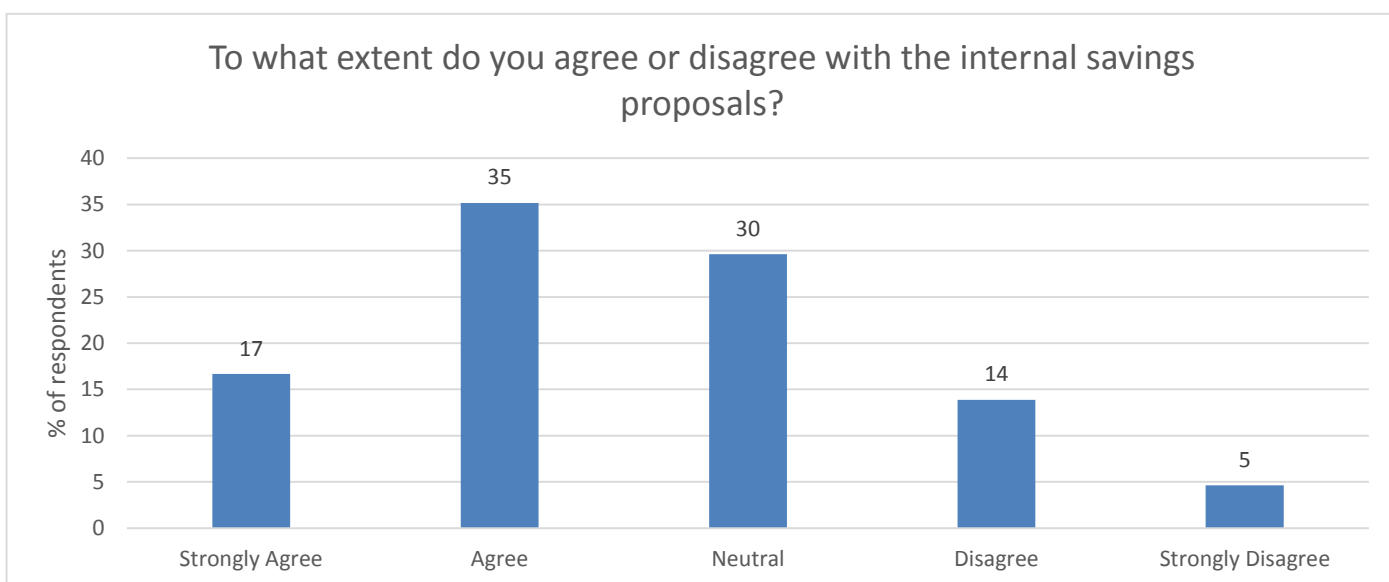


Figure 2

- 36. If respondents stated that they disagreed with the proposal (strongly or otherwise), they were given the opportunity to say which areas of the proposal they disagreed with.
  - The most common area of the proposal that respondents disagreed with was the contract renegotiation and decommissioning: additional domiciliary care savings (eight respondents).

- The least common areas of the proposal that respondents disagreed with was the Minimum Revenue Provision adjustments and the Phase 2 Operating Model. Both of these areas were selected by only one respondent.

37. Once respondents have outlined which proposals they disagreed with, there was an additional question which let them select the individual proposal they disagreed with the most.

- The proposal in Internal Efficiencies, with which respondents disagreed with the most was Procurement (four separate responses)

### Adult Social Care

38. Figure 3 shows the breakdown in the level of agreement of the following statement; “To what extent do you agree or disagree with the Adult Social Care savings proposals?”. Within the document itself (whether it was conducted online or on paper) details were provided about the Adult Social Care savings proposal, so that respondents were able to make an informed decision.

