

# Public Document Pack



## RUSHMOOR BOROUGH COUNCIL

### OVERVIEW AND SCRUTINY COMMITTEE

*at the Council Offices, Farnborough on  
Thursday, 11th June, 2026 at 7.00 pm*

**To:**

Cllr Halleh Koohestani (Chair)

Cllr A. Adeola  
Cllr Kevin Betsworth  
Cllr Uttar Gurung  
Cllr Steve Harden  
Cllr G.B. Lyon  
Cllr Sally McGuinness  
Cllr Bill O'Donovan  
Cllr Mike Roberts  
Cllr Nicky Slater  
Cllr Sarah Spall

**Standing Deputy**

Cllr C.W. Card  
Cllr Leola Card  
Cllr Lisa Greenway

Cllr Sharon Harvey  
Cllr Mara Makunura

Cllr Rob Matthews  
Cllr M.J. Tennant  
One vacancy

Enquiries regarding this agenda should be referred to the Administrator, Adele Taylor, Democratic Services, Tel. (01252) 398831, Email. [adele.taylor@rushmoor.gov.uk](mailto:adele.taylor@rushmoor.gov.uk).

# **A G E N D A**

## **1. APPOINTMENT OF VICE CHAIR –**

To appoint two Vice-Chairmen of the Committee for the 2026/27 Municipal Year.

## **2. MINUTES OF THE PREVIOUS MEETING – (Pages 1 - 6)**

To confirm the Minutes of the Meeting held on 24th February, 2026 (copy attached).

## **3. HOMES FOR ALL - PRIORITY UPDATE – (Pages 7 - 12)**

To receive a presentation from Suzannah Hellicar, Service Manager – Housing, Zoe Paine, Housing Strategy and Enabling Manager, Jermaine Pinto, Housing Options Manager and Charlotte Redpath, Housing Support Team Leader, on the current position relating to the Council's Homes for All: Quality Living, Affordable Housing priority as set out in the [Council Delivery Plan 2026-28](#).

The Housing Service Performance Data for Quarter 4 is attached for your reference.

The Portfolio Holder for Housing, Planning and Property, Cllr Keith Dibble, will be in attendance to answer Members' questions.

## **4. ROUGH SLEEPING –**

To receive an overview of rough sleeping in the Borough and the support offered to vulnerable rough sleepers.

## **5. APPOINTMENTS 2026-27 –**

### **(1) Agenda Preparation Group**

To appoint the Membership of the Agenda Preparation Group. The Group will include the Chair (Cllr Halleh Koohestani), the Vice-Chairs and one Labour Group Member.

### **(2) Council Tax Support**

To appoint the Membership of the Council Tax Support Task and Finish Group for 2026/27. This Group requires that the Membership includes either the Chairman or Vice Chairman of the Committee. Nominations received will be tabled at the meeting.

### **(3) Housing Oversight Group**

To appoint the Membership of the Housing Oversight Group for 2026/27. Nominations received will be tabled at the meeting.

## **6. WORK PLAN –**

To consider the Work Plan for the 2026/27 Municipal Year (copy attached).

## **MEETING REPRESENTATION**

Members of the public may ask to speak at the meeting on any of the items on the agenda by writing to the Committee Administrator at the Council Offices, Farnborough by 5.00 pm two working days prior to the meeting.

Applications for items to be considered for the next meeting must be received in writing to the Committee Administrator fifteen working days prior to the meeting.

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# OVERVIEW AND SCRUTINY COMMITTEE

Meeting held on Tuesday, 24th February, 2026 at the Council Offices, Farnborough at 7.00 pm.

## **Voting Members**

Cllr M.J. Tennant (Vice-Chair) (In the Chair)  
Cllr Thomas Day (Vice-Chair)

Cllr Leola Card  
Cllr C.P. Grattan  
Cllr Steve Harden  
Cllr G.B. Lyon  
Cllr Bill O'Donovan  
Cllr M.J. Roberts  
Cllr S. Trussler

Apologies for absence were submitted on behalf of Cllr Halleh Koohestani and Cllr Nadia Martin

## **31. MINUTES OF THE PREVIOUS MEETING**

The minutes of the Meeting held on 5th February, 2026 were agreed as a correct record.

