

*Please ask for:*

**Vicki Stone**

*Direct dial:*

**(023) 9254 5651**

*Fax:*

**(023) 9254 5587**

*E-mail:*

**vicki.stone@gosport.gov.uk**

**29 January 2016**

## **S U M M O N S**

**MEETING:** Community Board  
**DATE:** 8 February 2016  
**TIME:** 6.00 pm  
**PLACE:** Council Chamber, Town Hall, Gosport  
**Democratic Services contact:** Vicki Stone

LINDA EDWARDS  
BOROUGH SOLICITOR

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### **MEMBERS OF THE BOARD**

The Mayor (Councillor Farr) (ex officio)  
Chairman of P&O Board (Councillor Hook) (ex officio)

Councillor Burgess (Chairman)  
Councillor Dickson (Vice-Chairman)

Councillor Bateman  
Councillor Edgar  
Councillor Foster-Reed  
Councillor Hazel  
Councillor Mrs Hook

Councillor Hylands  
Councillor Mrs Morgan  
Councillor Murphy  
Councillor Mrs Searle  
Councillor Wright

## **FIRE PRECAUTIONS**

(To be read by the Mayor if members of the public are present)

**In the event of the fire alarm sounding, please leave the room immediately. Proceed downstairs by way of the main stairs or as directed by GBC staff, follow any of the emergency exit signs. People with disability or mobility issues please identify yourself to GBC staff who will assist in your evacuation of the building.**

### **IMPORTANT NOTICE:**

- If you are in a wheelchair or have difficulty in walking and require access to the Committee Room on the First Floor of the Town Hall for this meeting, assistance can be provided by Town Hall staff on request

If you require any of the services detailed above please ring the Direct Line for the Democratic Services Officer listed on the Summons (first page).

### **NOTE:**

- i. Councillors are requested to note that, if any Councillor who is not a Member of the Board wishes to speak at the Board meeting, then the Borough Solicitor is required to receive not less than 24 hours prior notice in writing or electronically and such notice shall indicate the agenda item or items on which the member wishes to speak.
- ii. Please note that mobile phones should be switched off or on silent for the duration of the meeting.
- iii. This meeting may be filmed or otherwise recorded. By attending this meeting, you are consenting to any broadcast of your image and being recorded.

**AGENDA**

**PART A ITEMS**

1. APOLOGIES FOR NON-ATTENDANCE

2. DECLARATIONS OF INTEREST

*All Members present are required to disclose, at this point in the meeting or as soon as possible thereafter, any disclosable pecuniary interest or personal interest in any item(s) being considered at this meeting.*

3. MINUTES OF THE MEETING OF THE COMMUNITY BOARD  
HELD ON 16 NOVEMBER 2015

4. DEPUTATIONS – STANDING ORDER 3.5

*(NOTE: The Board is required to receive a deputation(s) on a matter which is before the meeting of the Board provided that notice of the intended deputation and its object shall have been received by the Borough Solicitor by 12 noon on Thursday 4<sup>th</sup> February 2016. The total time for deputations in favour and against a proposal shall not exceed 10 minutes).*

5. PUBLIC QUESTIONS – STANDING ORDER 3.6

*(NOTE: The Board is required to allow a total of 15 minutes for questions from Members of the public on matters within the terms of reference of the Board provided that notice of such Question(s) shall have been submitted to the Borough Solicitor by 12 noon on Thursday 4<sup>th</sup> February 2016).*

6. BUSINESS PLAN UPDATE AND COUNCIL DWELLING RENTS  
2016/2017

*This report considers the Housing Revenue Account (HRA) Business Plan including the revised 2015/2016 budget and the 2016/2017 budget including recommendations on rent levels for next year.*

**Part I**  
Borough  
Treasurer &  
Interim Housing  
Services  
Manager

7. VARIATION OF CAR PARK ORDER – RESPONSE TO  
OBJECTIONS/REPRESENTATIONS

*The purpose of the report is to consider objections and representations received in response to the statutory notice of the proposal to vary the Borough of Gosport (Off-Street Parking Places) (Gosport and Lee-on-the-Solent) Order 2012.*

**Part II**  
Chief Executive

8. ANY OTHER BUSINESS

*Which the Chairman determines should be considered, by reason of special circumstances, as a matter of urgency.*

**A MEETING OF THE COMMUNITY BOARD  
WAS HELD ON 16 NOVEMBER 2015 AT 6PM**

The Mayor (Councillor Farr) (ex-officio), Councillor Hook (P) (ex-officio), Bateman (P), Burgess (P), Dickson(P), Edgar (P), Foster-Reed, Hazel(P), Mrs Hook (P), Hylands (P), Mrs Morgan (P), Murphy (P), Searle (P), Wright (P)

**25. APOLOGIES**

There were no apologies received.

**26. MINUTES OF THE MEETING OF THE COMMUNITY BOARD HELD ON 14 SEPTEMBER 2015**

**RESOLVED:** That the minutes of the meeting of the Community Board held on 14 September 2015 be approved and signed by the Chairman as a true and correct record.

