

**A MEETING OF THE ECONOMIC DEVELOPMENT BOARD
WAS HELD ON 23 NOVEMBER 2016**

Subject to Approval

The Mayor (Councillor Mrs Hook) (ex-officio), Councillors Hook, Ms Ballard (P), Bateman (P), Beavis (P), Ms Diffey (P), Edgar (P), Farr (P), Mrs Forder (P), Mrs Furlong (P), Mrs Huggins, Miss Kelly (P), Philpott (P), Mrs Prickett (P), Raffaelli (P), Mrs Wright (P).

It was reported that in accordance with Standing Order 2.3.6 Councillor Burgess and had been nominated to replace Councillor Huggins for this meeting.

31. APOLOGIES

Apologies for inability to attend were received from the Mayor and Councillor Huggins

32. DECLARATIONS OF INTEREST

Agenda Item 8 - Councillors Bateman and Beavis declared that they were members of Lee Horticultural Society.

Agenda Item 9 - Councillor Ms Ballard declared that she was related to the applicants.

Agenda Item 10 - Councillor Edgar declared that he was the Executive Member on Hampshire County Council for Education

33. MINUTES OF THE MEETINGS OF THE BOARD HELD ON 14 SEPTEMBER 2016

RESOLVED: That the minutes of the Economic Development Board meeting held on 14 September 2016 be approved and signed by the Chairman as a true and correct record.

34. DEPUTATIONS

There were no deputations.

35. PUBLIC QUESTIONS

There were no public questions.

PART II

36. PROVISION OF ENERGY SERVICES

Consideration was given to the report of the Housing Services Manager seeking approval for the provision of energy services by Portsmouth City Council's (PCC) Energy Services Team.

Mark Tutton and Andrew Waggott from Portsmouth City Council Energy Services were introduced to the Board.

The Board welcomed the report as comprehensive and acknowledged that the proposal was mutually beneficial to both authorities.

Members requested and subsequently proposed that as this was the first instance of use of Portsmouth City Council Services that the GBC retain the autonomy to terminate the arrangement with reasonable notice.

It was also requested that recommendation 6 of the report be amended to reflect a desire from Members to receive monitoring updates.

Recommendation 5 to read;

To delegate to the Borough Solicitor authority to finalise the relevant legal documentation to conclude matters and to include the provision as to the specific period for which the agency of PCC's Energy Services will run, and provision also for the agency to be terminable by GBC at any time during that period on reasonable notice to PCC.

Recommendation 6 to read;

Ensure the Housing Services Manager in consultation with the Chairman of the Board deliver regular monitoring updates to the Board regarding the provision of energy services.

The amendments were seconded and subsequently agreed by the Board.

RESOLVED: That

1. PCC's Energy Services be authorised to act as agents for Gosport Borough Council (GBC) and finalise and implement the procurement, management and validation of utilities (including water) under the fee structure set out within this report;
2. PCC Energy Services be authorised to provide the following additional services to GBC under the fee structure set out within this report:
 - Installation of Solar PV
 - Set up a Gosport-branded Energy Switching Website
 - Sourcing energy-related grant funding to assist GBC residents
 - Void energy management in local authority housing voids
 - Ongoing feasibility and design of further energy projects
3. the Housing Services Manager be delegated authority to implement the delivery of energy services (as shown above), energy efficiency and microgeneration projects within buildings owned by Gosport Borough Council with an effective date of 1st December 2016 but subject to a comprehensive financial appraisal(s) approved by the S151 Officer;
4. the Housing Services Manager be delegated authority to finalise matters relating to this report and which buildings are used to The Housing Services Manager;
5. the Borough Solicitor be delegated authority to finalise the relevant legal documentation to conclude matters and to include provision as to the specific period for which the agency of PCC's services will run , and provision for the agency be terminable by GBC at any time during the period on reasonable notice to PCC;
6. the Housing Services Manager in consultation with the Chairman of the Board ensures that the Board receive regular monitoring updates regarding the provision of energy services.

