

CABINET

Meeting held on Tuesday, 12th November, 2019 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr K.H. Muschamp, Deputy Leader and Customer Experience and Improvement Portfolio Holder (in the Chair)

Cllr Marina Munro, Planning and Economy Portfolio Holder

Cllr A.R. Newell, Democracy, Strategy and Partnerships Portfolio Holder

Cllr M.L. Sheehan, Operational Services Portfolio Holder

Cllr P.G. Taylor, Corporate Services Portfolio Holder

Cllr M.J. Tennant, Major Projects and Property Portfolio Holder

An apology for absence was submitted on behalf of the Leader of the Council (Councillor David Clifford).

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **25th November, 2019**.

50. MINUTES –

The Minutes of the meeting of the Cabinet held on 15th October, 2019 were confirmed and signed by the Chairman.

51. REVENUE BUDGET MONITORING AND FORECASTING 2019/20 – POSITION AS AT OCTOBER, 2019 –

(Cllr Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet considered Report No. FIN1930, which set out the anticipated financial position for 2019/20, based on the monitoring exercise carried out during September, 2019. Members were informed that the need for savings or income generation of around £3,931,000 and vacancy monitoring savings of £325,000 had been identified in the original budget for 2019/20. During Quarter 2, net cost reductions of £3,214,000 had been built into the approved budget, leaving a budget savings target of £1,042,000 and an outturn forecast of £470,000. It was reported that the forecast position on the General Fund risk-based balance was likely to be maintained at £2 million, which was at the top of the range set out in the Medium Term Financial Strategy. It was noted that the Stability and Resilience Reserve could be used to support the General Fund balance in the short term and it was, therefore, prudent to hold a reasonable reserve for this purpose, especially in light of the known risks faced by the Council and detailed in the Report.

The Cabinet NOTED the latest Revenue Budget monitoring position, as set out in Report No. FIN1930.

52. **CAPITAL PROGRAMME MONITORING AND FORECASTING 2019/20 - POSITION AS AT SEPTEMBER, 2019 –**
(Cllr Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet received Report No. FIN1932, which provided the latest forecast regarding the Council's Capital Programme for 2019/20, based on the monitoring exercise carried out during September, 2019. The Report advised that the Capital Programme for 2019/20, allowing for slippages from the previous financial year and additional approvals, totalled £72,284,000. It was noted that projects of major financial significance to the Council in the Capital Programme for 2019/20 included the Aldershot Town Centre Integration and Union Street developments, the Farnborough Civic Quarter development, the finalisation of a loan to Farnborough International and the further acquisition of investment properties. The Report set out a request for additional approvals to facilitate capital projects within 2019/20 in respect of the replacement of a boiler at the Council Offices, urgent works at Frimley 4 Business Park and the gross expenditure budget allocation for Voyager House, Farnborough. In response to a question, it was confirmed that the North East Hampshire and Farnham Clinical Commissioning Group would be funding all fit-out costs over and above those agreed by the Cabinet at its meeting on 14th November, 2017 in relation to Voyager House, Farnborough.

The Cabinet RESOLVED that

- (i) The latest Capital Programme monitoring position, as set out in Report No. FIN1932, be noted; and
- (ii) the additional capital requests for 2019/20, as set out in the Report, be approved.

53. **COUNCIL BUSINESS PLAN PROGRESS UPDATE JULY - SEPTEMBER 2019/20–**
(Cllr David Clifford, Leader of the Council)

The Cabinet received Report No. ELT1905, which set out progress against the Council Business Plan, as at the end of the second quarter of the 2019/20 municipal year. The Report brought together monitoring information in respect of the actions identified as key activities in the three year business plan and the two key programmes of work that were essential in delivering the priorities, the Regenerating Rushmoor Programme and the ICE Programme. It was reported that the framework and processes for performance monitoring were in the process of being reviewed at the present time.

The Cabinet NOTED the progress made towards delivering the Council Business Plan 2019/20, as set out in Report No. ELT1905.