**27. DECLARATIONS OF INTEREST**

There were none.

**28. DEPUTATIONS**

There were none.

**29. PUBLIC QUESTIONS**

There were none.

**30. REPORT FROM THE OVERVIEW AND SCRUTINY COMMITTEE – INTERPRETATION BOARDS**

Consideration was given to a report by the Chief Executive for Members to consider the report of the Overview and Scrutiny Committee relating to the work of the Interpretation Board Working Group and to indicate what action they propose to take.

Members were advised that there was an amendment to the Interpretation board rolling programme of works as detailed in Appendix B of the report of the Chief Executive. Interpretation board number 48 was to be replaced. The location of the board was to remain the same.

The Chairman thanked the Overview & Scrutiny Committee for the work carried out in compiling the work programme for the Interpretation boards in the Borough.

**RESOLVED:** That:

- a) the Community Board agree to the implementation of the interpretation Board programme of work as recommended by the Overview & Scrutiny Committee and detailed in Appendix B of the report of the Chief Executive
- b) the Boards be updated and upgraded from the funds in the Capital Programme.
- c) that the recommendation for Board number 48 be amended and that that the Board be replaced but remain in the same location.

### **31. GOSPORT SCHEME OF ALLOCATIONS – AN INTERIM REVIEW**

Consideration was given to a report by the Interim Housing Services Manager which informed Members of the impact and outcomes of the changes made in 2013 and 2015 to the Scheme of Allocations following interim reviews. The report also sought Member's approval for some immediate and minor policy adjustments to ensure the most effective use of social housing stock.

**RESOLVED:** That the Community Board approves:

1. The following amendments to the Gosport Scheme of Allocations for immediate implementation:
  - a) For access to Sheltered and Extra Care accommodation only, the capital/equity threshold is raised from £16,000 to £70,000 and for income thresholds to remain unchanged;
  - b) Any changes to the above threshold to reflect changes in the market is dealt with by officers as part of their discretion on capital/equity thresholds;
  - c) That access criteria for Council mature lets be reduced from 38 years or more to those aged 35 years or more.
  - d) That Extra Care nominations requests are not advertised under the Choice Based Lettings approach.
2. Consultation with housing association partners in respect of recommendation 1(a) above, and, if significant issues arise from that consultation, authority is delegated to the Chief Executive in consultation with the Chairman of the Community Board to determine the Council's response

Following the vote on the recommendation and before the next agenda item was considered two Members of the Community Board required under Standing Order 6.10.1, that this decision be submitted to Council as a recommendation.

### **32. ANY OTHER BUSINESS**

There was no other business.

The meeting concluded at 18:20

CHAIRMAN

## AGENDA ITEM NO. 06

<b>Board/Committee:</b>	COMMUNITY BOARD
<b>Date of Meeting:</b>	8 FEBRUARY 2016
<b>Title:</b>	BUSINESS PLAN UPDATE AND COUNCIL DWELLING RENTS 2016/2017
<b>Author:</b>	BOROUGH TREASURER AND INTERIM HOUSING SERVICES MANAGER
<b>Status:</b>	FOR RECOMMENDATION TO FULL COUNCIL

### **Purpose**

This report considers the Housing Revenue Account (HRA) Business Plan including the revised 2015/2016 budget and the 2016/2017 budget including recommendations on rent levels for next year.

### **Recommendation**

That the Community Board recommend to Council that:

- The revised HRA Business Plan extract (Appendix A) and associated 2015/16 Revised Budget and 2016/17 Budget (Appendix B) is agreed.
- That Council Dwelling rents decrease by 1% (an average of £0.83 per week).
- The rent for older style garages is increased in line with inflation, as agreed in the Garage Renewal strategy.

That the Community Board:

- Note the purchase of 122 Beauchamp Avenue as detailed in paragraph 2.5.

### **1.0 Background**

- 1.1 The report details the impact of the Governments decision to reduce social rents by 1% and the affect on the Housing Revenue Account Business Plan.

### **2.0 Report**

- 2.1 The HRA Business Plan financial model has been updated and an extract detailing the predicted income and expenditure levels for the next 5 years has been included for reference at appendix A.
- 2.2 The most significant amendment to the financial model has been the impact of the change in Central Government policy regarding the reduction of rents by 1% for the next four years. This has had a negative impact on budgeted surpluses.

