



NOTICE OF MEETING

CABINET

MONDAY, 25 MARCH 2019 AT 1.00 PM

EXECUTIVE MEETING ROOM - THE GUILDHALL

Telephone enquiries to Joanne Wildsmith, Democratic Services Tel 9283 4057

Email: joanne.wildsmith@portsmouthcc.gov.uk

If any member of the public wishing to attend the meeting has access requirements, please notify the contact named above.

Membership

Councillor Gerald Vernon-Jackson CBE (Chair)

Councillor Steve Pitt (Vice-Chair)

Councillor Dave Ashmore

Councillor Ben Dowling

Councillor Suzy Horton

Councillor Darren Sanders

Councillor Jeanette Smith

Councillor Lynne Stagg

Councillor Matthew Winnington

Councillor Rob Wood

(NB This Agenda should be retained for future reference with the minutes of this meeting.)

Please note that the agenda, minutes and non-exempt reports are available to view online on the Portsmouth City Council website: www.portsmouth.gov.uk

Deputations by members of the public may be made on any item where a decision is going to be taken. The request should be made in writing to the contact officer (above) by 12 noon of the working day before the meeting, and must include the purpose of the deputation (for example, for or against the recommendations). Email requests are accepted.

AGENDA

1 Apologies for Absence

2 Declarations of Interests

3 Record of Previous Decision Meeting - 12 March 2019 (Pages 7 - 14)

A copy of the record of the previous decisions taken at Cabinet on 12 March 2019 to be confirmed as a correct record.

4 Housing targets, housing supply and the Authority Monitoring Report (Pages 15 - 104)

The purpose of this report is to update Members on a number of issues

regarding housing targets, delivery and supply. This includes recent Government announcements and the implications for both the emerging Local Plan and the process for determining planning applications. Those announcements have also enabled the completion of the Council's Authority Monitoring Report which assessed the operation of the current adopted Local Plan policies (including housing delivery) for the year to 31 March 2018 and seeks permission for publication of the report on the Council's website.

Cabinet is RECOMMENDED to:

- (1) Note the issues covered in this report, and in particular the implications for the local plan and determination of planning applications;**
- (2) Endorse the proposals to brief Planning Committee on the implications of these announcements for determining planning applications; and**
- (3) Approve the publication of the Authority Monitoring Report on the Council's website.**

5 Community Infrastructure Levy (CIL) - revision to process of allocation
(Pages 105 - 110)

Report by the Director of Finance & IT

The purpose of the report is to look at options for the process of allocation of the Community Infrastructure Levy (CIL) neighbourhood portion where it relates to developments of city wide importance generating at least £1million in CIL.

6 Revenue Budget Monitoring Quarter 3 (Pages 111 - 126)

Report by the Director of Finance and Section 151 Officer.

The purpose of the report is to update members on the current Revenue Budget position of the Council as at the end of the third quarter for 2018/19 in accordance with the proposals set out in the "Portsmouth City Council - Budget & Council Tax 2019/20 & Medium Term Budget Forecast 2020/21 to 2022/23" report approved by the City Council on the 12th February 2019.

7 International Holocaust Remembrance Alliance Guidelines on Anti-semitism

International Holocaust Remembrance Alliance Guidelines on antisemitism

Council on 16 October 2018 resolved that the following notice of motion be adopted.

"This Council has always had a close and supportive relationship with the Jewish community in our city. Therefore, this council expresses alarm at the rise in antisemitism in recent years across the UK. This includes incidents when criticism of Israel has been expressed using anti-Semitic tropes. Criticism of Israel can be legitimate, but not if it employs the tropes and

imagery of antisemitism.

This council fully supports the UK Government's announcement on December 11th 2016 that it will sign up to the internationally recognised International Holocaust Remembrance Alliance (IHRA) guidelines on antisemitism which define antisemitism thus:

"Antisemitism is a certain perception of Jews, which may be expressed as hatred toward Jews. Rhetorical and physical manifestations of antisemitism are directed toward Jewish or non-Jewish individuals and/or their property, toward Jewish community institutions and religious facilities." The guidelines highlight manifestations of antisemitism as including:

To guide IHRA in its work, the following examples may serve as illustrations: Manifestations might include the targeting of the state of Israel, conceived as a Jewish collectively. However, criticism of Israel similar to that levelled against any other country cannot be regarded as anti-Semitic. Antisemitism frequently charges Jews with conspiring to harm humanity, and it is often used to blame Jews for "why things go wrong." It is expressed in speech, writing, visual forms and action, and employs sinister stereotypes and negative character traits.

Contemporary examples of antisemitism in public life, the media, schools, the workplace, and in the religious sphere could, taking into account the overall context, include, but are not limited to:

- Calling for, aiding, or justifying the killing or harming of Jews in the name of a radical ideology or an extremist view of religion.
 - Making mendacious, dehumanizing, demonizing, or stereotypical allegations about Jews as such or the power of Jews as collective — such as, especially but not exclusively, the myth about a world Jewish conspiracy or of Jews controlling the media, economy, government or other societal institutions.
 - Accusing Jews as a people of being responsible for real or imagined wrongdoing committed by a single Jewish person or group, or even for acts committed by non-Jews.
 - Denying the fact, scope, mechanisms (e.g. gas chambers) or intentionality of the genocide of the Jewish people at the hands of National Socialist Germany and its supporters and accomplices during World War II (the Holocaust).
 - Accusing the Jews as a people, or Israel as a state, of inventing or exaggerating the Holocaust.
 - Accusing Jewish citizens of being more loyal to Israel, or to the alleged priorities of Jews worldwide, than to the interests of their own nations.
 - Denying the Jewish people their right to self-determination, e.g., by claiming that the existence of a State of Israel is a racist endeavour.
 - Applying double standards by requiring of it behaviour not expected or demanded of any other democratic nation.
 - Using the symbols and images associated with classic antisemitism (e.g., claims of Jews killing Jesus or blood libel) to characterize Israel or Israelis.
- 16 October 2018 17
- Drawing comparisons of contemporary Israeli policy to that of the Nazis.
 - Holding Jews collectively responsible for actions of the state of Israel.

Anti-Semitic acts are criminal when they are so defined by law (for example, denial of the Holocaust or distribution of anti-Semitic materials in some countries).

Criminal acts are Anti-Semitic when the targets of attacks, whether they are people or property – such as buildings, schools, places of worship and cemeteries – are selected because they are, or are perceived to be, Jewish or linked to Jews.

Anti-Semitic discrimination is the denial to Jews of opportunities or services available to others and is illegal in many countries.

This Council welcomes the cross-party support within the Council for combating antisemitism in all its manifestations. Moreover, this council condemns anyone who seeks to amend the IHRA definition.