## **32. WORK PLAN**

The Committee noted the current Work Plan and were provided with an update on matters raised at the meeting of the Committee on 11th December, 2025.

- Housing Oversight Group (formally Registered Providers Task and Finish Group) – The First meeting had been held on 2nd February, 2026 with an increased Membership of seven Members from the original five Members. Meeting frequency had also been increased to quarterly. The work programme included key housing issues which covered all tenures, social housing, leaseholder and private rented housing. It also included the review of any registered provider (RP) performance issues at every meeting, with the ability to escalate any major concerns to individual performance management or scrutiny meeting with an RP if needed. The Portfolio Holder would provide an annual report to the Committee, and this was included in the updated terms of reference. The updated terms of reference and work plan would be shared with the Committee for information.
- Walk this Waste Pilot – it was reported that since the meeting of the Committee in December, where a number of key observations were made, the Cabinet had decided not to continue with the scheme and were

considering other options to address the issue of fly tipping and removal of bulky waste.

- Letter to Hampshire County Council – it was noted that a letter had been sent to the Leader on Hampshire County Council (HCC) on 23rd January, 2026, a copy of which would be shared with Members. Currently, the Council were still awaiting a response.

**ACTION:**

<b>What</b>	<b>By Whom</b>	<b>When</b>
Share the revised Terms of Reference for the Housing Oversight Group.	David Phillips, Lead Officer	Early March
Share a copy of the letter to the Leader of Hampshire County Council.	David Phillips, Lead Officer	Early March
Provide a summary of each update with the Committee	David Phillips, Lead Officer	Early March

With regard to future meetings, it was noted that an email would be shared with a list of potential items for the meeting in March 2026, and it was noted that a request was made to consider Rough Sleeping at that meeting.

**ACTION:**

<b>What</b>	<b>By Whom</b>	<b>When</b>
Add a potential Item relating to Rough Sleeping to the Work Plan for March 2026	Adele Taylor, Committee Administrator	February 2026

In response to a query regarding Call-in procedures, it was advised that the Committee would normally consider any decision that had been called in to the Committee within ten working days of the Corporate Manager – Democracy being notified of the request.

**33. FARNBOROUGH LEISURE CENTRE - BUILD**

The Committee welcomed the Portfolio Holder for Healthy Communities and Active Lives, Cllr Sophie Porter, Executive Director, Karen Edwards, Rosie Plaistowe-Melham, Service Manager – Finance and Deputy S151 Officer and Johanna Cohen, Development Manager who were in attendance to advise Members on the detail of Report No. REG2601.

Also in attendance were representatives from development partner Alliance Leisure, Sarah Watts, Chief Executive and Founder and Steve Rose, Project Delivery Manager, who provided an overview of their business model and responsibilities throughout the project.

Members acknowledged that there had been a large amount of information to go through prior to the meeting which had been shared as soon as it had become available. However, following a round table discussion, multiple Members felt they

had had insufficient time to carry out full scrutiny, but the majority felt they could move forward with the support of officers in the room.

Members were provided with a presentation which set out a summary of the decision and key considerations for the Cabinet at its meeting on 3rd March, 2026, and an overview of the content of the Report and Appendices. Key project milestones were also noted, and in response to a query, it was advised that estimated revenue financial implications, of the £8.8m of additional borrowing to enable the project, had been included in the Medium-Term Financial Strategy, which would be presented at the Full Council Meeting on Thursday 26th February, 2026. Key risks and mitigation were also addressed.

During discussion, the Committee noted that in the initial years following project completion, revenue costs outweighed operational income. However, from year four onwards, there would be a net positive revenue position to enable debt costs of the project to be covered and an income for the Council. Payback (breakeven) would be achieved in 2041/42, at the end of the initial 15 year operator contract.