2.3 Below is a summary of some of the major points extracted from the financial model.

- a) Income is budgeted to fall by £3.5m compared to previous estimates over the four year period of the rent reduction. This is due to the 1% rent decrease and the continuation of Right to Buy sales.
- b) The most significant impact of the reduction in rental income is in the Council's ability to build a Major Repairs Reserve / New Build /Debt Repayment fund which was to provide funding for major repairs, new build and Special Debt Repayment. Budgeted contributions were expected to total £5m over the period 2016/17-2019/20. This figure is now likely to be nearer to £1.5m.
- c) Funding for the St Vincent scheme has already been set aside and the total costs are estimated to be £2.3m. Sums of £1.4m have been set aside in 2015/16 revised budget and £900,000 in 2016/17.
- d) In the HRA Business Plan approximately £8.1m of loans are due for repayment within the next 5 years. It is anticipated that these will be refinanced to be repaid when surpluses within the HRA return to a more significant level following the cessation of the current annual 1% rent decrease policy.
- e) The sale of high value assets, an initiative that was announced in the autumn statement has the potential to put further pressure on the HRA. This scheme is to compensate housing associations from the extension of the Right to Buy scheme to housing association tenants. Initial indications are that these would be those properties that would be in the top third of values for their size and area. It is possible that the impact will be more significant financially than the 1% rent reduction. Data regarding the valuation of this authorities stock was submitted to CLG in late December.

2.4 The Chief Executive exercised his delegated Authority under Paragraph 2.7 of Part 3, Schedule 10 of the Council's Constitution, to purchase, off the open market for the price of £180,000, a 3 bedroomed freehold house at 122 Beauchamp Avenue, Gosport, in December 2015. There is a demand for properties of this size in this location and it was necessary to acquire the property before the end of December 2015, as part of the financing was retained one for one receipts.

### **3.0 Housing Revenue Account (HRA) (see Appendix B)**

3.1 The HRA revised council house Repairs and Maintenance budget for 2015/2016 is £4,183,000 a decrease of £77,000 on the original

budget. The council house Repairs and Maintenance budget for 2016/2017 is £4,272,000.

- 3.2 It is anticipated that HRA balance level will remain at its current level of £991,000 by the end of the financial year 2015/2016, with an additional balance of £1,067,000 set aside to the Major Repairs Reserve/New Build/Debt Repayment Reserve (2.3b above).
- 3.3 It is anticipated that the HRA balance will continue to remain at £991,000 by the end of 2016/17. A surplus of approximately £613,000 is budgeted to be transferred to the Major Repairs/New Build/Debt Repayment Reserve in 2016/17. The 1% rent reduction for the next 4 years coupled with the sale of high value assets initiative necessitates the need for reserves to be maintained.

#### **4.0 HRA Capital Programme**

- 4.1 The revised HRA Capital Programme for improvements to housing stock in 2015/16 is £3,560,000 and is £3,640,000 for 2016/17.
- 4.2 The revised HRA Capital programme has also set aside £1,400,000 in 2015/16 and £900,000 in 2016/17 for the St Vincent Road development.

#### **5.0 Rent Level Proposals**

- 5.1 From April 2015 a new formula was introduced for social housing rent increases. The Consumer Price Index(CPI) was to be used as the inflationary measure plus 1%. This was set to run for ten years and offer strong protection for the tenants; although it did reduce the income budgeted for in the HRA business plan. This was amended with the announcement of a 1% reduction in rents annually for the next 4 years, to commence from April 2016.
- 5.2 The average rent is currently at £82.07 per week and this is set to reduce to £81.24 for 2016/17. An analysis of the numbers of different stock types and corresponding new rental levels is detailed in Appendix C.
- 5.3 Rents will decrease by 1% which equates to £0.83 a week on average. This will constitute an average saving of £43 per annum for the tenants of Gosport. It is proposed that service charges for tenants will continue to be determined at a level that enables the Council to recover the cost of the services provided.
- 5.4 The Housing Minister has stated that providers of supported housing are likely to be able to raise rents in line with the consumer price index plus 1% for a year from April 2016 as opposed to the general needs rents which will have to decrease by 1% as detailed above. The details regarding this proposal are still unclear and an update will be provided at the Board.

- 5.5 It is proposed to increase rent levels for older style garages in line with inflation which is currently 1% as previously agreed in the Garage Renewal strategy. New style garages will remain at their current rent level.

## **6.0 Capital Improvements/Repairs and Maintenance**

- 6.1 A breakdown of the expenditure on capital improvements and repairs and maintenance is included at appendix D to this report.
- 6.2 Since the introduction of self-financing and the removal of the HRA subsidy regime, there has been more revenue money available to invest in the housing stock. This is reflected in the figure of £7.2m that will be spent in 2016/17.
- 6.3 The table included at appendix D splits the expenditure into its capital and revenue headings and details the main areas of expenditure under each heading. The work priorities have been identified by the stock condition surveys undertaken.

## **7.0 Risk Assessment**

- 7.1 Self financing means that much of the risk involved with the upkeep, maintenance and management of council housing has moved from Central Government to Local Authorities. Therefore the establishment of a Major Repairs/New Build/Debt Repayment Reserve is considered essential. Establishment of a reserve is also essential to the future funding of HRA projects, including new build programmes, safeguarding non-insurable risks and allowing the Council to take the opportunity to carry out any special debt repayment (potentially leading to discounts) should the economic conditions favouring such measures arise.
- 7.2 The government's decision to reduce rents in social housing for the next 4 years has had a significant impact on the budgeted reserve levels previously anticipated in the HRA business plan. Revenue account balances will continue to be maintained at their current levels but funds that had been budgeted to be transferred to the Major Repairs/New Build/Debt Repayment reserve will be reduced by the amounts as detailed in paragraph 2.2 (b) above.
- 7.3 A further risk mentioned in paragraph 2.3(e) is the sale of high value assets. GBC along with all other stock holding local authorities has forwarded details of the value of each individual property it currently holds, in addition to its void levels for the last 3 years to Central Government. Precise details of the nature of this scheme have yet to emerge but this could have a considerable detrimental impact on the HRA Business Plan. Adjustments to the financial model will be made as cost implications emerge.

