

COMMUNITY POLICY AND REVIEW PANEL

Meeting held on Thursday, 17 November 2016 at the Concorde Room, Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr M.D. Smith (Chairman)
Cllr M.S. Choudhary (Vice-Chairman)

Cllr R. Cooper
Cllr Jennifer Evans
Cllr S.J. Masterson
Cllr J.J. Preece
Cllr P.F. Rust
Cllr J.E. Woolley

Apologies for absence were submitted on behalf of Councillor Adam Jackman.

12. MINUTES

The Minutes of the Meeting held on 15th September, 2016 were approved and signed by the Chairman.

13. FIRST WESSEX GARAGE SITES

The Panel welcomed Michelle Rooks-Dawson, Head of Sales and Assets, and Richard Paine, Land and New Business Manager, from First Wessex. Also in attendance were David Quest from Quest Estates (Chartered Surveyors and Valuers) and Glyn Burton from Hampshire Garages Investments Ltd. They had been invited to the meeting to explain the proposed transfer of the First Wessex garage portfolio.

David Quest gave Members a presentation on future plans for the garage sites, if they were to be sold to Hampshire Garages Investments Ltd. It was explained to the Panel that there were 1,129 garages and parking spaces with 604 (54%) let and 525 (46%) vacant.

The Panel noted that the rental of garages was not the core activity of First Wessex; its funding and resourcing had needed to be prioritised for the provision of social housing. It was noted that there had been a lack of pro-active management, no regular programme of maintenance and repair and no long-term strategic objectives for continued ownership.

The Panel noted that, in order to achieve the goals of developing tidier and more desirable garage sites, Hampshire Garages would need to work with an established garage management firm. Members were advised of the criteria for the possible management firm. There was a particular need for a local office with local

staff. Two firms had been shortlisted for award of the management contract: Courtman and Co. and Secure Parking and Storage.

Photographs showing the condition of some of the garage sites were shared with the Panel. It was explained that it would be necessary to identify the garage sites in disrepair and the sites with a greater tenant demand and re-build them. Members were informed that the traditional garage size would not be suitable for parking an average UK car. It was therefore intended to build garages in three sizes to cater for different uses of the units. It was suspected that security would be important to tenants and therefore, the introduction of CCTV, secured fencing and lighting was intended.

The annual rent for the garage sites had been £600 per annum and it was questioned whether this was too high and was one reason for there being such a large number of vacant sites. The potential for solar panels being fitted to the roofs of the garages had been explored. It was noted that if this was successful and resulted in greater income generation, a reduction in rent for some customers could be a possibility.

The leading competition for garage sites was the large number of self-storage companies. It was noted that the main difference between the two was that those companies offered heated and secure storage. Storage companies also offered flexible rent contracts to customers, whereas garage contracts were generally for twelve months.

Michelle Rooks-Dawson assured the Panel that First Wessex had worked with the Council's Planning Service and this had confirmed that none of the properties included in the portfolio had development potential.

The Panel **NOTED** the presentation and recommended to the Cabinet that the transfer of the garage stock to Hampshire Garages Investment Ltd. Be approved, subject to:

- First Wessex entering into an agreement with the Council to ensure that the capital receipt from the sale is reinvested in schemes within the Borough
- Hampshire Garages Investment Ltd. entering into a Deed Covenant with the Council not to transfer or grant any long lease of the stock or re-develop the stock without the consent of the Council
- First Wessex meeting the Council's legal costs

14. **HEALTH AND WELLBEING**

The Panel welcomed Colin Alborough, Environmental Health Manager, who gave Members a presentation on the current approach to health and wellbeing in Rushmoor.

Members were reminded of the roles of each core organisation that made up the NHS structure. It was noted that the Rushmoor Health and Wellbeing Partnership served two organisations, Rushmoor Strategic Partnership (RSP) and Hampshire Health and Wellbeing Forum. The Rushmoor Health and Wellbeing Partnership was

created by the RSP to work on issues affecting the health and wellbeing of local people, improve health outcomes and reduce health inequality. It was described as a multi-agency body that developed and monitored the implementation of the Rushmoor Health Strategy. The Partnership held regular meetings that were well attended.

The NHS Sustainability and Transformation Plan (STP) was shared with the Panel and it was explained that every health and care system in England had been required to produce an STP that showed how local services intended to evolve and become sustainable over a five year period. It was noted that the Frimley Health STP had been submitted in October, 2016.

The Panel noted how the Joint Strategic Needs Assessment (JSNA) supported the creation of the Hampshire Health and Wellbeing Strategy. The strategy had four main categories:

- Starting well – so every child could thrive
- Living well – so people chose to live healthier lives
- Ageing well – so people remained independent, had choice and control and timely access to high quality services
- Healthier communities – so people lived in strong and supportive communities

Members noted the health and wellbeing challenges in Rushmoor; these were measured as being worse or significantly worse than Hampshire and/or England. The issues listed were:

- Hospital admissions caused by unintentional and deliberate injuries in young people (aged 15-24)
- Obese children (Year 6)
- Mental Health (psychiatric disorders)
- Hospital stays for self-harm
- Percentage of physically active adults
- Mortality (cancer and respiratory)
- Incidence of TB
- Falls
- Excess winter deaths
- Pockets of deprivation with health inequalities

Other areas where Rushmoor results had been significantly worse than the England average included GCSEs achieved, violent crime, smoking prevalence in adults and hospital stays for self-harm. The 2015 Index of Multiple Deprivation (IMD) data was shared and this identified two Rushmoor Lower Super Output Areas (LSOAs) in the most 20% deprived areas in England; these areas were located in the Cherrywood and Aldershot Park wards.

The Panel noted the projects that had taken place in the Borough which has been delivered by a number of organisations, including Life Skills, Winter Watch, Targeted Mental Health Awareness and Signposting, Farnborough Active Club, Active Families and Mind the Gap.

It was concluded that local public health issues would continue to be monitored, along with local help projects.

The Panel **NOTED** the update.

15. PREPAYMENT METERS

The Panel **AGREED** that this issue would be explored at the following meeting of the Panel and that Members would be consulted with a proposed approach prior to the meeting.

16. PRIVATE SECTOR HOUSING SURVEY

The Panel **NOTED** the written update and a final update on the Private Sector Housing Survey would be provided to the Panel at the end of the Municipal Year.

17. WORK PROGRAMME

The Panel noted the work programme for the 2016/17 Municipal Year Municipal Year.

The meeting closed at 8.39 pm.

CLLR M.D. SMITH (CHAIRMAN)