Members reviewed financial modelling criteria carried out on a number of different scenarios. It was noted that the level of external funding available (Levelling Up funding of £18.5m) helped secure the delivery of the project, and without the funding the Council wouldn't be in such a positive position. In addition, it was requested that financial modelling be undertaken on 3-4% increased interest rates and a combination scenario.

**ACTION:**

<b>What</b>	<b>By Whom</b>	<b>When</b>
Carry out financial modelling for: <ul style="list-style-type: none"> <li>• A 3-4% interest rate increase</li> <li>• Combination scenario</li> </ul>	Rosie Plaistowe-Melham, Service Manager – Finance and Deputy S151 Officer	Early March

A discussion was held on the options for borrowing. The current forecasts accounted for long term borrowing of the £8.8m, however this position may change when the time came to borrow the additional amount. Local Government Reorganisation (LGR) could mean that funds may not need to be borrowed, or alternative short-term borrowing could be considered.

In response to a query regarding a Climate Impact Assessment for this project, it was noted that these assessments were in the process of being introduced and a written response would be provided by the Cabinet Member on the latest position.

**ACTION:**

<b>What</b>	<b>By Whom</b>	<b>When</b>
Provide a written response on the current status of Climate (Environmental) Impact Assessments	Cllr Sophie Porter, Portfolio Holder for Healthy Communities and Active Lives	Early March

The Committee received a presentation from Alliance Leisure, which advised on their business model of working solely within the public sector. By working in this sector only, Alliance offered a greater understanding of what was important when developing a facility with a local authority. Alliance worked with architects GT3 and contractors Pellikaan, to develop facilities that were affordable and relevant to need.

The Committee discussed the contract structure and were advised that the Council had requested a Clerk of Works, an independent person to oversee the quality of works, as part of the contract with Alliance Leisure. During a discussion on ground condition, it was noted that the area being used for the development was poor, but Alliance had confidence in Pellikaan, and their 80 years of experience.

The Chair thanked Ms Watts and Mr Rose for their presentation.

With agreement of the Committee, it was proposed that the remainder of the meeting be held in private, therefore excluding the public, to allow for scrutiny of the exempt appendices included within the Report.

a) **Exclusion of the Public**

**RESOLVED:** That, taking into account the public interest test, the public be excluded from the meeting during the discussion of the under mentioned item to avoid the disclosure of exempt information within the paragraph of Schedule 12A to the Local Government Act, 1972 indicated against the item:

<b>Minute No.</b>	<b>Schedule 12A Para. No.</b>	<b>Category</b>
33b	3	Information relating to financial or business affairs

b) **Farnborough Leisure Centre - Build - IN PRIVATE**

During the in private discussion, it was advised that a full review of the financial position of both Alliance Leisure and Pellikaan had been undertaken and the Section 151 Officers had assured that both companies were a low risk to the Council.

The Committee also discussed social value and were advised that Pellikaan would work to add social value but nothing specific had yet been agreed. Any social value would be shaped by the Council and an allocation made to support it. It was suggested that any surpluses generated by the new Farnborough Leisure Centre could be prioritised for reinvestment into improving other leisure provision within the Borough.

The Committee were apprised of the options to protect financial risk within the contract which had been provided by the Council's Contract lawyer and Regeneration and Development Consultant. In response to a query regarding a Parent Company Guarantee (PCG), the Council's Interim Corporate Manager Legal would be asked to whether a PCG could be considered alongside any other offer.

With regard to other risk, it was noted that once the contract had commenced the level of risk to the Council would reduce.

The meeting closed at 9.27 pm.

CLLR M.J. TENNANT (VICE CHAIR) (IN THE CHAIR)

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# Housing indicators and measures – Q4 2025/26

## Key - Measures and indicators

D = Where the Council is able to influence the measure or indicator directly.