This Council hereby asks Cabinet to adopt the above definition of antisemitism as set out by the International Holocaust Remembrance Alliance and pledges to combat this pernicious form of racism. Council asks the cabinet to incorporate this within its procedures for equality impact assessment and asks the Employment committee and Governance & Audit and Standards Committee to include within the codes of conduct for councillors and officers."

The City Solicitor will give a verbal update on the procedures adopted.

RECOMMENDED that this definition of antisemitism, as set out by the International Holocaust Remembrance Alliance, is adopted, and that the Cabinet on behalf of the Council pledges to combat this pernicious form of racism.

8 Sister City Link with Sylhet (Pages 127 - 138)

Report by the Director of Culture, Leisure & Regulatory Services.

This will consider a request to establish a formal Sister City link between Portsmouth and Sylhet in Bangladesh as proposed between the Leader of Portsmouth City Council and the Mayor of Sylhet City Corporation.

9 Forward Plan Omission

At the time of publication of the agenda it was known that there was a forward plan omission for the item relating to Open Access to Youth Provision. This was omitted from the Forward Plan covering March 2019 published on 7 February 2019. The Chair of the City Council's Scrutiny Management Panel has been notified.

RECOMMENDED that Cabinet note:

- (1) the omission to the Forward Plan for March 2019**
- (2) the publication of the omission notice.**

10 Open Access to Youth Provision (Pages 139 - 144)

A report by the Director of Children, Families and Education seeks to commission additional open access youth services in the city, building on and complementing the existing youth centres and adventure playground

provision.

11 Trees - notification of work on trees on the Highway (information item)
(Pages 145 - 146)

An information report by the Director of Finance.

Members of the public are permitted to use both audio visual recording devices and social media during this meeting, on the understanding that it neither disrupts the meeting nor records those stating explicitly that they do not wish to be recorded. Guidance on the use of devices at meetings open to the public is available on the Council's website and posters on the wall of the meeting's venue.

Whilst every effort will be made to webcast this meeting, should technical or other difficulties occur, the meeting will continue without being webcast via the Council's website.

This meeting is webcast (videoed), viewable via the Council's livestream account at <https://livestream.com/accounts/14063785>

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Agenda Item 3

CABINET

RECORD OF DECISIONS of the meeting of the Cabinet held on Tuesday, 12 March 2019 at 1.00 pm at the Guildhall, Portsmouth

Present

Councillor Gerald Vernon-Jackson CBE (Leader)

Councillors Steve Pitt
Dave Ashmore
Ben Dowling
Suzy Horton
Darren Sanders
Lynne Stagg
Matthew Winnington
Rob Wood

24. Apologies for Absence (AI 1)

Councillor Jeanette Smith had submitted her apologies for absence.

25. Declarations of Interests (AI 2)

None.

26. Record of Previous Decision Meeting - 26 February 2019 (AI 3)

The record of decisions of the Cabinet meeting held on 26 February 2019 were agreed as a correct record, to be signed by the Leader.

27. Modern Slavery Statement (AI 4)

DECISIONS The Cabinet approved:

- i) The Modern Slavery Transparency Statement for publication on the council's website (as at Appendix 1)
- ii) The programme of work set out in item 13 of the statement

RECOMMENDED that Full Council note the above Cabinet decisions, for information only.

28. Play, Youth and Community Annual Plan (and links to associated Communications Plan) (AI 5)

James Hill, Director of Housing, Neighbourhood and Buildings, and Jo Bennett, Head of Business Relationships, Growth & Support, presented the 4 linked reports relating to Play, Youth and Community (PYC) initiatives and policies, as a whole. These covered the 17 services operated by Housing but their uses was not restricted to PCC tenants. These gave support to children

and their families, promoting their wellbeing. Jo Bennett clarified that the PYC annual plan was not a designated "key decision".

Councillor Vernon-Jackson had asked for these items to come to full Cabinet as there were cross-portfolio issues. Councillor Sanders, as Cabinet Member for Housing, was grateful for all the work being undertaken and more information would be available on the impact over the summer. Councillor Wood, as Cabinet Member for Children & Families, valued the work of the adventure playgrounds.

DECISIONS The Cabinet:

(1) recognised the benefit of greater co-ordination between the Play, Youth and Community Services of resources and information though implementation of the Annual Plan;

(2) acknowledged the link to the Holiday Food and Fun Programme;

(3) acknowledged the link between the Annual Plan and the Communication Strategy for Housing, Neighbourhood and Building Services.

29. Play, Youth and Community Volunteering Policy (AI 6)

(Refer to minute 28)

DECISIONS the Cabinet:

(1) approved the policy (as attached to the report);

(2) approved the implementation of the policy from the 1st April 2019.

30. Play, Youth and Community Safeguarding Policy (AI 7)

(Refer to minute 28)

DECISIONS the Cabinet:

(1) approved the policy (as attached to the report) ;

(2) approved the implementation of the policy from the 1st April 2019.

31. Holiday Hunger update (AI 8)

(Refer to minute 28)

DECISIONS the Cabinet:

(1) recognised future opportunities and recommendations following the success of the previous pilot project.

(2) agreed an allocation of £10,000 from the existing play & youth service budget to allow continuation, growth and longevity of the programme.

(3) gave approval to execute the future plans as set out in the Holiday Food & Fun Programme Report 2019 (as set out in appendix A - section 10).

32. Traffic, Environment & Community Safety (TECS) Scrutiny Panel Review of Parking with Director's Response Report (AI 9)

Councillor Simon Boshier, as Chair of the TECS Scrutiny Panel, presented their report 'A review of general parking issues in Portsmouth with a view to considering alternative strategies'. He explained the history of his involvement with the subject and thanked all members who had been involved as well as officers from Transport and Democratic Services, as well as businesses and all the residents who had participated during the review. The panel's recommendations had received cross party support, and some of the investigative work on these was already taking place. There were some issues with responsibility for private car parks being used overnight by residents. An issue had arisen regarding the treatment of student addresses which had delayed concluding the report. Weight restrictions for vehicles in residential areas also needed more exploration. Councillor Boshier did not believe that the current residents' parking zones implementation was effective, with the resulting displacement, favouring a city-wide strategy.

Deputations are not minuted in full but can be viewed as part of the webcast here:

<https://livestream.com/accounts/14063785/Full-Cabinet-12Mar2019>

Deputations were made by:

- I) Linda Symes in support of the report and asking for a city-wide strategy for RPZs and not a piecemeal approach which caused displacement, citing experiences in Southsea of residents and businesses.
- II) Cllr Judith Smyth (who declared that she lives in a zone in Southsea) had attended public meetings and spoke about problems experienced with the MD zone, favouring 7/24 or overnight restrictions, wanting a more cross party approach.
- III) Mr Simpson, a Central Southsea resident, spoke of parking problems, preferring a city-wide scheme as part of an environmental policy.