## **8.0 Other Properties**

- 8.1 There is one other property (Park Lodge) where the rent level is assessed in line with HRA properties. The proposal is to decrease this rent level in line with the HRA properties.

## **9.0 Conclusion**

- 9.1 The Council's ability to influence rent levels has been determined by the rent convergence guidance since 2003/04. The Social rent policy guidance has been amended from April 2016 as discussed in paragraph 5.1.
- 9.2 This Council has agreed to use the Central Government prescribed social rent guidance since its introduction in 2003/04. This has seen rents increase initially using RPI +1/2 % until the introduction of the amended guidance in April 2015. CPI +1% was used last year and was proposed to be the formula applied for the next 10 years. As mentioned above the proposal now, in accordance with the legislation, is for a reduction of 1%. This reduces the average rent per property per week by £0.83.

<b>Financial Services comments:</b>	As set out in the report
<b>Legal Services comments:</b>	The Council is under a duty to set a budget which prevents a debit balance arising on the Housing Revenue Account
<b>Crime and Disorder:</b>	Not applicable
<b>Equality and Diversity:</b>	No direct implications
<b>Service Improvement Plan implications:</b>	The HRA Business Plan is a Service Improvement Plan item
<b>Corporate Plan:</b>	More effective performance management, which includes making the best use of our assets, is a strategic priority in the Corporate Plan.
<b>Risk Assessment:</b>	As detailed in paragraph 7.
<b>Background papers:</b>	Garage Strategy (June 2009) /HRA Business Plan 2012-2042(Jan 2012) Business Plan Update Council Dwelling Rents 2015/16.
<b>Appendices/Enclosures:</b>	
Appendix A	HRA 30 Year Business Plan extract
Appendix B	HRA Budget
Appendix C	Rent Analysis Extract
Appendix D	Repairs budget
<b>Report author/ Lead Officer:</b>	Tim Hoskins / Julian Bowcher / Stuart Palmer

## APPENDIX A

HRA 30 YEAR BUSINESS PLAN EXTRACT						
	2015/16	2016/17	2017/18	2018/19	2019/20	Totals
<b>Rental income</b>	14,347,000	14,208,000	13,930,930	13,711,560	13,496,000	69,693,490
<b>Voids/Write Offs</b>	-380,000	-378,000	-377,000	-376,000	-375,000	-1,886,000
<b>Garages</b>	251,000	248,000	245,000	245,000	245,000	1,234,000
<b>Other Income</b>	424,000	399,000	399,000	399,000	399,000	2,020,000
<b>Total Income</b>	14,642,000	14,477,000	14,197,930	13,979,560	13,765,000	71,061,490
<b>General</b>	2,054,000	2,131,000	2,146,000	2,168,000	2,189,000	10,688,000
<b>Special</b>	1,638,000	1,658,000	1,671,000	1,687,000	1,704,000	8,358,000
<b>Repairs</b>	4,183,000	4,272,000	4,396,000	4,396,000	4,360,000	21,607,000
<b>Other Expenditure</b>	296,000	310,000	300,000	300,000	300,000	1,506,000
<b>Total Expenditure</b>	8,171,000	8,371,000	8,513,000	8,551,000	8,553,000	42,159,000
<b>Interest Received</b>	25,000	24,000	20,000	20,000	20,000	109,000
<b>Capital Expenditure</b>	-3,560,000	-3,640,000	-3,450,000	-3,250,000	-3,250,000	17,150,000
<b>Net Operating Income</b>	2,936,000	2,490,000	2,254,930	2,198,560	1,982,000	11,861,490
<b>Prudential borrowing</b>	186,000	186,000	186,000	186,000	186,000	930,000
<b>Loan Interest</b>	1,646,000	1,651,000	1,650,000	1,650,000	1,650,000	8,247,000
<b>loan repayment</b>						
<b>Debt management</b>	37,000	40,000	40,000	40,000	40,000	197,000
<b>MRR/New Build</b>	1,067,000	613,000	378,930	322,560	106,000	2,487,490
<b>Total Appropriations</b>	2,936,000	2,490,000	2,254,930	2,198,560	1,982,000	11,861,490
<b>Annual Cashflow</b>	0	0	0	0	0	
<b>Opening Balance</b>	991000	991,000	991,000	991,000	991,000	
<b>Closing Balance</b>	991000	991,000	991,000	991,000	991,000	