37. DISPOSAL OF 16 CAMDEN STREET, GOSPORT. PO12 3HZ

Consideration was given to the report of the Housing Services Manager seeking Board approval to pursue the disposal of the property known as 16 Camden Street, Gosport, from the Council's Housing Stock

Members welcomed that the proposal would release funds for the Council to invest in alternative properties.

Members also sought assurance that there was no additional properties void in the Borough and were advised that this property was an anomaly as it was not located near any other Council owned properties.

RESOLVED: That Housing Services Manager be authorised to sell 16, Camden Street, Gosport on the open market in accordance with the relevant Consents issued by the Secretary of State and that the Head of Property Services be authorised to finalise the terms for its disposal.

38. LEASE OF LAND AND BUILDING AT LEE RECREATION GROUND TO LEE HORTICULTURAL SOCIETY

Councillors Bateman and Beavis declared that they were members of Lee Horticultural Society but remained in the room and took part in the discussion and voting thereon.

Consideration was given to the report of the Housing Services Manager seeking Board approval for the lease of land and building at Lee Recreation Ground to the Lee Horticultural Society for use as a store and clubhouse

Members acknowledged that the Society were popular and active.

In answer to a Member's question the Board were advised that the estates team were addressing a backlog of expired leases, first leases and overdue rents and that this report formed part of the process.

Members were advised that negotiations had taken place prior to the report being presented to the Board.

Members were also advised that the Society had been paying rent prior to the negotiations and that this was a formalisation of arrangements.

RESOLVED: That the proposed lease of land and Building at Lee Recreation Ground to the Lee Horticultural Society be approved and that the Housing Services Manager be authorised to finalise terms for the lease of land and building at Lee Recreation Ground and the Head of Legal Services be authorised to enter in to such legal documentation as is necessary to effect the above decision.

39. LEASE OF LAND AND BUILDINGS AT MONKS WALK, GOSPORT TO

STYLER'S GYM

Councillor Ms Ballard declared that she was related to the applicants, but remained in the room.

Consideration was given to the report of the Housing Services Manager seeking Board approval for the lease of land and buildings at Monks Walk, Gosport to Styler's Gym.

Members acknowledged that since the report had been written Mr Don Styler had sadly passed away. The Board were advised that Officers had been requested to and subsequently made contact with Mr Matt Styler who had confirmed his desire to continue with the proposals.

RESOLVED: That the proposed lease of land and Buildings at Monks Walk, Gosport (known as Styler's Gym) to Mr Matt Styler be approved and that the the Housing Services Manager be authorised to finalise terms for the lease of land and buildings at Monks Walk, Gosport and the Head of Legal Services be authorised to enter in to such legal documentation as is necessary to effect the above decision.

40. LEASE OF LAND AT SOUTH STREET GOSPORT TO ALVERBRIDGE NURSERY

Councillor Edgar declared that he was the Executive Member on Hampshire County Council for Education but remained in the room and took part in the discussion and voting thereon.

Consideration was given to the report of the Housing Services Manager seeking Board approval for the lease of land and buildings at South Street Gosport (former Driving Test Centre) to the Alverbridge Nursery for use as a day nursery for children aged six months to five years old.

Members acknowledge that this was a welcome proposal for Alverbridge Nursery, that ensured existing children were able to continue attending due to its proximity to their current location. Members also acknowledged that it would also provide a facility to other Town residents with its new location.

The Board was advised that the Nursery had worked hard to secure funding for the required extension and were congratulated on their achievements to date. It was acknowledged that the proposal would still need to obtain planning approval, but the Nursery hoped to open in September 2017

The Board welcomed the recommendation and proposal for the site.