Pam Turton, Assistant Director Transport, presented the Director of Regeneration's report which set out responses to each of the panel's recommendations and additional information on the current approach for each of the identified issues.

Councillor Gerald Vernon-Jackson, as leader, thanked the panel for looking at this difficult issue, for which there is not a simple solution. A suggested city-wide zone or referendum were not favoured as he felt people knew they own areas best. There were useful findings in the report, but he would have liked to have seen more examination of 2 hour and 24 hour parking zones, as in London 2 hour schemes were seen to be effective and easier to enforce. All of the arising recommendations except no3 were supported, as there is a

rolling programme of consultation so the Cabinet did not see this as a "piecemeal approach", plus more staff had been recruited to help.

Councillor Steve Pitt and Councillor Lynne Stagg further clarified that the results of the surveys then lead to a Traffic Regulation Order (TRO) and a report is brought back to the Cabinet Member for Traffic & Transportation with the results of the TRO consultation which was a well-established process at Portsmouth and other councils. Councillor Darren Sanders would have liked the 2017 survey to give a wider range of options and spoke of the effectiveness of 2 hour parking zones in London and the need to address pollution in Portsmouth. Councillor Stagg, as Cabinet Member for Traffic & Transportation, was aware of much work already in progress.

Councillor Winnington was grateful for the panel's report which had taken 2.5 years to produce, and he favoured the rolling programme and that those already with RPZs would not have these removed. Councillor Boshier responded regarding the length of time taken due to a legal problem with how student blocks addresses were dealt with.

Councillor Pitt stressed that there should not be an "all or nothing" approach for a complex issue, and favoured the continuation of an area by area approach in consulting residents. Councillor Horton was also aware of experiences in Central Southsea and approaches taken at the University of Portsmouth as well as the need to tackle air pollution.

Councillor Vernon-Jackson wished to thank Nikki Musson and transport officers for their hard work.

DECISIONS the Cabinet

(1) Thanked the TECS Scrutiny Panel for its work in undertaking the review;

(2) The Traffic, Environment & Community Safety Scrutiny Panel's recommendations be approved in line with the responses noted in paragraph 5 of the Director of Regeneration's report, with the modification on

TECS Recommendation 3 "The current piecemeal approach to RPZs be reconsidered with a view to introducing a city-wide strategy or alternatively removing all parking zones" as the Cabinet view is now with a rolling programme of consultation this is no longer happening.

33. Forward Plan Omission (AI 10)

The Cabinet noted:

- (1) the omission to the Forward Plan for March 2019
- (2) the publication of the omission notice.

34. Treasury Management Policy 2019/20 (AI 11)

Chris Ward, Director of Finance and Section 151 Officer, presented his report and explained the main changes to the previous policy (as set out in recommendations 3i & ii).

Councillor Vernon-Jackson, Leader, asked if the priorities for investment in social housing and job creation were covered; Chris Ward reported that this was covered by the accompanying Annual Capital Strategy (minute 35) which was also being referred to Council for approval.

In response to Councillor Wood's questions regarding risk, it was confirmed that the priority is to safeguard public funds so the credit ratings of institutions are carefully examined and that there was resilience planning.

RECOMMENDED to Council:

- (1) that the treasury management indicators contained in Appendix D be approved;**
- (2) that the attached Treasury Management Policy Statement including the Treasury Management Strategy, and Annual Investment Strategy for 2019/20 be approved;**
- (3) that the following changes compared to the previous Annual Investment Strategy be noted:**
 - (i) That a new category of non-specified investments be added to permit investment in pooled investment vehicles including equity funds, property funds, supply chain finance funds and multi asset funds with a limit of £50m per fund**
 - (ii) That the maximum limit of an investment in a subsidiary company be increased from £20m to £30m**
- (4) the Director of Finance and Information Technology (Section 151 Officer) and officers nominated by him have delegated authority to (paragraph 3.2 of Treasury Management Policy Statement):**
 - (i) invest surplus funds in accordance with the approved Annual Investment Strategy;**
 - (ii) borrow to finance short term cash deficits and capital payments from any reputable source within the authorised limit for external debt of £737m approved by the City Council on 12 February 2019;**
 - (iii) reschedule debt in order to even the maturity profile or to achieve revenue savings;**
 - (iv) to buy and sell foreign currency, and to purchase hedging instruments including forward purchases, forward options and foreign exchange rate swaps to mitigate the foreign exchange risks associated with some contracts that are either priced in foreign currencies or where the price is indexed against foreign currency exchange rates.**
- (5) that the Chief Executive, the Leader of the City Council and the Chair of the Governance and Audit and Standards Committee be informed of any variances from the Treasury Management Policy when they become apparent, and that the Leader of the City Council be consulted on remedial action (paragraph 17.1 of Treasury Management Policy Statement)**

35. Annual Capital Strategy (AI 12)

RECOMMENDED to Council

(1) That Part I of the Capital Strategy (Capital Expenditure and Aspirations) be approved including:

a) The Short to Medium Term Capital Aspirations set out in Appendix B

b) The Long Term Capital Aspirations set out in Appendix C

(2) That Part II of the Capital Strategy (Borrowing and Investing in Property) be approved including:

a) The Minimum Revenue Provision (MRP) for Debt Repayment Policy (Part II, (paragraph 1.5)

b) That the risk appetite statement for borrowing as set out in Part II, paragraph 1.6

c) That the risk appetite statement for investing surplus cash as set out in Part II, paragraph 1.13

d) The investment indicators in Part II - Appendix D (part II, paragraph 2.3)

e) That the Director of Finance and Information Technology (Section 151 Officer) will bring a report to the next Cabinet and City Council if (part II, paragraph 4.1):

(i) The Council's gross General Fund (GF) debt exceeds 319% of GF net service expenditure or;

(ii) Overall investment income from investment properties and long term treasury management investments exceeds 9.5% of GF net service expenditure

36. Access Policy at the Camber Dock (not to be confused with ongoing Rights of Way matter at Camber Dock) (AI 13)

Michael Lawther, City Solicitor, and Kieran Laven, Solicitor, presented the report that was for the information of Cabinet Members, and not for decision. The purpose of this was to give assurance that members of the public are welcome at the Camber but recognising this is a working port, with accompanying health and safety issues. The draft access policy had received 10 responses during the consultation (as set out in the report).

Councillor Dowling, Cabinet Member for Planning, Regeneration and Economic Development, asked if a decision should be made on this policy before the Rights of Way had been decided separately, acknowledging they are not linked legally, but he felt there was a public perception of a link. The Leader pointed out that if the Right of Way was not granted this would be a fall-back position.

The City Solicitor advised that this needed to be progressed independently of the Right of Way, and it could be 12-18 months before the Right of Way was decided by an appointed Inspector. It was clarified that further work was taking place on the draft Access Policy before it would be brought back for

formal approval and there would be the opportunity for further representations to be made.

