

CABINET

Meeting held on Tuesday, 6th July, 2021 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr D.E. Clifford, Leader of the Council

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 Deputy Leader of the Council (Cllr K.H. Muschamp).

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 **20th July, 2021**.

9. DECLARATIONS OF INTEREST –

Having regard to the Members' Code of Conduct, no declarations of interest were made.

10. MINUTES –

The Minutes of the meeting of the Cabinet held on 8th June, 2021 were confirmed and signed by the Chairman.

11. 2020/21 REVENUE AND CAPITAL BUDGET OUTTURN - UPDATE –

(Cllr Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet considered Report No. FIN2111, which set out the draft outturn position for 2020/21.

Members were informed that this information was based on the actual income and expenditure recorded on the Council's financial system as at 17th June, 2021 and broad assumptions around the final entries required to complete the outturn process. It was confirmed that Members would be informed of the full outturn position at its meeting on 10th August, 2021. Members noted that the draft outturn position would be subject to change and that it was considered likely that the detailed position would be more favourable.

The Cabinet RESOLVED that the draft revenue and capital outturn positions, as set out in Report No. FIN2111, be noted.

12. **ELECTRICAL SAFETY STANDARDS POLICY –**
(Cllr Maurice Sheehan, Operational Services Portfolio Holder)

The Cabinet considered Report No. OS2106, which set out a proposed new Electrical Safety Standards Policy.

Members were informed that the policy would help the Council to ensure that landlords and property agents complied with improved electrical safety standards in privately rented properties. The Report set out the requirements of the landlord and it was noted that a financial penalty of up to £30,000 could be applied in the case of a failure to comply.

The Cabinet expressed support for this policy, which would help to protect local residents.

The Cabinet RESOLVED that the adoption of the Electrical Safety Standards Policy, as set out in Appendix A of Report No. OS2106, be approved.

13. **MINIMUM ENERGY EFFICIENCY STANDARDS POLICY –**
(Cllr Maurice Sheehan, Operational Services Portfolio Holder)

The Cabinet considered Report No. OS2108, which set out a proposed Minimum Energy Efficiency Standards Policy.

Members were reminded that the Council remained committed to improving energy efficiency and reducing fuel poverty within the Borough's housing stock, particularly in the private rented sector. Regulations now meant that landlords were not permitted to let or re-let a domestic property with an Energy Performance Certificate band of F or G. It was reported that the Council was responsible for the enforcement of the regulations.

The Cabinet RESOLVED that the adoption of the Minimum Energy Efficiency Standards Policy, as set out in Appendix A of Report No. OS2108, be approved.

14. **SOUTHWOOD SANG VISITOR CENTRE AND CAFÉ DESIGN DEVELOPMENT –**
(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Report No. RP2105, which set out the proposed next steps in relation to the Southwood Country Park in Farnborough.

Members were informed that, since the closure of the golf course, the Southwood Country Park had proved popular with local residents. It was now proposed to procure a professional team to progress the design development for a visitor centre and café at the site. To minimise costs, it was proposed to utilise as many of the existing buildings as possible. It was proposed that £126,000 should be allocated from the Stability and Resilience Reserve to facilitate the design development and planning application stages. Members noted that, subject to the 2020/21 outturn position, alternative funding might become available and this would replace funding from the Stability and Resilience Reserve.

In discussing the proposals, the Cabinet expressed strong support for the development of the new facility and considered the proposal to offer good value to local residents.

The Cabinet

(i) **NOTED**

(a) the entering into a conditional agreement for lease, following marketing, with a suitably experienced café operator, to enable input into the design development process, as set out in Report No. RP2105;

(b) that a Final Business Case would be prepared for review by the Cabinet once planning permission had been received, in order to release the full Capital allocation, estimated to be £1,074,000; and

(ii) **RECOMMENDED TO THE COUNCIL** that £126,000 be allocated from the Stability and Resilience Reserve to facilitate the design development and planning application in relation to the visitor centre and café.

15. **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:

Minute No.	Schedule 12A Para. No.	Category
16	3	Information relating to financial or business affairs

**THE FOLLOWING ITEM WAS CONSIDERED
IN THE ABSENCE OF THE PUBLIC**

16. **UNION YARD, ALDERSHOT - IDENTIFICATION OF PREFERRED AFFORDABLE HOUSING PURCHASER –**

(Cllr Martin Tennant, Major Projects and Property Portfolio Holder)

The Cabinet considered Exempt Report No. RP2104, which set out the next stages in relation to the Union Yard site in Aldershot.

Members were reminded that planning permission had been received in June, 2020 for a mixed use scheme including 100 residential units, of which, fourteen had been identified as Affordable Rented Units and six had been identified as Affordable Shared Ownership Units. It had been agreed that a disposal route should be agreed for the scheme's affordable housing units to enable the preferred end user to be involved in the development of the technical design specifications. The Report set out the details of the selection process used and the results of the exercise. Following feedback from each of the organisations involved in the selection process,

it was now proposed to reduce the number of affordable units to eighteen and also for all of these to be Affordable Rented Units. The Report set out the reasons for these changes and it was confirmed that a commuted sum would be provided in lieu of the remaining two units.

The Cabinet RESOLVED that

- (i) subject to further due diligence and Council approval to proceed with the main build contract, the disposal of a leasehold interest in the affordable housing element of the Union Yard development to the organisation recommended in Exempt Report No. RP2104, at the conditional value set out in paragraph 3.11 of the Report, be approved, with the Head of Property, Estates and Technical Services, in consultation with the Major Projects and Property Portfolio Holder, being authorised to agree the final terms of the disposal; and
- (ii) the progressing with a deed of variation to the S106 Agreement to reduce the affordable housing provision on site from twenty to eighteen units, with the provision of an off-site financial contribution in lieu of the two units and the agreement of a change to the unit mix to reflect a 100% Affordable Rented offer, be approved, with the Head of Property, Estates and Technical Services, in consultation with the Major Projects and Property Portfolio Holder, being authorised to agree the final terms.

The Meeting closed at 7.23 pm.

CLLR D.E. CLIFFORD, LEADER OF THE COUNCIL