I = Where the Council can only influence changes

A = Data published annually






Q = Data published quarterly

S = Data is seasonal and is affected by the time of year and data is compared to the equivalent quarter in the previous year

### Where the measure is a 'D' and there is a target or expected range

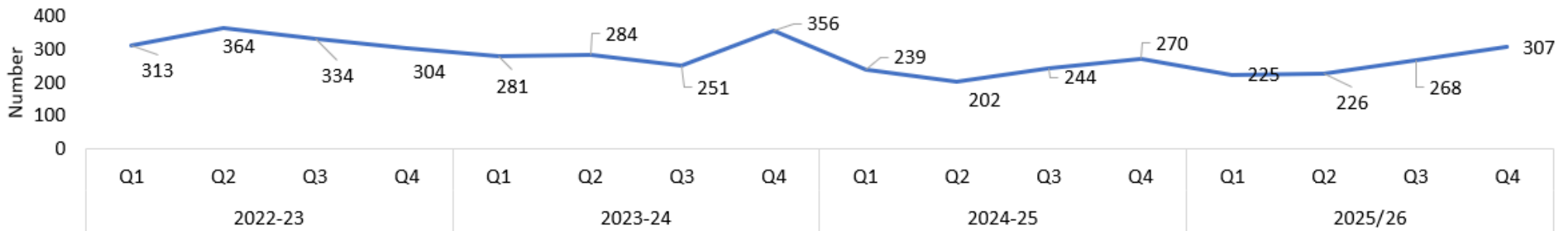
Above target / within expected range	Below target / not within expected range
	

### Direction of Travel (DoT)

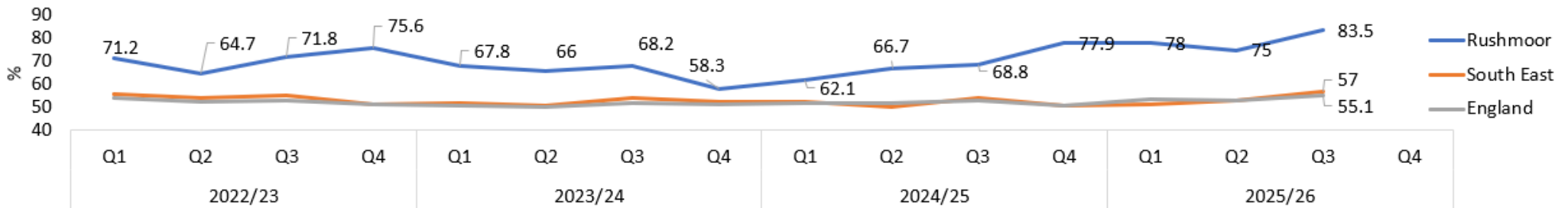
Data is improving from last comparison period, and the figures are up	Data is improving from last comparison period and the figures are down	Data is declining from last comparison period and the figures are up	Data is declining from last comparison period and the figures are down	Stable – the figures are same as last comparison period
				

Measure / indicator	I or D	Q or A	S	Target/ expected range	Last comparison quarter	Q4 position	DoT	Comment
Number of homelessness enquiries	D	Q		TBC	268	307	⬆️	This is one of the largest quarterly increases in cases across the date range above, and the first time in over two years that we have had over 300 case approaches in a quarter. This is likely due to a result of the incoming renters rights act. This act becomes law on 1 <sup>st</sup> May 2026, so the impact will likely be felt in April 2026 also