# APPENDIX B

## COMMUNITY BOARD

	BUDGET 2015/2016 £000	REVISED 2015/2016 £000	BUDGET 2016/17 £000
<b>HOUSING REVENUE ACCOUNT</b>			
<b>Expenditure</b>			
Repairs & Maintenance	4,260	4,183	4,272
Supervision & Management	3,700	3,692	3,789
Rents, Rates, Taxes and Other Charges	146	296	310
Depreciation, Impairment and Revaluation	3,560	3,560	3,640
Debt Management Costs	56	37	40
<b>Total Expenditure</b>	<b>11,722</b>	<b>11,768</b>	<b>12,051</b>
<b>Income</b>			
Dwelling Rents	(13,947)	(13,967)	(13,830)
Non Dwelling Rents	(239)	(251)	(248)
Charges For Services and Facilities	(425)	(424)	(399)
<b>Total Income</b>	<b>(14,611)</b>	<b>(14,642)</b>	<b>(14,477)</b>
<b>Net Cost Of Services</b>	<b>(2,889)</b>	<b>(2,874)</b>	<b>(2,426)</b>
Interest Payable & Similar Charges	1,862	1,832	1,837
Interest & Investment Income	(20)	(25)	(24)
<b>NET HRA SURPLUS FOR YEAR</b>	<b>(1,047)</b>	<b>(1,067)</b>	<b>(613)</b>
<b>HRA Balance</b>			
Balance B/fwd	991	991	991
Transfer to from HRA			
<b>Balance C/F</b>	<b>991</b>	<b>991</b>	<b>991</b>
<b>NEW BUILD RESERVE</b>			
Balance B/Fwd	1,262	1,622	2,689
Transfer (to) or from HRA	1,047	1,067	613
<b>Balance C/Fwd</b>	<b>2,309</b>	<b>2,689</b>	<b>3,302</b>

## APPENDIX C

Type	Bedrooms					
Stock nos	1	2	3	4	5	Grand Total
Bedsit	12					12
Bungalow	316	64	11			391
Flat	939	59	17			1015
House	10	292	869	80	1	1252
House with Extra Ground Floor bedroom		2	11			13
Maisonette	23	104	58	2		187
Sheltered Bedsit	13					13
Sheltered Bungalow	38					38
Sheltered Flat	125	6				131
Grand Total	1476	527	966	82	1	3052

Decrease Amount in Numbers

Type	Bedrooms	£1 and Under	£2 and Under	Grand Total
Bedsit	1	12		12
Bungalow	1	316		316
Bungalow	2	64		64
Bungalow	3	11		11
Flat	1	939		939
Flat	2	59		59
Flat	3	17		17
House	1	10		10
House	2	292		292
House	3	480	389	869
House	4	8	72	80
House	5		1	1
House with Extra Ground Floor bedroom	2	2		2
House with Extra Ground Floor bedroom	3	3	8	11
Maisonette	1	23		23
Maisonette	2	104		104
Maisonette	3	57	1	58
Maisonette	4		2	2
Sheltered Bedsit	1	13		13
Sheltered Bungalow	1	38		38
Sheltered Flat	1	125		125
Sheltered Flat	2	6		6
Grand Total		2579	473	3052

# Average Rent by Bedroom Size

Type	Bedrooms					
	1	2	3	4	5	Grand Total
Bedsit	61.03					61.03
Bungalow	76.58	85.13	93.69			85.13
Flat	70.90	83.41	86.48			80.26
House	77.06	85.52	93.21	99.63	98.02	90.68
Maisonette	73.30	81.97	85.26			80.18
Sheltered Bedsit	59.83					59.83
Sheltered Bungalow	72.31					72.31
Sheltered Flat	64.40					64.40
Grand Total						

Stock Numbers Excludes Barclay and Agnew as at 06/01/2016

## APPENDIX D

Ref	Revenue	Budget 16/17
1	Responsive Repairs (including Gas and Major Responses)	1,990,000.00
2	Voids (inc Garage & Misc Demolition)	595,000.00
3	Bulk Waste	60,000.00
4	Structural (inc Garage & Misc Demolition)	130,000.00
5	Estate Improvements (inc Tennant Led Fencing & OAP Redecs)	295,500.00
6	Cyclical (inc Gas Servicing, Ext Painting, Compliance, PET)	638,500.00
	<b>Total</b>	3,709,000.00
Ref	Capital	Budget 16/17
7	Asbestos (Survey & Removals)	190,000.00
8	Fire Risk Assessments ( inc Associated Work)	56,000.00
9	Disabled Aids & Adaptions inc Major Repairs	300,000.00
10	Contingent Major Repairs (inc Professional Repairs)	145,000.00
11	Energy Efficiency (inc External Wall Insulation)	380,000.00
12	Estate Capital (Inc Additional Parking & Env Improvements	95,000.00
13	Roof Works (inc Gutters & Fascias)	370,000.00
14	Window and Doors	100,000.00
15	Kitchens and Bathrooms	950,000.00
16	Electrical Upgrades	170,000.00
17	Heating Upgrades	475,000.00
18	Sheltered scheme Improvements	260,000.00
	<b>Total</b>	3,491,000.00
	<b>Total Budget</b>	7,200,000.00