- 45% of the total respondents who completed this question answered in the positive, stating that they either strongly agreed or agreed with the proposal (9% and 36% respectively).
- 17% of the total respondents who completed this question answered by stating that they were neutral about the proposal
- The remaining 38% of the total respondents who completed this question answered in the negative, stating that they either strongly disagreed or disagreed with the proposal (11% and 27% respectively)

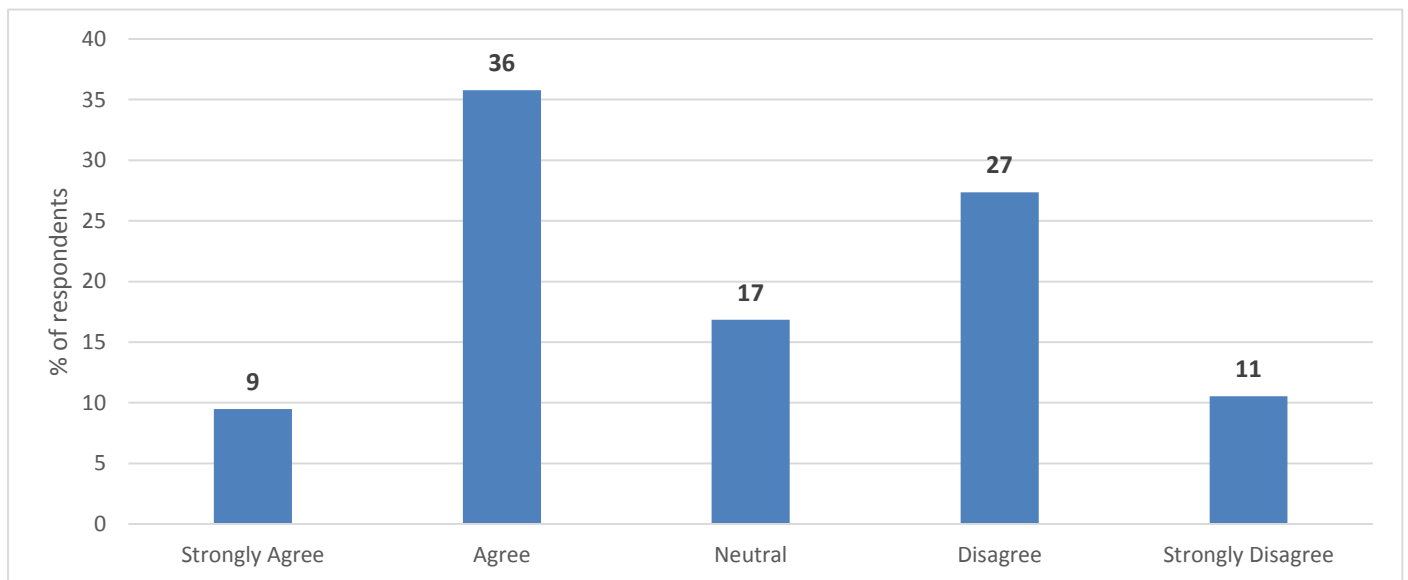


Figure 3

39. If respondents stated that they disagreed with the proposal (strongly or otherwise), they were given the opportunity to say which areas of the proposal they disagreed with.

- The most common area of the proposal that respondents disagreed with was all of the proposals (15 respondents). More specifically, the single proposal that was disagreed by most of the respondents was Residential and nursing care market shaping (10 respondents).
- The least common area of the proposal that respondents disagreed with was the Impact on LD package spend (6 respondents).

40. Once respondents have outlined which proposals they disagreed with, there was an additional question which let them select the individual proposal they disagreed with the most.

- The proposal in Adult Social Care, with which respondents disagreed with the most was Residential and nursing care market shaping (12 separate responses)

### Education and Children’s Social Care

41. Figure 4 shows the breakdown in the level of agreement of the following statement; “To what extent do you agree or disagree with the Education and children’s social care savings proposals?”. Within the

document itself (whether it was conducted online or on paper) details were provided about the Education and children’s social care savings proposal, so that respondents were able to make an informed decision.