Whilst noting the update report the Cabinet Members wished to stress that this does not prejudice any consultation on the separate matter of the Rights of Way at the Camber.

37. Social Enterprise Engagement (information report) (AI 14)

Innes Richens, Director of Adults Services, presented his information report

Councillor Winnington, Cabinet Member for Health, Wellbeing and Social Care, had requested both update reports and had found the social enterprise workshop very useful.

The information report was noted.

38. Adult Social Care - Care Costs (information report) (AI 15)

Innes Richens, Director of Adults Services, presented his information report.

Councillor Vernon-Jackson, Leader, asked that he be given an opportunity to meet with the care home representatives. Councillor Winnington, had requested the report to highlight the challenges being experienced by care providers

The update report was noted.

39. Date of next meeting (AI 16)

An additional Cabinet meeting will be held on Monday 25th March 2019 at a provisional time of 1pm.

The meeting concluded at 2.43 pm.

Councillor Gerald Vernon-Jackson CBE
Leader of the Council

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Title of meeting:	Cabinet
Date of meeting:	25 March 2019
Subject:	Housing targets, housing supply and the Authority Monitoring Report
Report by:	Assistant Director of City Development
Wards affected:	All
Key decision:	No
Full Council decision:	No

1. Purpose of report

- 1.1 The purpose of this report is to update Members on a number of issues regarding housing targets, delivery and supply. This includes recent Government announcements and the implications for both the emerging Local Plan and the process for determining planning applications. Those announcements have also enabled the completion of the Council's Authority Monitoring Report which assessed the operation of the current adopted Local Plan policies (including housing delivery) for the year to 31 March 2018 and seeks permission for publication of the report on the Council's website.

2. Recommendations

- 2.1 Cabinet is recommended to:

- 1. Note the issues covered in this report, and in particular the implications for the local plan and determination of planning applications;**
- 2. Endorse the proposals to brief Planning Committee on the implications of these announcements for determining planning applications; and**
- 3. Approve the publication of the Authority Monitoring Report on the Council's website.**

3. Background

- 3.1 The Local Planning Authority is preparing a new Local Plan for Portsmouth. The Plan will set out the planning strategy to meet future development needs in the

city for the period to 2036. The Plan will set out details on the level of development which will take place in the city, where it will be located and identify the infrastructure needed to support this growth. It will replace the Portsmouth Core Strategy which was adopted in 2012 and other adopted plan documents. The Council is currently consulting on a range of evidence studies covering issues across the city as part of the process of bringing the new plan forward. There is also a consultation on the proposed strategic development at Tipner and Horsea.

- 3.2 The Plan is being prepared against a background of changing government policy on planning for housing. Reports considered at the Cabinet meetings in December 2017, July 2018 and February 2019 have kept members abreast of the changes as the Government has implemented its aim to achieve housing growth.
- 3.3 As has been reported in previous cabinet papers, the government publication of the housing delivery test, and confirmation of changes to the NPPF has been long expected. Councils were previously told they would be published in November 2018. As set out in more detail below, these announcements have important implications for plan-making and decision making in relation to housing.
- 3.4 As the Local Planning Authority the Council must publish an annual report detailing the progress made against the Local Development Scheme as well as the ongoing effectiveness of adopted Local Plan policies. The latest report covers the period of 1 April 2017 to 31 March 2018. It helps to show how the Council's planning policies are contributing towards the regeneration of the city and the provision of sustainable development.

The Authority Monitoring Report

- 3.5 The Authority Monitoring Report reports on the ongoing effectiveness of adopted Local Plan policies. The latest report covers the period of 1 April 2017 to 31 March 2018. The report covers the full range of planning issues and the production of plan policy. A significant part of the report addresses housing delivery. The publication of this year's report was delayed to ensure it could include the recent announcements on housing delivery (and specifically the treatment of student and other communal housing). The full report is included as appendix 1 to this item.
- 3.6 The AMR 2017/18 highlights the following key findings to note:
- The Council has completed significant work in gathering its evidence base underpinning the new Local Plan and progresses towards the publication of a draft plan for consultation towards the end of 2019.

- The City has identified a significant additional housing land supply in order to meet its identified need. However the Council does not currently have a five year supply of housing land (4.7 years). This is largely down to the government's standard methodology position which has significantly increased the amount of housing that the city needs to find. Calculated against the previous Core Strategy housing figure of 584 dwellings per annum need the city would have a 7.3 year housing land supply. The figures outlined in the report represent the five year housing land supply as of March 2019 and supersede those outlined in the HELAA (February 2019).
- Whilst higher than last year, housing completions for the monitoring period (excluding student and other communal accommodation) continue to remain below the housing targets set by the Local Plan with 404 net additional dwellings completed.
- The government's Housing Delivery Test methodology indicates that the delivery of student accommodation should be recorded against housing delivery at a ratio of 2.5 bedrooms equivalent to one dwelling. As such the figure given for housing released by student completions, which are recorded separately in the AMR has been revised to reflect the new ratio.
- Again whilst higher than last year, completions of family size dwellings (three, four, and five bedroom) continue to remain below the proportions sought by the policy threshold of 40% of new completions, and are also not meeting PUSH estimated requirements for the area (59% of completions).
- There continues to be a net loss of office space across the city.
- Occupied retail frontage is below targets sought by policy across much of the city, though Southsea continues to perform above target at present in terms of A1 use.
- Vacancy rates have improved for all district centres this year other than Fratton which has declined to more than one fifth of primary frontage as vacant. Vacancy rates of primary frontage have also increased in the city centre and in Southsea.
- The Council's adoption of the Solent Recreation Mitigation Strategy reinforces its commitments, alongside neighbouring authorities, towards mitigation of recreational pressures from new development upon the surrounding Special Protection Areas.
- In terms of open space provision, the only application that was eligible to provide a pocket park under PCS13 agreed to its provision. However, there also continues to be a number of larger applications that are being permitted but are exempt from open space policy requirements such as those under general permitted development and student accommodation, and as such are not providing appropriate levels of open space provision.