54. **AUTHORITY TO APPLY FOR PLANNING PERMISSION –**
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Report No. RP1919, which sought delegated authority to submit planning applications on behalf of the Council in relation to four sites in the Borough.

Members were informed that three of the sites, land adjacent to No. 3a Arthur Street, Aldershot, land adjacent to No. 69 Victoria Road, Aldershot and land at Churchill Crescent, Farnborough were being prepared for a potential transfer to the local housing company. The fourth property, North Lane Lodge, No. 259 North Lane, Aldershot, was currently in use as a 9-bed hostel for rough sleepers. Planning permission would be required for the property to continue to be used for this purpose until November, 2020.

The Cabinet RESOLVED that the Executive Head of Regeneration and Property, in consultation with the Major Projects and Property Portfolio Holder, be authorised to apply for planning permission on the sites set out in Section 3 of Report No. RP1919.

55. **REVIEW OF RENT RELIEF FOR VOLUNTARY ORGANISATIONS –**
(Cllr Adrian Newell, Democracy, Strategy and Partnerships Portfolio Holder)

The Cabinet considered Report No. DSP1912, which set out details of a review of the rent relief provided to the 27 organisations that leased land and/or buildings from the Council.

Members were reminded that, in 2017, the then Concessions and Community Support Portfolio Holder had carried out a review of the level of rent relief provided, which, at that time, had been available up to 100%. The Cabinet had agreed that from 2018/19, a maximum relief of 90% would be applied and that, in 2019/20, the maximum would be set between 80% and 90%, following further consideration by the Portfolio Holder. The Democracy, Strategy and Partnerships Portfolio Holder had now carried out this review and it was proposed that the maximum level of 90% rent relief should be retained, with organisations being eligible to apply for additional relief if hardship could be demonstrated. The additional relief would be granted for one year at a time and would be subject to a review no later than annually by the Portfolio Holder. The Chairman welcomed Cllr K. Dibble, who requested to address the Cabinet on this issue. Cllr Dibble expressed concern that some voluntary organisations would struggle to pay the 10% contribution. It was confirmed that, in these cases, organisations would be encouraged to apply for the additional hardship relief. It was further agreed that voluntary organisations would be reminded of any other financial assistance that might be available to them.

The Cabinet RESOLVED that

- (i) the retention of the maximum level of 90% rent relief for all voluntary organisations leasing land/premises from the Council, as set out in Report No. RP1912, be approved;
- (ii) the Democracy, Strategy and Partnerships Portfolio Holder be authorised to determine individual claims for additional relief on the grounds of hardship, to be granted for one year at a time and subject to a review no later than annually by the Portfolio Holder; and
- (iii) the Executive Head of Regeneration and Property, in consultation with the Democracy, Strategy and Partnerships Portfolio Holder be authorised to

negotiate appropriate rents with the organisations at lease renewal dates, within the framework of the Asset Management Strategy.

56. **FARNBOROUGH AIRPORT COMMUNITY ENVIRONMENTAL FUND –**
(Cllr Maurice Sheehan, Operational Services Portfolio Holder)

The Cabinet considered Report No. DSP1911, which sought approval to award a grant from the Farnborough Airport Community Environmental Fund, which had been set up to assist local projects.

The Operational Services Portfolio Holder had considered the application by the Friends of St. Peter's (Church of England) Junior School, Church Avenue, Farnborough for an award of £13,140 towards the cost of the installation of an outside classroom and cycle shelters. It was confirmed that this application met all of the agreed criteria.

The Cabinet RESOLVED that a grant of £13,140 be awarded from the Farnborough Airport Community Environmental Fund to the Friends of St. Peter's (Church of England) Junior School.

57. **BUSINESS RATES - DISCRETIONARY RATE RELIEF APPLICATION –**
(Cllr Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet considered Report No. FIN1929, which set out details of an application for rate relief from Airbus Defence and Space Limited (Nos. 3 – 5 Voyager Park, Dingley Way, Farnborough).