- 53% of the total respondents who completed this question answered in the positive, stating that they either strongly agreed or agreed with the proposal (13% and 40% respectively).
- 18% of the total respondents who completed this question answered by stating that they were neutral to the proposal
- The remaining 28% of the total respondents, who completed this question, answered in the negative, stating that they either strongly disagreed or disagreed with the proposal (5% and 23% respectively)

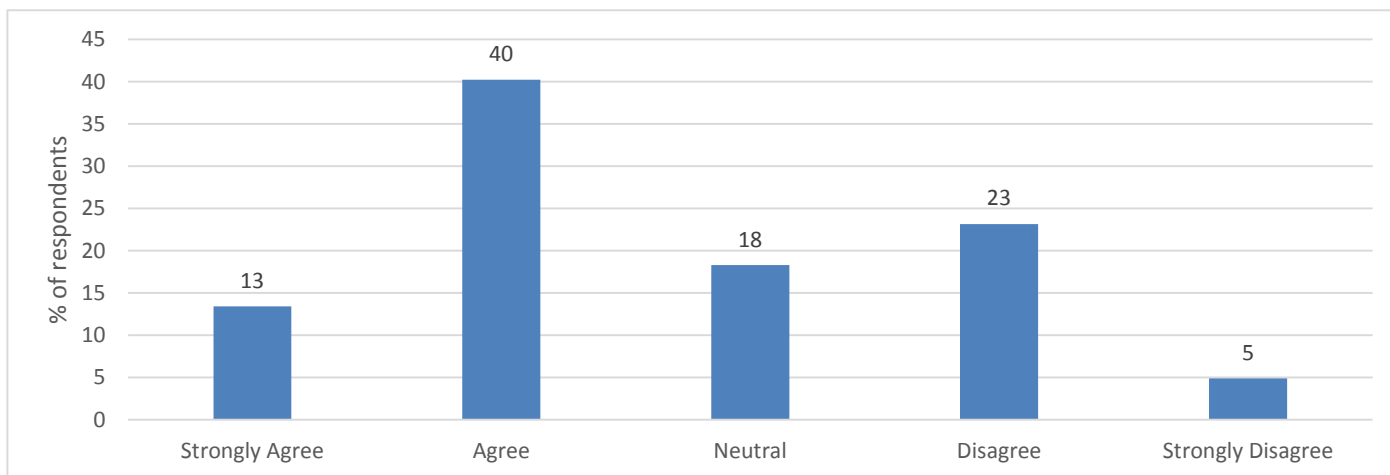


Figure 4

42. If respondents stated that they disagreed with the proposal (strongly or otherwise), they were given the opportunity to say which areas of the proposal they disagreed with.

- There were only two proposals in the Educations and Children’s Social Care section, Children’s Services efficiencies and Review of Looked After Children services, both proposals had 15 respondents stating they disagreed with each one.

43. Once respondents have outlined which proposals they disagreed with, there was an additional question which let them select the individual proposal they disagreed with the most.

- The proposal in Education and Children’s Social Care, with which respondents disagreed with the most was Review of Looked After Children Services (5 separate responses)

### Income, Investment and Charges

44. Figure 5 shows the breakdown in the level of agreement of the following statement; “To what extent do you agree or disagree with the Income, Investment and Charges savings proposals?”. Within the document itself (whether it was conducted online or on paper) details were provided about the Income, Investment and Charges savings proposal, so that respondents were able to make an informed decision.

- 56% of the total respondents who completed this question answered in the positive, stating that they either strongly agreed or agreed with the proposal (18% and 38% respectively).
- 16% of the total respondents who completed this question answered by stating that they were neutral about the proposal
- The remaining 29% of the total respondents who completed this question answered in the negative, stating that they either strongly disagreed or disagreed with the proposal (6% and 23% respectively)