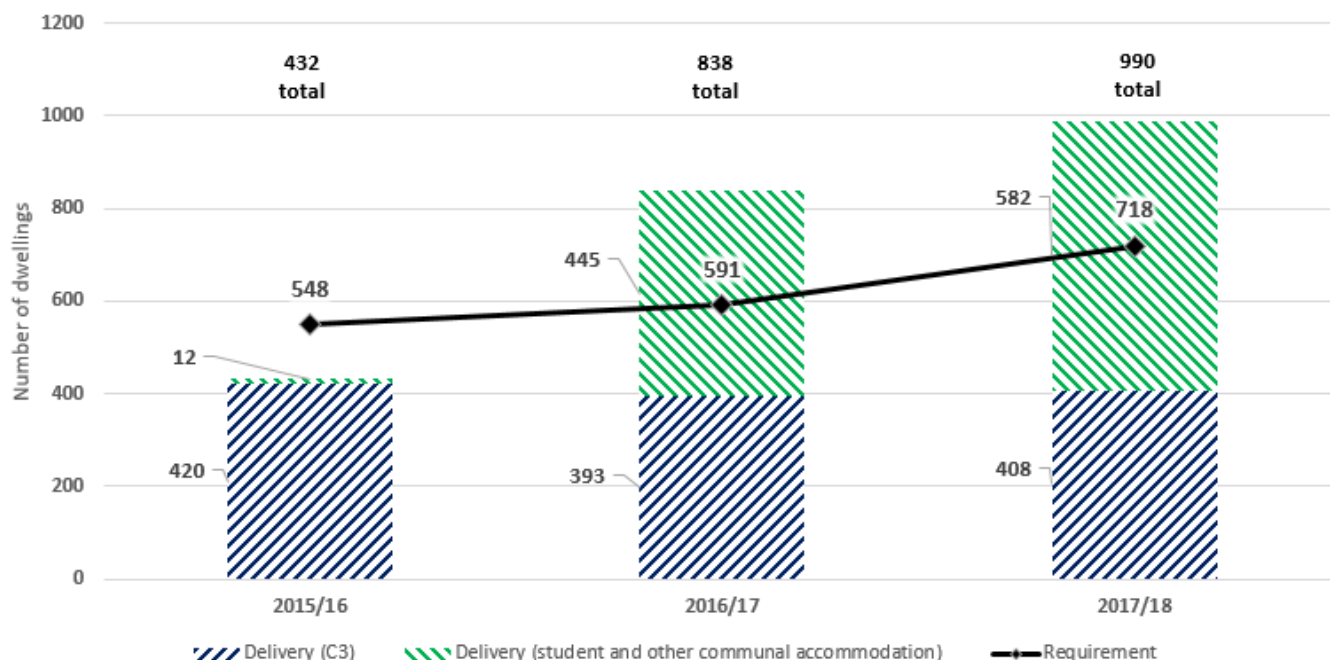
- Development work continues on the sea defences at Southsea with further consultations taking place to finalise a design and in preparation for submitting a planning application. These works are vital to ensuring the ongoing resilience of the city and the safety of its inhabitants to future climate change.
- Alongside the sea defence development, initial work has commenced on considering the implications of the new sea defences on the wider seafront in the form of a review of the seafront masterplan which will continue to be reported upon in subsequent AMRs.
- Neighbourhood CIL spend was at its highest amount in 2017/18 with more of the city's wards utilising the money for projects in their local areas than has ever been recorded previously.

- 3.7 The AMR is required to be published on the Council's website and made publically available to provide an update of progress on the planning policies contained in the Portsmouth Plan.

Housing Delivery Test

- 3.8 The Housing Delivery Test is a new initiative by government to assess the delivery of new housing. It contains two elements - Housing delivery (which includes national standard ratios for student and other communal accommodation), and housing requirement (based on a mixture of existing local plan targets, and national projections of household growth). The government's stated aim is to publish the results each year, measuring the results of the previous three years.
- 3.9 If a Local Planning Authority's housing delivery falls below the requirement then the government will introduce sanctions, depending on the extent of the shortfall. If delivery is less than 95% of the requirement, then the authority will need to produce an action plan addressing the under-delivery of houses and take steps to rectify the problem. If delivery is less than 85% of requirement then the authority is required to find a 20% 'buffer' of additional land to deliver housing. Finally, if delivery is less than 25% of requirement (rising on an incremental basis to 75% in 2021) this will trigger a presumption in favour of sustainable development whereby planning permission will be granted unless policies in the National Planning Policy Framework (NPPF) that protect areas or assets of particular importance provide a clear reason to refuse permission or the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when judged against the policies of the NPPF as a whole (see paragraph 11(d) of the NPPF).
- 3.10 The results of the first annual test is set out in the following chart. Some of the figures in this test require confirmation from government but the overall picture is not expected to change dramatically -

2018 Housing Delivery Test Results



- 3.11 The requirement line shows the upturn as the adopted plan figure is being replaced by a requirement based on household projections - this trend is expected to continue in next year's delivery test. In addition, it is clear that the delivery of student housing (confirmed in the housing delivery test to be at a ratio of 2.5 dwellings to one dwelling) is playing a significant role in the assessment. However, the development of student accommodation is not anticipated to continue indefinitely.
- 3.12 The outcome of this year's assessment is that housing delivery for the three years to 31 March 2018 exceeded the requirements by 22% and therefore no sanction applies for this year. However, this may not be the case in the future. There is still an ongoing need for housing, including social housing, which needs to be addressed. The Council is already taking proactive measures in the delivery of new housing, which could form part of a formal housing delivery action plan if required. In the meantime, the publication of the housing delivery test does provide a formal position on how to treat student and other communal accommodation with regards to how it counts towards overall housing delivery.

Housing Requirements and the Revised National Planning Policy Framework

- 3.13 Previous cabinet reports have discussed the government's introduction of the standard methodology for assessing housing need. On 19 February the government confirmed its proposed changes to the National Planning Policy Framework which mean that Local Planning Authorities should use the older, higher household projections.

- 3.14 The result of the changes is to confirm that the government's standard method of assessing need gives a housing need figure of 863 homes per annum, equal to 17,260 homes over the plan period 2016-2036. This figure will change slightly when new statistics are released on housing affordability, but overall this figure is not anticipated to change significantly for the purposes of plan-making over the next year or more. Whilst national policy allows for alternative methods of calculating this need in "exceptional circumstances", it is clear that the use of alternative methods is not encouraged. For instance, the Government has already confirmed that the publication of lower household projections by the Office of National Statistics does not qualify as an acceptable basis for lower housing needs. Therefore it is proposed that, barring any significant change in national policy or planning practice, this will be the starting point for the emerging local plan although the final housing requirement will be determined with regards to site availability, deliverability, and the sustainability of development in accordance with national planning policy.
- 3.15 As previously advised to Cabinet, most recently discussed in the February 2019 report, this represents a new approach by the Government - replacing the previous locally produced assessment of housing needs with a "top-down" figure produced from nationally produced official projections (and one which was objected to by this Council and others). The following table sets out a comparison of the existing adopted plan target, the level of housing need using the Government's standard method and recent delivery, including a significant element for student housing.