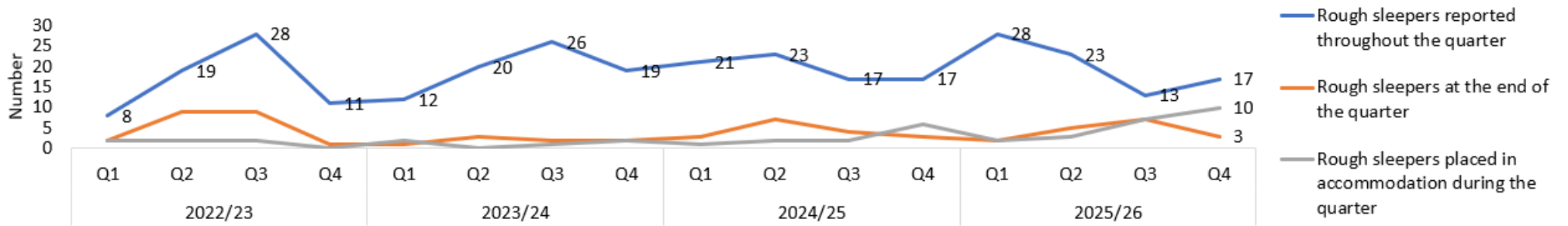
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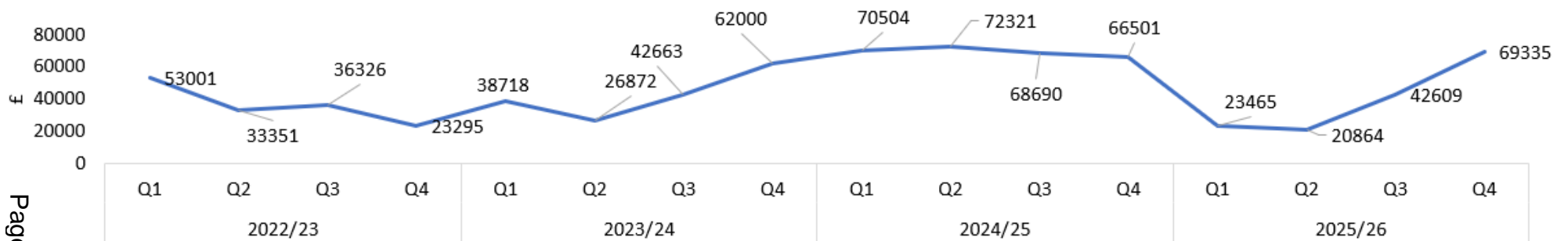
Measure / indicator	I or D	Q or A	S	Target/ expected range	Last comparison quarter	Q4 position	DoT	Comment
Homelessness duty owed, % housed for 6 months at the end of 56 days – currently one quarter behind	D	Q		TBC	Q2 Rushmoor 75% South East 53% England 53%	Q3 Rushmoor 83.5% South East 57% England 55.1%	⬆️	Q4 data currently unavailable.



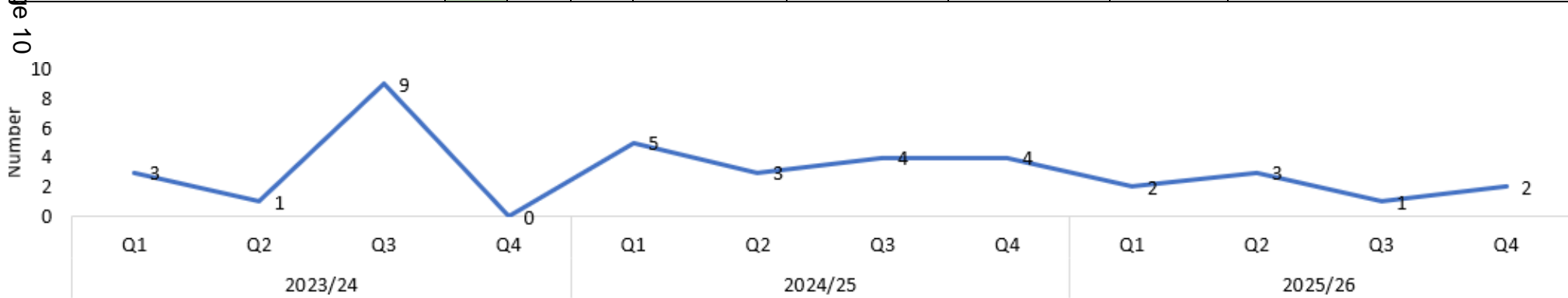
Measure / indicator	I or D	Q or A	S	Target/ expected range	Last comparison quarter	Q4 position	DoT	Comment
<b>Rough sleepers</b> – number reported throughout the quarter	D	Q		TBC	13	17	⬆️	There was a SWEP during this period