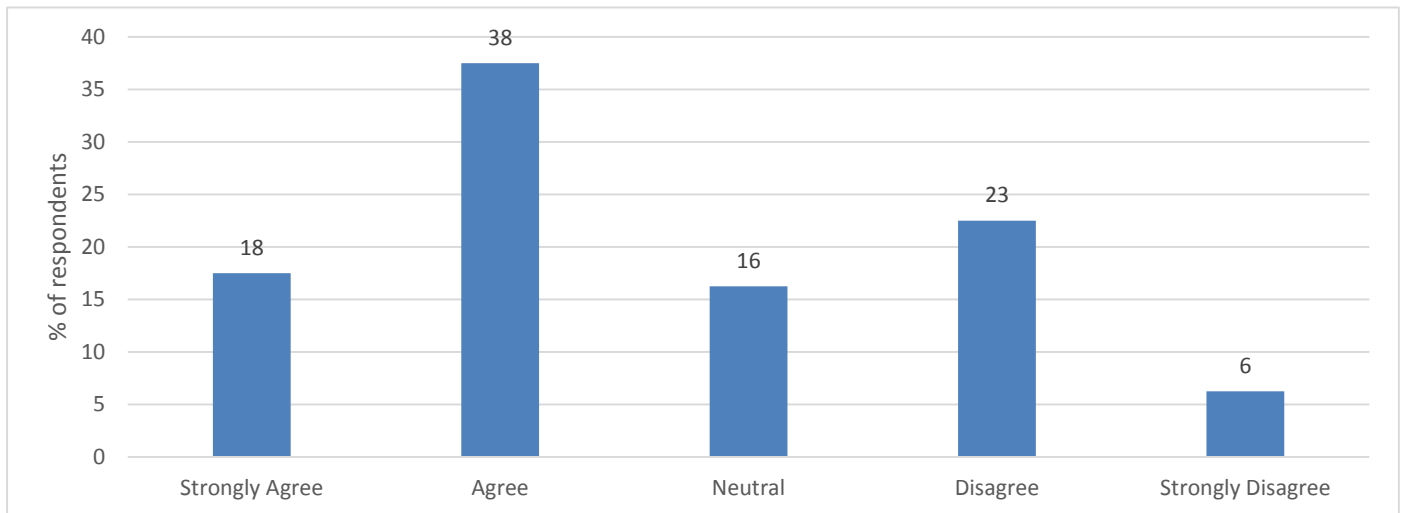


Figure 5

45. If respondents stated that they disagreed with the proposal (strongly or otherwise), they were given the opportunity to say which areas of the proposal they disagreed with.
- The most common areas of the proposal that respondents disagreed with were Increased fees and charges (regulatory and city services), Royal South Hants: On street parking and Borrow to invest (9 respondents for each)
46. Once respondents have outlined which proposals they disagreed with, there was an additional question which let them select the individual proposal they disagreed with the most.
- The proposal in Income, Investment and Charges, with which respondents disagreed with the most was Royal South Hants: On street parking (7 separate responses)

### Overall opinions on the budget and the Impacts

47. At the end of the consultation respondents were given the opportunity to add their views about the Budget proposals overall, any impacts that should be considered and any alternatives that could be considered.
48. The majority of the overall comments linked directly to the impacts that the budget could have on a wide range of people. For this reason, the comments were amalgamated and analysed together. Below are the main themes that appeared within these comments.
- Some respondents sympathised that setting a budget is difficult in this environment and recognised that reductions need to be made. Others believe that the cuts that have been made could be pushed further, although few specifics are given as to how.
  - There was a broad concern that the proposals could affect the most vulnerable in society, specifically social care (both adult and children) and front line services. One example given is the issue of isolation felt by those with mental health issues.
  - Some comments also noted that proposals could be short sighted as reductions to the budgets of key services could cost more in the future, meaning the proposals will not have a positive long lasting effect. The following examples were given;
    - Charging more for refuse collection may lead to fly tipping. Once this occurs this would have to be policed.
    - Those who require support, such as the elderly or ill, may not get that support under the new proposals. This could then put more pressure on the NHS and increase the overall cost.

### Alternatives

49. Finally respondents were given the opportunity to offer alternative ideas for generating income or areas where savings could be made. 37 suggestions of ways Southampton City Council could save or generate money were made. Below are the main themes that appeared within these comments.

- Reduce pay or positions, within the council, of top line managers
- Make sure large companies that reside within Southampton are paying their way within the city
- Increase council tax across the city as well as making students pay some form of council tax.