**Comparison of housing numbers,
dwellings per annum and equivalent twenty year targets**

	Dwellings per annum	Twenty years (2016-2036)
Existing adopted Local Plan	584	11,680
Previous PUSH statement of need	740	14,800
Government Standard Method	863	17,260
Recent delivery (2012-2018)	543	10,860

The Supply of Housing

- 3.16 Local Planning Authorities are expected to maintain a 5 year supply of housing land. Sites which have been identified as suitable for housing have been reported in the Authority Monitoring Report published each year. To date the Council has published monitoring reports which have shown a 5 year supply, against the previous plan target of 584 dwellings per annum.
- 3.17 However, as the adopted plan is over 5 years old, changes to the NPPF require that housing supply is measured against the higher levels of need derived from

the new standard methodology. Although efforts have been made to identify and bring forward land for housing (and are recorded in the Housing and Economic Land Availability Assessment, which has been published for consultation as part of the local plan evidence base) it has not been possible to identify at this time sufficient sites to maintain a 5 years supply.

- 3.18 This is not a surprise as it has been anticipated for some time that the Council may not be able to identify sufficient capacity to meet all housing needs, and work is underway with neighbouring authorities to understand what capacity may exist elsewhere under the Duty to Cooperate. Nonetheless it is the case that until a new housing requirement is established in the emerging Local Plan, housing supply should be assessed against the figure arising from the government's standard methodology.
- 3.19 Using the standard methodology, including the national ratios for student and other communal housing, the current assessment of housing supply is 4.7 years. This assessment will be revised over the summer, to address the results of the consultation into the HELAA, and to re-examine the deliverability of sites in line with new principles confirmed in the NPPF revisions announced in February. Overall it is considered likely that the impact may well be to reduce the overall supply which could be robustly defended as deliverable within 5 years.
- 3.20 Therefore, two things are likely to be required to establish a five year supply of housing. First, sites need to continue to be identified, and robustly assessed against the test in the NPPF for what constitutes a deliverable site within 5 years. Second, the housing requirement in the new local plan needs to reflect the realisable capacity in the city given the other aims and requirements of sustainable development in the NPPF.

Planning Applications

- 3.21 Not having a 5 year supply of housing has an immediate impact for consideration of planning applications. The NPPF defines out of date policies in adopted local plans as including for *applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below ... the housing requirement over the previous three years*. Although the housing delivery test has been met, the supply test cannot be met. This results in certain policies being deemed out of date and the presumption in favour of sustainable development, in line with the principles set out in the NPPF, applies.
- 3.22 Planning proposals for housing should therefore be granted unless policies in the NPPF that protect particular areas or assets (e.g. irreplaceable habitats or designated heritage assets) provide a clear reason for refusing the application, or any adverse impacts of doing so would significantly and demonstrably

outweigh the benefits, when assessed against the policies in the Framework taken as a whole (known as the “tilted balance”).

- 3.23 A full briefing will be given to the Planning Committee on this matter in due course.

4. Equality impact assessment

- 4.1 An equality impact assessment is not required as the recommendations do not have a disproportionately negative impact on any of the specific protected characteristics as described in the Equality Act 2010 for the following reasons:
- This report updates members on issues of the level of total housing need and housing supply rather than the needs of specific groups.
 - The Authority Monitoring Report is a document that updates members on the effectiveness of adopted policies and progress made towards targets and therefore there are no decisions to be made regarding this document other than to approve the document for publication on the Council website.
 - The development plan documents and supplementary planning documents which make up the LDF would have been subject to an Equality Impact Assessment if required. Furthermore individual EqlAs would include consultation with the pertinent groups of these projects/actions if there was a potential impact, positive or negative.

5. Legal implications

- 5.1 Contained within the main body of the report above.

6. Director of Finance's comments

- 6.1 The recommendations within this report to publish the Authority Monitoring report and update planning committee regarding the appropriate consideration of planning applications. It is anticipated that the costs associated with this can be met from the existing cash limited budget. If planning committee did not receive the update and take it into account when determining future planning applications this could render the Council more vulnerable to applications for costs if planning applications were found to have been turned down without due reference to appropriate considerations.

.....
Signed by:

Appendices:

Appendix 1 Draft 2017-2018 Authority Monitoring Report

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by on

.....
Signed by:

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Authority Monitoring Report 2018



Covering the period 1st April 2017 to 31st March 2018

Authority Monitoring Report 2018
Covering the period 1st April 2017 - 31st March 2018

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1. Introduction

- 1.1. This is the fourteenth Authority Monitoring Report (AMR), covering the monitoring period of 1st April 2017 to 31st March 2018.
- 1.2. The aim of the document is to show how the Council's planning policies are contributing towards regenerating the city and bringing forward sustainable development, while safeguarding the environment. It sets out what progress we have made on the policy framework for decisions on planning applications, and reviews what effect policies are having on the delivery of priorities for the city.
- 1.3. Planning policy has the potential to contribute greatly towards many of the Council's priorities, namely increasing the availability and affordability of homes; regenerating the city; making the city cleaner and greener; reducing crime and the fear of crime; and making it easier for people to access shops and services close to where they live. Therefore this report has an invaluable role in assessing whether the policies are delivering what they set out to do in contributing to Council priorities, or whether they need to be changed to work better towards achieving them.

Monitoring Framework

- 1.4. A set of indicators was introduced to monitor the Portsmouth Plan when it was adopted in January 2012 and the full list of indicators can be found in Appendix 1. The Localism Act removed the requirement for local authorities to report on specific indicators and submit a report to the Secretary of State (Section 113, Localism Act 2011). In line with this change, not all indicators will be reported on each year to ensure that the monitoring report is interesting, informative and useful. Instead a selection of indicators will be chosen, which show significant facts or trends, or which are key to the delivery of the city's future development. As the Council is bringing forward a new Local Plan, where appropriate this report provides a more comprehensive review of development to inform consideration of the emerging new strategy.

Structure of the monitoring report

- 1.5. The first part of this report considers the Council's current progress on and future programme for producing policy documents. Currently this work programme is primarily concerned with the Local Plan review.
- 1.6. The second part of the report monitors the effectiveness of the Council's planning policies under the following headings:
 - Progress towards the development of major regeneration sites
 - Design, townscape, & heritage
 - Housing
 - The natural environment
 - The economy & access to shops, jobs and services
 - Health
 - Transport
 - Infrastructure & community benefit

- 1.7. The indicators set out to monitor the Portsmouth Plan (and listed in Appendix 1) are used to assess policy effectiveness under each of these headings.
- 1.8. The last part of the monitoring report contains overall conclusions and recommendations.