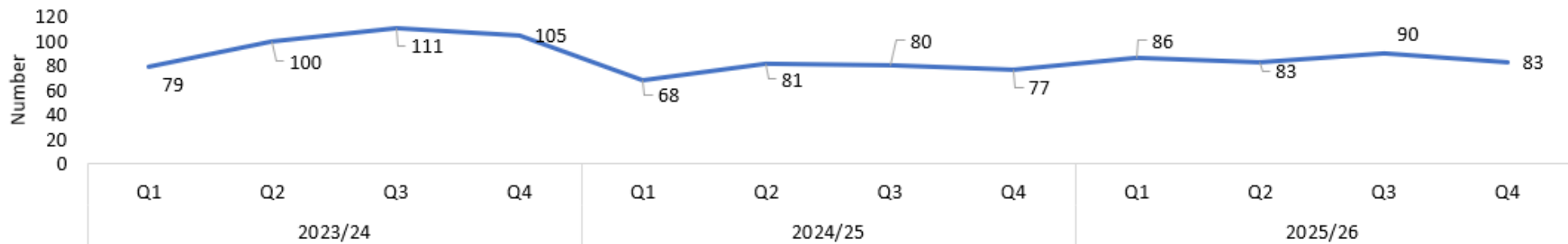
Measure / indicator	I or D	Q or A	S	Target/ expected range	Last comparison quarter	Q4 position	DoT	Comment
<b>B&amp;B costs</b> – gross figure	D	Q	S	TBC	£66,501 Q4 last year	£69,335 estimated	⬆️	Estimated £156,274 for 2025/26. Which is less than in 2024/25 £278,016.





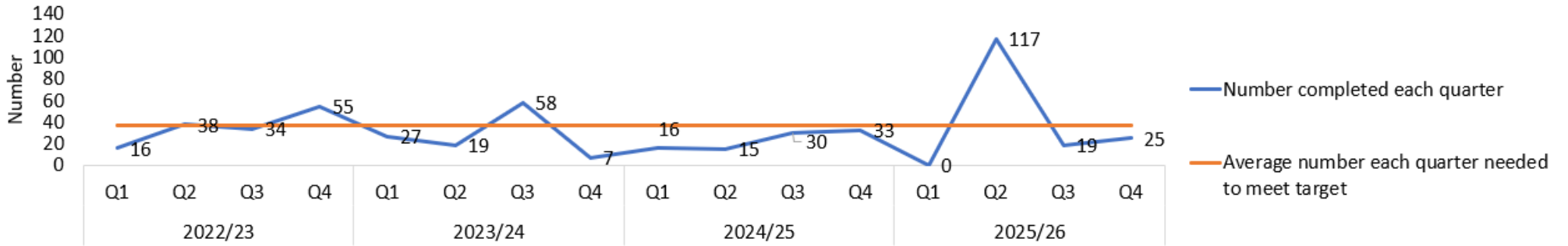
Measure / indicator	I or D	Q or A	S	Target/ expected range	Last comparison quarter	Q4 position	DoT	Comment
<b>Number of private sector housing improvement notices issued by the Council</b>	D	Q		For information	1	2	N/A	8 in 2025/26



Measure / indicator	I or D	Q or A	S	Target/ expected range	Last comparison quarter	Q4 position	DoT	Comment
<b>Reduction in the number of private sector complaints</b>	D	Q		For information	90	83	↓	342 in 2025/26



Measure / indicator	I or D	Q or A	S	Target/ expected range	Last comparison quarter	Q4 position	DoT	Comment
Gross affordable housing completions	D	Q		450 completions over any three-year period (Average 37.5 per quarter)	19	25  Year to date: 161 Three-year figure: 366		The target of 150 a year was met but the 3 year target of 450 was not met



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