### Feedback on the consultation process

50. The council is committed to make the whole consultation process as transparent as possible. As a part of this, any feedback on the consultation process itself received during the course of the consultation is gathered together here.
51. Overall, out of the 158 people who took part in the consultation, two commented on the consultation process itself, representing 1% of total consultation responses.
52. The comments made regarding the consultation process are shown in table 1.

It's difficult to agree or disagree with the proposed 'efficiencies', when it's not clear what they actually entail
The proposals are so general that the general public do not know what is actually happening to actual services, so maybe give a better idea of actual cuts that will be occurring and how this will definitely affect residents and users of services.

*Table 1*

53. The feedback on the consultation process suggested that some improvements could be made to the supporting information.

### Conclusion

54. Over 158 stakeholders have engaged with the consultation process in this phase and given their views on the proposals. The consultation has engaged with a range of individuals through a variety of methods to allow residents in Southampton to give their views on the budget for 2016/17. As Figure 1 of this report has outlined, by looking at various demographic breakdowns of the respondents, while there were greater responses from older age groups there was still engagement across the board.
55. This consultation has ensured compliance with local and government standards. This report, the Cabinet report and appendices outline the full picture of the consultation results and will be used to inform decision makers.
56. The group of proposals with the highest level of engagement was Internal Efficiencies, the group with the least engagement was Income, Investment and Charges.
57. In total 702 residents and stakeholders have been engaged with throughout the two phases of the budget consultation.
58. In conclusion, this consultation allows Southampton City Council's Cabinet to understand the views of residents and stakeholders on the second phase of budget proposals. Therefore it provides a sound base on which to make a decision.

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**2016/17 SAVING PROPOSALS**

Portfolio	Portfolio Ref	Service Activity	Description of Item	2016/17	2017/18	2018/19	2019/20	Implement- ation Cost	FTE In	FTE	Responsible Officer	Saving Type
				£000	£000	£000	£000		Post	Vacant		
Leaders	LEAD 15	Property Services	Property Rationalisation and Disposals	(300)	(800)	(1,700)	(2,258)	0	0.00	0.00	Andrew Elliott	Efficiency
Leaders	LEAD 16	Property Services	Public Sector PLC	(50)	(150)	(300)	(500)	0	0.00	0.00	Andrew Elliott	Income
Leaders	LEAD 17	Property Services	Property Investment Fund	(1,000)	(1,000)	(1,000)	(1,000)	0	0.00	0.00	Andrew Elliott	Income
Finance	FIN 17	Cross Cutting	Procurement	(1,000)	(4,000)	(4,000)	(4,000)	0	0.00	0.00	Stephen Giacchino	Efficiency
Finance	FIN 18	Finance Service	Minimum Revenue Provision adjustment regarding redeemed debt 2015/16 & 2016/17	(490)	(200)	(190)	(190)	0	0.00	0.00	Mel Creighton	Efficiency
Housing & Sustainability	HS 5	Community Safety	Efficiency arising from centralisation of support	(37)	(37)	(37)	(37)	0	1.00	0.00	Mitch Sanders	Efficiency
Environment & Transport	E&T 39	Itchen Bridge	Itchen Bridge Resourcing	(40)	(61)	(61)	(61)	0	3.28	0.00	Mike Harris/ Paul Walker	Reduction
Environment & Transport	E&T 40	On-Street Parking	Royal South Hants and University Hospital Southampton: On Street Parking	(180)	(180)	(180)	(180)	0	0.00	0.00	Mike Harris/ Paul Walker	Income
Environment & Transport	E&T 44	Regulatory & City Services	Increased fees & charges	(150)	(150)	(150)	(150)	0	0.00	0.00	Mitch Sanders	Income
Environment & Transport	E&T 45	Planning	Shared Planning Resource	(20)	(40)	(40)	(40)	0	0.00	0.00	Mike Harris	Efficiency
Health & Adult Social Care	HASC 13	Provider Services	Residential and Nursing Care market shaping	(500)	(900)	(1,380)	(1,820)	0	0.00	0.00	Stephanie Ramsey/Paul Juan	Efficiency
Health & Adult Social Care	HASC 14	Long Term	Cost Effective Care & efficient routes to market	(500)	(520)	(520)	(520)	0	0.00	0.00	Stephanie Ramsey/Mark Howell	Efficiency
Health & Adult Social Care	HASC 15	Long Term	Impact on Learning Disability Package Spend	(360)	(860)	(1,500)	(1,500)	0	0.00	0.00	Stephanie Ramsey	Efficiency
Health & Adult Social Care	HASC 16	Long Term	Contract Renegotiation & decommissioning; additional DomCare Savings	(520)	(520)	(520)	(520)	0	0.00	0.00	Stephanie Ramsey	Efficiency
Education and Childrens Social Care	ECSC 4	Looked After Children	Review of Looked After Childrens Services	(561)	(2,561)	(4,561)	(4,561)	0	0.00	0.00	Kim Drake	Reduction
Education and Childrens Social Care	ECSC 5	Childrens Services	Childrens Services Efficiencies	(360)	(500)	(500)	(500)	0	TBC	TBC	Kim Drake	Reduction
Cross Cutting	TRANS 3	Cross Cutting	Phase 2 Operating Model	(2,500)	(3,000)	(3,000)	(3,000)	0	121.00	24.00	Stephen Giacchino	Efficiency
<b>TOTAL FEBRUARY SAVING PROPOSALS</b>				<b>(8,568)</b>	<b>(15,479)</b>	<b>(19,639)</b>	<b>(20,837)</b>	<b>0</b>	<b>125.28</b>	<b>24.00</b>		