The Cabinet RESOLVED that discretionary relief of £60,000 per annum be awarded to Airbus Defence and Space Limited for the financial years 2019/20, 2020/21 and 2021/22.

58. **ALDERSHOT TOWN FOOTBALL CLUB, HIGH STREET, ALDERSHOT - GRANT OF NEW LONG LEASEHOLD –**
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Report No. RP1925, which sought authority to grant a new long leasehold interest in the EBB Stadium, High Street, Aldershot to Aldershot Town Football Club (ATFC). The Chairman welcomed Cllr M.J. Roberts, who had requested to address the Cabinet on this issue.

Members were reminded that, at its meeting on 28th May, 2019, the Cabinet had agreed to the granting of a new lease once planning permission for development at and around the grounds of the stadium had been agreed. The Club had requested an extended lease in order to facilitate its ambition to regenerate the stadium for the long term prosperity of the Club and its supporters. It was reported that, following discussions with the Club subsequently, it had proven more difficult than expected for the Club to generate finance on the terms previously agreed by the Cabinet. It was, therefore, proposed that the new lease should be issued ahead of planning permission being granted, with safeguards in place to protect the Council's position. Under the new terms, the lease payable by the Club would be at £1 per annum but this would be subject to the Club achieving planning consent for the proposed

development works by 31st December, 2022 and completion of the approved development by 31st December, 2030. If these conditions were not met, the annual rent would revert to £25,000, subject to review every five years in line with RPI indexation.

The Cabinet heard from Cllr Roberts, who was speaking on behalf of the Aldershot Town Supporters Trust. The Trust held a number of concerns in relation to the issue of the lease under the new terms and these were set out by Cllr Roberts. These included the financial position of the Club, issues concerning the covenants on the land at the stadium, the control of the legal entity to whom the lease would be granted and the perceived lack of control measures available to the Council in the event of the lessee taking actions that could jeopardise the future of the Club as a community facility. The Trust was also concerned over the lack of transparency from the Club over its plans for the regeneration of the stadium and how this would be financed.

The Cabinet considered the representations made and, in response to concerns raised, pointed to the protections referred to in the conditions around the terms of the new lease. It was agreed, however, that the Council would ask the Club to improve communications on this matter with both the Trust and supporters generally.

The Cabinet RESOLVED that

- (i) the grant of a new 118-year leasehold interest to Aldershot Town Football Club, on the terms and subject to the conditions set out in Report No. RP1925, be approved; and
- (ii) the Executive Head of Regeneration and Property, in consultation with the Major Projects and Property Portfolio Holder, be authorised to conclude negotiations and enter into the new long lease.

59. **ALDERSHOT RAILWAY STATION –**
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet received Report No. RP1923, which sought authority to enter into a grant funding agreement with the Enterprise M3 LEP for the purpose of delivering the Aldershot Railway Station and Surrounds project. Members were also requested to approve the relocation of existing public art to facilitate the project and the introduction of new public art on the railway station forecourt. Details of the proposed scheme were set out in the Report and, in response to a question, it was confirmed that Members would be consulted prior to any new public art being commissioned.

The Cabinet RESOLVED that

- (i) the Corporate Manager – Legal Services, in consultation with the Executive Head of Finance and Major Projects and Property Portfolio Holder, be authorised to enter into the grant funding agreement with the Enterprise M3 LEP for the Aldershot Railway Station and Surrounds project, as set out in Report No. RP1923;

- (ii) the Executive Head of Regeneration and Property be authorised to apply for planning permission associated with the relocation of the field gun currently located at the entrance to the railway station and to secure other associated permissions;
- (iii) Council officers be authorised to work with the Aldershot Civic Society to develop a process for commissioning new public art on the railway station forecourt;
- (iv) the likely underspend on the Council's contribution to the Aldershot Railway Station and Surrounds project be noted; and
- (v) the re-purpose of up to £75,000 of the agreed capital budget to fund new public art on the railway station forecourt, be approved.

The Meeting closed at 8.07 pm.

CLLR K.H. MUSCHAMP, DEPUTY LEADER OF THE COUNCIL