RESOLVED: That the proposed lease of land and Buildings at South Street, Gosport (former Driving Test Centre) to the Alverbridge Nursery be approved and that the Housing Services Manager be authorised to finalise terms for the lease of land and buildings at South Street Gosport and the Head of Legal Services be authorised to enter in to such legal documentation as is necessary to effect the above decision.

41. LEASE OF ROOF SPACE AT ALVER VILLAGE FOR THE INSTALLATION OF CCTV CAMERAS AND ASSOCIATED EQUIPMENT

Consideration was given to the report of the Chief Executive advising the Board of a use of the Chief Executive's emergency delegated powers for the lease of roof space from First Wessex on Ark Royal House, Alver Village, Rowner to facilitate the installation of CCTV cameras and associated equipment in and around the Alver Village area.

The Board acknowledged that the type of CCTV installed would allow the greatest coverage of the area surrounding Ark Royal House. In addition, Members also acknowledged that this was the type of circumstance that the Chief Executive should be able to use their delegated powers to ensure urgent decisions are made.

RESOLVED: That the report of the Chief Executive be noted.

42. LEASE OF TOWN HALL OFFICES TO THE OFFICE OF THE POLICE AND CRIME COMMISSIONER FOR HAMPSHIRE

Consideration was given to the report of the Housing Services Manager seeking Board approval for the lease of additional office space within the Town Hall, for use as a reception desk for the new Police Neighbourhood Office, to the office of the Police and Crime Commissioner for Hampshire (OPCC).

Members were advised that the negotiations for this supplementary lease were still ongoing.

Members expressed concern that no specific length for the rent free trial period had been stipulated in the report, Members stated that they were supportive of the proposal but felt that there should be a definitive period for the trial.

The Board were advised that the proposal for a trial front desk was as a result of an inspection of offices in Basingstoke, which were considered incredibly successful but it was acknowledged that they would benefit from a front desk.

The Board were advised that the Police were in ongoing negotiations with contractors regarding the cost of the refurbishment for the additional leased area, but were moving in to the primary area on the 29th November.

It was proposed, seconded and agreed that the rent free trial period be no more than 12 months from the date the additional facility opens.

RESOLVED: That;

The proposed Supplemental Lease with The Office of the Police and Crime Commissioner for the Hampshire Police Area (OPCC) to provide additional office accommodation within the Town Hall for use as a Police reception be approved;

that the Board authorises the Housing Services Manager in consultation with the Chairman of the Economic Development Board to finalise terms for the Supplemental Lease and to authorise the Head of Legal Services to enter in to such legal documentation as is necessary to effect the above decision; and that The rent free trial period for the area covered by the supplementary lease be

limited to no longer than 12 months.

43. EXCLUSION OF THE PUBLIC

RESOLVED: That in relation to the following item the public be excluded from the meeting, as it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during this item there would be disclosure to them of exempt information within Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972, and further that in all circumstances of the case, the public interest in maintaining the exemptions outweighs the public interest in disclosing the information, for the reasons set out in the report.

45. GOSPORT LEISURE PARK – SALE OF LAND FOR CAFÉ/COFFEE SHOP

Consideration was given to the exempt report of the Housing Services Manager seeking approval for the sale of land on the north east corner of the Gosport Leisure Park for the construction of a café/coffee shop (including drive through facility)

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RESOLVED: That .

- A. the surrender of the land shown hatched on the plan at Appendix 1 from Places for People be accepted;
- B. the intention to dispose of the land shown hatched on the plan at Appendix 1 be advertised in accordance with Section 123 2(A) of the Local Government Act 1972;
- C. Subject to the responses received in relation to the advertisement set out in A and B above the freehold of the land shown hatched on the plan at Appendix A to Harkalm Investments Limited or an associated nominee company, as set out in the report be sold; and
- D. the Housing Services Manager be authorised to finalise terms for the sale of the land and the Head of Legal Services be authorised to enter in to such legal documentation as is necessary to effect the above decisions.

The meeting concluded at 6.49pm

CHAIRMAN