<b>SAVING PROPSALS SUMMARY TABLE</b>	<b>2016/17 £000</b>	<b>2017/18 £000</b>	<b>2018/19 £000</b>	<b>2019/20 £000</b>	<b>Implement- ation Cost</b>	<b>FTE In Post</b>	<b>FTE Vacant</b>
Communities, Culture & Leisure	0	0	0	0	0	0.00	0.00
Education and Childrens Social Care	(921)	(3,061)	(5,061)	(5,061)	0	0.00	0.00
Environment & Transport	(390)	(431)	(431)	(431)	0	3.28	0.00
Finance	(1,490)	(4,200)	(4,190)	(4,190)	0	0.00	0.00
Housing & Sustainability	(37)	(37)	(37)	(37)	0	1.00	0.00
Health & Adult Social Care	(1,880)	(2,800)	(3,920)	(4,360)	0	0.00	0.00
Leaders	(1,350)	(1,950)	(3,000)	(3,758)	0	0.00	0.00
Cross Cutting	(2,500)	(3,000)	(3,000)	(3,000)	0	121.00	24.00
<b>Total February Saving Proposals</b>	<b>(8,568)</b>	<b>(15,479)</b>	<b>(19,639)</b>	<b>(20,837)</b>	<b>0</b>	<b>125.28</b>	<b>24.00</b>

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## MEDIUM TERM FINANCIAL MODEL (PRIOR TO SAVINGS ALLOCATION)