## AGENDA ITEM NO. 07

<b>Board/Committee:</b>	COMMUNITY BOARD
<b>Date of Meeting:</b>	8 FEBRUARY 2016
<b>Title:</b>	VARIATION OF CAR PARK ORDER - RESPONSE TO OBJECTIONS/REPRESENTATIONS
<b>Author:</b>	CHIEF EXECUTIVE
<b>Status:</b>	FOR DECISION

### **Purpose**

The purpose of the report is to consider objections and representations received in response to the statutory notice of the proposal to vary the Borough of Gosport (Off-Street Parking Places) (Gosport and Lee-on-the-Solent) Order 2012.

### **Recommendation**

That the Board agrees:-

1. having regard to the nature of the proposals and all the objections and representations a public inquiry is not held in respect of the Borough of Gosport (Off-Street Parking Places) (Gosport and Lee-on-the-Solent) Order 2012 (Amendment No.1) Order 2015;
2. that Seafront Car Park Permits will be able to be used in the Alver Valley Country Park West and East car parks and not to have an Alver Valley Country Park Car Park Permit; and
3. to make The Borough of Gosport (Off-Street Parking Places) (Gosport and Lee-on-the-Solent) Order 2012 (Amendment No.1) Order 2015 with amendments to incorporate the amendment at 2 above as set out at paragraph 2.5 of this report.

### **1. Background**

- 1.1 The Community Board on 14 September 2015 agreed to the provision of two car parks at the Alver Valley Country Park known as the West and East Car Parks.
- 1.2 The Board also agreed a number of car park management measures set out in the report, including charging hours (10am-6pm daily) and that the car parks will be long stay with the charges set at the same level as the seafront car parks. The Board also agreed to the introduction of an Alver Valley Country Park permit, again to be at the same cost as a Seafront car park permit. These measures require changes to be made to the existing car park order.

## **2. Report**

- 2.1 In addition to the management measures for the Alver Valley, the Council wishes to be able to introduce the option of paying for parking by cashless methods, such as by text, and this has also been included in the proposed amendment order.
- 2.2 A statutory notice (Appendix A) stating the nature of the proposals has been displayed in all the Borough's off street car parks and close to the sites of the two Alver Valley Country Park car parks. The notice was also published on the Council's website and in a local newspaper in accordance with the requirements of the Road Traffic Regulation Act 1984 (RTRA) and relevant regulations. These notices invited comment and objection and allowed a 21-day period for written response which closed on 29 January 2016.
- 2.3 Consultations have also been undertaken with the statutory consultees who are the Police, Freight Transport and Road Haulage Associations and no objection/representation has been received from any of these consultees.
- 2.4 Hampshire County Council was consulted and their consent for the proposals pursuant to Section 39 of the RTRA has been given, together with their approval under the existing Agency agreement to the introduction of cashless payment in those car parks which are on public highway.

### **Response to Consultation**

- 2.5 A total of seven objections and/or representations have been received and these are set out in Appendix B together with the Council's response. It is recommended that for the reason set out in Appendix B that, instead of an Alver Valley Country Park Car Park Permit that the Borough of Gosport (Off Street Parking Places) (Gosport and Lee-on-the-Solent) Order 2012 (Amendment No.1) Order 2015 is amended to permit Seafront Car Park Permits to be used in the West and East Car Parks. If the Community Board agrees to this amendment, the Borough Solicitor and Deputy Chief Executive will make the necessary amendments to give effect to this decision.

## **3. Risk Assessment**

- 3.1 The car parking charges will assist in ensuring that the car parks and associated features at the Gateways are maintained to a high standard and that they remain attractive and accessible entry points for visitors to the Alver Valley Country Park.
- 3.2 The public consultations have raised various issues relating to traffic management and displaced parking. Hampshire County Council, as the highway authority, has not raised any issues in relation to parking

on surrounding roads or any increase in risk of accidents or traffic disruption, and has given its consent to the proposals. The Police have also been consulted and have not responded.

- 3.3 It is also considered that the availability of free parking at certain times of the day and the revised Permit arrangements will encourage visitors to use the new Country Park car parks, primarily as they will be convenient to use and integral to the Country Park itself.
- 3.4 Notwithstanding this, it will be important for the Council to monitor any issues that arise from the introduction of the parking charges and consider appropriate measures if deemed necessary.