Key monitoring news in this section

- **The Council has published an update to the Local Development Scheme which includes a revised timetable for the Local Plan production.**
- **Significant progress has been made on the evidence base underpinning the Local Plan with work having started on a range of topics including health and wellbeing, green infrastructure, housing needs and heritage.**
- **Further amendments to the Houses in Multiple Occupation Supplementary Planning Document were consulted upon during the monitoring period.**
- **The Special Protection Areas (SPAs) SPD was revoked and replaced with guidance set out in the Solent Recreation Mitigation Strategy.**
- **Work continued on several topics with neighbouring local authorities within the Partnership for Urban South Hampshire (PUSH) under the Council's Duty to Cooperate.**

2. Progress on preparing a planning policy framework

Progress against the Local Development Scheme

- 2.1. In order to give local residents and key stakeholders an understanding of the Council's timetable for the production of the Local Plan and its wider development plan over the next couple of years, the Council is required to produce a Local Development Scheme (LDS). This details the timeframe for the various stages of the Plan's production and other associated documents, as well as detailing the content and geographical area covered by the documents. Part of the AMR's role is to report upon the progress the Council has made against the timetables set out in this Local Development Scheme, which is the purpose of this chapter.
- 2.2. An update to the LDS including a revised timetable for the Local Plan production was approved by Cabinet at its meeting on 5 February 2019. As set out in the LDS, the next milestones for the local plan production will be a draft plan being produced for consultation in December 2019, followed by a further consultation on the submission version of the Plan in June 2020. The Council will continue to assess its progress against the timetable set out in the LDS and will publish any amendments to the proposed programme through an update to the document on the website¹.
- 2.3. Approved by Cabinet in July 2018 was an update to the period covered by the Local Plan. When work commenced on the new Local Plan, it was envisaged that the plan period would cover 2011-2034, which is in line with the adopted PUSH Position Statement. However, circumstances have moved on. The Position Statement is increasingly out of date, with new evidence of need for housing and employment land. The Council will also be required to discuss Duty to Cooperate issues with neighbouring authorities who are already bringing forward plans with a 2036 end date. Therefore, it was decided that the Plan period be extended to 2036, and the official plan period will now be 2016-2036.

¹ Local plan website: <https://www.portsmouth.gov.uk/ext/development-and-planning/planning/the-local-plan>

The Portsmouth Plan Review

- 2.4. The City Council adopted the current Portsmouth Plan in January 2012 which has set the direction of development planning for the city over the last six years and served as the primary document in the planning policy framework for Portsmouth. The Council has now commenced work on a review of the Portsmouth Plan and it is necessary to provide an update on the work completed so far.
- 2.5. The new Local Plan will set out the planning strategy for meeting future development needs in the city for the period up to 2036. The intention is that the new Local Plan will contain:
- policies for the development and protection of land; and
 - site allocations for land that is being chosen for new development or for the re-development of existing buildings.
- 2.6. As was reported upon in the previous AMR, one of the first stages in the Plan production process (formally known as the regulation 18 consultation stage), involved the production of an Issues and Options document setting out the Council's understanding of the planning issues concerning the city, and options for how to deal with them. The document, along with supporting material, was published for consultation for 8 weeks which closed on 28 September 2017. The responses were subsequently processed and presented to Cabinet at its meeting in December 2017 in the form of a 'Way Forward' report². The report also identified a range of technical work that would be required to provide the necessary evidence base to support and inform the production for the new Local Plan.

Over the summer of 2018, the Government published an updated National Planning Policy Framework (NPPF) and accompanying Planning Practice Guidance (PPG). The changes are wide ranging and significant, but the main points are as follows -

- Confirming a standard methodology for housing need, resulting in a higher housing need for Portsmouth, which the Government expects Local Plans to aim to meet;
- A stronger emphasis on housing delivery, with sanctions for the Council if targets are not met, including the new Housing Delivery Test and the need for the local planning authority to prepare an Action Plan ;
- Clarifying the Duty to Cooperate with neighbouring Authorities on strategic planning matters including requirements for a Statement of Common Ground;
- Significant rewrites of key chapters, such as the Economy, Climate Change, Flooding and Coastal Change and Transport chapters, and what needs to be addressed in Local Plans; and
- New requirements for Local Plans, such as the need to link to the objectives of the Industrial Strategy and to set out a clear economic vision and strategy that positively and proactively encourages sustainable economic growth. Also introduces the need for the Local Plan to provide a positive strategy for energy.

Work on the Local Plan will need to address these amendments in order to ensure the Plan is sound in respect to future national policy.

² <https://democracy.portsmouth.gov.uk/ieListDocuments.aspx?CId=126&MId=3881>

- 2.7. Throughout 2018, work has continued in preparation of publication of a draft plan with significant progress being made in terms of the evidence base. Officers are working on evidence gathering relating to a series of topics ranging from housing and employment, to green infrastructure and heritage; whilst several consultants have been commissioned to undertake more specialist studies.

Houses in Multiple Occupation Supplementary Planning Document

- 2.8. The Planning Service has also been consulting with residents and stakeholders on proposed amendments to the Houses in Multiple Occupation (HMO) Supplementary Planning Document (SPD). The SPD details how policy PCS20 is applied when considering planning applications for HMOs. An initial set of amendments were proposed to the document to:
- Ensure mixed and balanced communities
 - Manage matters relating to change of use from C4 to Sui Generis HMOs, thresholds, living conditions and the impact on amenities of neighbours specifically relating to the change of use of smaller homes.
- 2.9. This initial set of amendments to the SPD was agreed and adopted with immediate effect at the meeting of PRED on 21st November 2017. At that meeting it was further agreed that an additional public consultation would take place for suggested further amendments to the SPD to address the issue of sandwiching of residential properties between HMOs and instances of three or more HMOs in a row.
- 2.10. The follow up consultation occurred in February 2018 and the feedback from that is currently being carefully considered. An update regarding the consultation will be reported upon in the next AMR.

Solent Special Protection Areas Supplementary Planning Document

- 2.11. The decision was taken at the cabinet member meeting for Planning, Regeneration and Economic Development (PRED) of 28 Feb 2018, to approve and adopt the Solent Recreation Mitigation Partnership's (SRMP) finalised Solent Recreation Mitigation Strategy (December 2017) including revised charging schedules³. Alongside this, it was approved that the Council would withdraw its Solent Special Protection Areas Supplementary Planning Document (SPD) (adopted in 2014).

The Duty to Cooperate

- 2.12. Portsmouth City Council is a member of the Partnership for Urban South Hampshire (PUSH) and this platform is the principal method by which the authority achieves its duty to cooperate with neighbouring local authorities. PUSH published a spatial position statement for the sub-region in 2016, this position statement sets out development targets for Portsmouth and the wider area up to 2034 and will help inform the development of the new local plan for the city.