### GENERAL FUND REVENUE ACCOUNT

	2015/16 Budget	Base Changes	2016/17 Budget	Base Changes	2017/18 Budget	Base Changes	2018/19 Budget	Base Changes	2019/20 Budget
	£M	£M	£M	£M	£M	£M	£M	£M	£M
Children's Services	38.95	6.32	45.28	(0.75)	44.53	(0.50)	44.03	-	44.03
Communities Culture and Leisure	7.08	(1.70)	5.38	-	5.38	-	5.38	-	5.38
Environment & Transport	22.32	(1.45)	20.87	(0.04)	20.83	-	20.83	-	20.83
Finance	35.51	(0.17)	35.34	(0.20)	35.14	-	35.14	-	35.14
Health & Adult Social Care	57.85	4.37	62.22	3.15	65.36	2.20	67.56	2.40	69.96
Housing & Sustainability	1.81	0.78	2.58	-	2.58	-	2.58	-	2.58
Leader's Portfolio	11.04	1.94	12.99	1.32	14.31	(1.96)	12.35	-	12.35
Transformation	0.64	(7.16)	(6.52)	(3.82)	(10.34)	0.56	(9.78)	0.28	(9.51)
Pressures - Future Years	-	-	-	1.00	1.00	1.00	2.00	1.00	3.00
Base Changes & Inflation	-	0.30	0.30	8.58	8.88	9.35	18.23	9.52	27.74
Improved Better Care Fund	-	-	-	(0.60)	(0.60)	(3.80)	(4.40)	(3.30)	(7.70)
<b>Portfolio Expenditure</b>	<b>175.20</b>	<b>3.23</b>	<b>178.43</b>	<b>8.64</b>	<b>187.07</b>	<b>6.84</b>	<b>193.91</b>	<b>9.89</b>	<b>203.80</b>
<b>Levies &amp; Contributions</b>	<b>0.63</b>	<b>-</b>	<b>0.63</b>	<b>-</b>	<b>0.63</b>	<b>-</b>	<b>0.63</b>	<b>-</b>	<b>0.63</b>
<b>Capital Asset Management</b>	<b>1.96</b>	<b>2.57</b>	<b>4.53</b>	<b>5.65</b>	<b>10.18</b>	<b>-</b>	<b>10.18</b>	<b>-</b>	<b>10.18</b>
<b>Other Expenditure &amp; Income</b>	<b>13.81</b>	<b>(7.85)</b>	<b>5.96</b>	<b>2.08</b>	<b>8.04</b>	<b>(0.70)</b>	<b>7.34</b>	<b>(0.70)</b>	<b>6.64</b>
February Savings	-	(8.57)	(8.57)	(6.91)	(15.48)	(4.16)	(19.64)	(1.20)	(20.84)
<b>Net Revenue Expenditure</b>	<b>191.60</b>	<b>(10.62)</b>	<b>180.98</b>	<b>9.46</b>	<b>190.44</b>	<b>1.98</b>	<b>192.43</b>	<b>7.99</b>	<b>200.41</b>
<b>Funding</b>									
Addition to / (Draw From) Balances	(7.13)	3.24	(3.89)	3.89	-	-	-	-	-
Council Tax	(77.27)	(2.16)	(79.43)	(1.57)	(81.00)	(1.55)	(82.55)	(1.63)	(84.18)
Adult Social Care Council Tax Levy	-	(1.58)	(1.58)	(1.64)	(3.22)	(1.76)	(4.99)	(1.83)	(6.82)
Other Government Grants	(4.27)	1.35	(2.92)	1.05	(1.87)	0.22	(1.65)	0.61	(1.04)
Revenue Support Grant	(42.86)	10.32	(32.55)	9.30	(23.25)	6.19	(17.06)	6.27	(10.79)
New Homes Bonus	(4.34)	(1.62)	(5.96)	0.00	(5.96)	2.16	(3.80)	0.10	(3.70)
New Homes Bonus Returned Funding	-	(0.14)	(0.14)	0.14	0.00	-	0.00	-	0.00
Business Rates	(46.55)	(0.92)	(47.48)	(0.47)	(47.94)	(0.47)	(48.42)	(0.48)	(48.89)
Top Up Grant	(1.60)	(0.02)	(1.62)	(0.03)	(1.65)	(0.05)	(1.70)	(0.06)	(1.76)
S31 Business Rates Grants	(0.80)	(0.08)	(0.88)	0.68	(0.20)	-	(0.20)	-	(0.20)
Other Business Rates Relief Grants	(1.20)	0.46	(0.74)	0.01	(0.73)	-	(0.73)	-	(0.73)
Collection Fund Surplus	(5.57)	1.77	(3.80)	3.80	-	-	-	-	-
<b>Total Funding</b>	<b>(191.60)</b>	<b>10.62</b>	<b>(180.98)</b>	<b>15.16</b>	<b>(165.82)</b>	<b>4.73</b>	<b>(161.09)</b>	<b>2.98</b>	<b>(158.10)</b>
<b>Savings Requirement</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>24.62</b>	<b>24.62</b>	<b>6.71</b>	<b>31.34</b>	<b>10.97</b>	<b>42.31</b>

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