<b>Financial Services comments:</b>	Contained in the report
<b>Legal Services comments:</b>	Contained in the report
<b>Crime and Disorder:</b>	
<b>Equality and Diversity:</b>	Disabled Badge Holders are able to park free of charge. Cashless parking will add an additional method of payment, and will allow people to 'top up' parking remotely, subject to car park time limits.
<b>Service Improvement Plan implications:</b>	
<b>Corporate Plan:</b>	
<b>Risk Assessment:</b>	Contained in Section 3
<b>Background papers:</b>	Report to Community Board 14 September 2015 - Alver Valley Country Park
<b>Appendices/Enclosures:</b>	
Appendix A	Notice of Proposals to amend the Borough of Gosport (Off Street Parking Places) (Gosport and Lee-on-the-Solent) Order 2012 Objections/Representations received and GBC Response
Appendix B	
<b>Report author/ Lead Officer:</b>	Linda Edwards

**BOROUGH OF GOSPORT  
TRAFFIC REGULATION ORDER**

NOTICE is hereby given that THE GOSPORT BOROUGH COUNCIL pursuant to arrangements made under Section 101 of the Local Government Act 1972 and Section 19 of the Local Government Act 2000 and Local Authorities (Arrangements for the Discharge of Functions) (England) Regulations 2000 with the County Council of Hampshire in exercise of the powers of the County Council under Sections 45 and 46 and the Council in exercise of its powers under Section 32 and 35 of the Road Traffic Regulation Act 1984 (hereinafter referred to as "the Act") and of all other enabling powers and after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act, proposes to make the following Order

**THE BOROUGH OF GOSPORT (OFF-STREET PARKING PLACES) (GOSPORT AND LEE-ON-THE-SOLENT) ORDER 2012 (AMENDMENT NO 1) ORDER 2015**

The effect of the Order will be as follows:-

1. To introduce charges and conditions for the use of two new long-stay off-street parking places in line with the provisions of the Borough of Gosport (Off-Street Parking Places) (Gosport and Lee-on-the-Solent) Order 2012.

A summary of the provisions for these new parking places is set out below. Charges will apply 10am-6pm daily throughout the year in both parking places:

<u>(a) Car Park</u>	<u>(b) Class of Vehicle</u>	<u>(c) Price</u>	
1. The Parking Place situated on the eastern side of Cherque Way between Cherque Way and Sandhill Lane and accessed by the Cherque Way roundabout known as Alver Valley Country Park West Car Park.	Motor Vehicle Trailer Motor Cycle	Motor Vehicle	80p per hour
		Over 5 hours	£5 per day
		Trailer	80p per hour
		Over 5 hours	£5 per day
		Motor Cycle	Free
		Disabled Persons Badge Holders	Exempt
		Alver Valley Country Park Permit Holders	Exempt
		Long Stay Car Park Permit Holders	Exempt
		Medical Permit Holders	Exempt
2. The Parking Place situated to the west of and accessed from Grange Road adjacent to the Household Waste and Recycling Centre known as Alver Valley Country Park East Car Park.	Motor Vehicle Trailer Motor Cycle	Motor Vehicle	80p per hour
		Over 5 hours	£5 per day
		Trailer	80p per hour
		Over 5 hours	£5 per day
		Motor Cycle	Free
		Disabled Persons Badge Holders	Exempt
		Alver Valley Country Park Permit Holders	Exempt
		Long Stay Car Park Permit Holders	Exempt
		Medical Permit Holders	Exempt

2. To introduce cashless payment methods for parking in all Council off-street car parking places.

3. To introduce an Alver Valley Country Park Permit at a price of £70 per annum.

Documents giving more detailed particulars of the Order are available for inspection and may be inspected at the Town Hall Gosport during the hours of 9.00am to 5.00pm Monday to Friday.

Objections and other representations relating to the proposed Order should be made in writing and sent to the Borough Solicitor, Town Hall, Gosport, PO12 1EB, stating the grounds thereof by the 29 January 2016.

LINDA EDWARDS  
BOROUGH SOLICITOR AND DEPUTY CHIEF EXECUTIVE  
Town Hall  
Gosport Hants PO12 1EB

Dated: 8 January 2016

## OBJECTIONS/ REPRESENTATIONS RECEIVED AND GBC'S RESPONSE

No.	Date Received	From	Objection/Representation	GBC Response
1	8/1/16	Resident Carisbrooke Road Gosport	Do not agree with paying for car parking at Grange Road until Apple Dumpling Bridge is free from flooding and accessible at all times as we will be paying for car parking and will not know until we reach the bridge if there is access to the greater part of the Country Park. If the bridge is flooded then there will only be the Alver Meadow to walk around and feel the charge is rather steep for a small area.	This is not an objection to the principle of car parking charges. The Alver Valley Country Park strategy recognises the issues with access at Apple Dumpling Bridge. Officers are currently looking at options for alleviating this access issue. The Strategy also sets out aspirations in the longer term for a second crossing point of the River Alver.
2	10/1/16	Resident Tukes Avenue Gosport	Was assured that Grange Road would remain free and that those with a beach parking permit would not have to pay extra to park in the Cherque Way car park. How can GBC even consider charging for a facility that only allows access to a small portion of the Alver Valley because the Apple Dumpling Bridge has been flooded for all but 3 days in the past 8 weeks making it impassable to cyclists, children and anyone without adult knee length wellingtons? The money being spent on car parking would be better spent raising the level of the paths around Apple Dumpling Bridge so the valley can be accessed by all. The net effect of	See 1 above in relation to Apple Dumpling Bridge. The Council is proposing that the Alver Valley Country Park Car Parks are subject to the same charging hours and level of charges as the other car parks provided for those wishing to use them for a longer visit at the beaches. There is no charge for using the Alver Valley car parks before 10am and after 6pm and anyone who has a long stay car park permit will be able to use that permit in these car parks. The notice of the proposed variation included a car park permit just for the Alver Valley car parks. However, to encourage those who currently use the beaches to walk

			<p>charging for parking will be people parking in Cherque Way and Rowner making it a nightmare for people living in those areas. 80p per hour is very steep the Town Centre short stay car parks are 40p an hour with far more facilities close by than those provided in the Alver Valley.</p>	<p>their dogs to use the Alver Valley Country Park, it is proposed to amend this so that the Seafront Car Park Permits are valid in the Alver Valley Country Park thereby removing the need for a separate Alver Valley Country Park Permit. Given the charging hours and the availability of a car park permit it is not considered that there will be any significant problem of parking in surrounding residential roads.</p>
3	12/1/16	Gosport Resident	<p>Object to paying for parking at the Alver Valley car parks, doesn't appear a great deal of money has been invested in the upkeep of these car parks to date. Will Portsmouth Fishing Club have to pay for parking? Making it harder for animal lovers to allow their animals to exercise in a safe environment and to also create interactive community spirit within the Borough.</p>	<p>The area of hardstanding currently used as parking on Cherque Way was previously the location of the sales office for the development at Cherque Farm, and the Alver Valley Country Park Strategy sets out the Councils proposals to provide three car parks which will be maintained as gateway car parks. Portsmouth fishing club pay rent to the Council for their lease of the lake but any of their members using these car parks will have to pay the car parking charges. As at the Seafront car parks there are no charges for using the car parks before 10am or after 6pm so anyone walking their dog at these times will not have to pay. Regular users will also be able to purchase an annual permit which at £70 per year equates to 19p per day.</p>

4	14/1/16	Resident	Concern at proposed parking charges for parking at Grange Road car park. 80p per hour is an outrageous charge as people mostly pensioners park there for various reasons. If a charge is to be made suggest a maximum of 20 per hour.	See 3 above in relation to charging hours and charges.
5	22/1/16	Resident	Parking Permit for Stokes Bay should cover Alver Valley car parks. 80p and £70 per year is ridiculous especially when parks such as Queen Elizabeth is far larger and charges £35 per year and Royal Victoria charge £49, how was figure of £70 reached?	See 2 above in relation to Seafront car parks now proposed to be used in the Alver Valley car parks and how charges were arrived at.
6.	25/1/16	Resident Marlborough Road Gosport	Object to car parking charges at the Alver Valley Car Parks for the following reasons: There was no mention of car parking charges in the consultation document. There is no evidence that car parking capacity is currently a n issue even when BMX events are on. The Local Plan states that the development of the Alver Valley Country Park is a strategic priority, including a café and garden centre. Car parking charges will actively be discouraging visitors and undermine these businesses before they start up. Visitors will boycott the car parks and park on adjacent main roads (which do not have double yellow lines as there are no parking problems) increasing the risk of accidents and traffic disruption. This will	It is not clear to what public consultation the objector is referring. These specific proposals for the management of the car parks have been advertised and the public have been able to respond to them. The Council wishes to provide facilities to encourage more visitors to the Alver Valley Country Park and providing sufficient car parking spaces is part of the Strategy for the Country Park. There is no evidence that these proposals will deter the types of uses referred to by the objector. Use of the car is free before 10am and after 6pm and permits are also available for regular users to purchase. Hampshire County Council (HCC) are the Highway Authority and

			probably lead to double yellow lines being painted around the Alver Valley at significant and unnecessary expense and even if they are provided people will just park in the Alver Estate/Tesco's or within Cherque Farm.	they have been consulted and have not raised any issues in relation to parking on surrounding roads or any increase in risk of accidents or traffic disruption. HCC have given consent to the proposals. The Police have also been consulted and have not responded.
7	29/1/16	Resident Hastings Avenue Gosport	What Statute is relied on for the charges and the purpose of the charge? Car park charges should not be used just as a means to raise revenue in view of the proposed changes to the Alver Valley. The Council has decided to change the Alver Valley, it is not for car park users to fund this. Wants confirmation that the collection and monitoring of car park tariffs will not outweigh the revenue raised. The introduction of the car parking charges will affect Alver Village residents as people seek out free parking in nearby streets and will affect road safety as people endeavour to park on roads near the site. The purpose of the charge should be reasonable: from free to 80p is unreasonable.	Sections 32 and 35 of the Road Traffic Regulation Act 1984. It is not unreasonable for users of facilities to pay towards the cost of their provision and upkeep. Free car parking will still be available in these new car parks before 10am and after 6pm. And other permits may also be used. See 6 above in relation to parking in nearby streets.