³ <https://www.portsmouth.gov.uk/ext/development-and-planning/planning/solent-special-protection-areas>

- 2.13. During the monitoring period, several pieces of monitoring work continued through PUSH in order to gather information for the preparation of the Local Plan; this included technical work looking into water quality and treatment, as well as air quality and transport issues. The evidence commissioned on air quality was endorsed by the PUSH Joint Committee at their meeting of 15 October 2018 whilst the Water Management Study was endorsed by the PUSH Joint committee at their meeting of 5 June 2018.
- 2.14. The revisions to the NPPF and Planning Practice Guidance now set out requirements for a new Statement of Common Ground between authorities and other key organisations to address strategic matters. PUSH is still the preferred mechanism at this time to address strategic planning issues. The Council will continue to engage with its PUSH partners regarding a formal process to address strategic planning issues, including the production of a Statement of Common Ground, to address key issues including meeting the areas' overall housing need. However, to ensure that Local Plans are not unnecessarily held back by this process, it may be the case that the Council enters into additional Statements of Common Ground with relevant organisations.

3. Effectiveness of Portsmouth planning policies

3.1. Progress towards the development of major regeneration sites

Key monitoring news in this section

- Work continued on a range of strategic sites around the city during the monitoring period.
- As part of ongoing assessments in relation to housing need in the city, considerations regarding the capacity for development at sites such as Tipner, Port Solent and the city centre was ongoing.
- A number of pieces of annual retail monitoring occurred in the city's key retail areas.
- The Hard Interchange was officially opened during the monitoring period and has been operating successfully over the last year.
- Development at the seafront continued with the official opening of South Parade Pier and the refurbished D Day museum in April 2017 and March 2018 respectively.
- Also in relation to the seafront, work commenced on considering the wider implications of the proposed coastal defences along Southsea seafront.

3.1.1. There are a number of policies within the development plan that relate to the development of major regeneration sites within the city. The 2016/17 AMR⁴ detailed the progress that had been made on these sites in the five years since the 2012 adoption of the Portsmouth Core Strategy. This AMR will report upon any additional updates that have happened since the publication of that report.

Tipner (policy PCS1)

3.1.2. The Council is continuing to work on developing the land at Tipner and Horsea Island with ambitions of creating a sustainable new community within Portsmouth that will contribute to the city's housing and employment needs.

3.1.3. Work on the potential options for Tipner and its capacity to meet the needs of the city as well as other technical work continued throughout the monitoring period.

Port Solent & Horsea Island (policies PCS2 and PCS3)

3.1.4. Work on the deliverability of housing growth at these sites is ongoing.

3.1.5. Veolia have advanced the Landfill Closure Plan considerably and are now in the final stages of the reinstatement program. Footpaths and cycle routes are substantially complete and meadows are planted. Over the autumn, Veolia will be planting around 50,000 new trees in conjunction with the landscaping plan.

⁴ <https://www.portsmouth.gov.uk/ext/development-and-planning/planning/annual-monitoring-reports>

Portsmouth City Centre (policy PCS4)

- 3.1.6. As reported in the previous AMR, the work was on-going relating to a series of public realm improvement works in the city centre during the monitoring period; these were subsequently completed as of June 2017. The works involved a number of interventions in the public areas along Commercial Road including the removal of old sculptures, relocation of cycle racks, resurfacing and general cleaning/refurbishing.
- 3.1.7. Background work has also continued on the proposed new city centre road, which is set out in policies PCS4 and PCS17 of the Portsmouth Plan, with plans being published for public consultation in November 2017 and a planning application submitted in December 2017. As of the end of the monitoring period the application was being considered by the planning department and further updates will be provided in the next AMR.
- 3.1.8. A new retail survey has been completed just after the end of the monitoring period (April 2018) and the results of this survey are reported in Section 3.5. The Council has commenced work on a masterplan and delivery strategy to review the approach to the city centre and inform the new Local Plan.
- 3.1.9. 1,384 student bedrooms were delivered this monitoring year, with more expected to follow in subsequent years. More detail about this delivery and the impact of this type of development is covered in Section 3.3.

The Hard Interchange

- 3.1.10. The Hard Interchange was opened on 14th May 2017, complete with gift shop, a visitor information centre, refreshment facilities and easy access to some of the city's key tourist attractions. The landmark piece of transport infrastructure for the city now facilitates over 600 bus and coach departures on a daily basis between transport providers Stagecoach, FirstBus, National Express, Park and Ride and Mega Bus. It also acts as an interchange between other transport facilities including ferries and trains. Since the facility's opening, it was recently reported that in its first year over seven million passengers have used the terminal with local bus operators hailing it as a success. It is hoped that the redevelopment will prompt further regeneration and investment in the surrounding area in the future.

Lakeside Business Park (Policy PCS5)

- 3.1.11. The 153 bedroom hotel at the business park that was highlighted in previous AMRs was completed during the monitoring period.
- 3.1.12. Further work has also commenced on considering capacity and deliverability of further employment land at the site.

Southsea Town Centre (Area Action Plan)

- 3.1.13. A new retail survey was completed of the area just at the end of the monitoring year (April 2018), the results of which are detailed in section 3.5 of this report.

The Seafront

- 3.1.14. The development of the Hotwalls studios, a series of 13 creative studios alongside a deli-style eatery on the site of a former military barracks in Old Portsmouth, was completed and opened in July 2016. It was a significant step in the pursuit of the Seafront Strategy's aspiration of turning the area into a vibrant arts and crafts quarter. The studios celebrated its first birthday during the monitoring period and its spaces are now being leased to a number of artists and designers/makers who are also able to sell directly from their studios to visiting customers.
- 3.1.15. The grade II listed South Parade Pier was reopened to the public in April of 2017. As previous AMRs have reported, the pier had fallen into disrepair and was declared unsafe in 2012. Subsequent work was undertaken to ensure the structure was safe, whilst an amusement arcade and a fish and chip shop and restaurant was opened. Further development is expected to continue in the future and will be highlighted in later AMRs.
- 3.1.16. Previous AMRs had reported upon the redevelopment of the D Day museum and it was subsequently re-opened during this monitoring period in March 2018. The facility has completely new displays about D-Day and the Battle of Normandy told through the stories of those who took part, and utilises a variety of imagery and audio-visual presentations as well as more interactive exhibits.
- 3.1.17. Whilst largely falling outside the report's monitoring period, work has commenced on considering the wider implications of the proposed coastal defences along Southsea seafront in the form of a review of the seafront masterplan. An initial public consultation was undertaken in the summer of 2018 and the results from this will be reported upon in subsequent AMRs.

3.2. Design, townscape and heritage

Key monitoring news in this section

- No listed buildings were lost during the monitoring period and there were fewer listed building consent decisions made compared to last year.
- Tall building application decisions were at the highest rate they have been over the past few years (twelve), 75% were granted permission.
- A couple of new developments in the city were recognised with awards, South Parade Pier and the Canoe Lake Leisure Tennis Pavilion.
- Quality of life amongst Portsmouth residents is fairly high according to the 2018 Community Safety Survey. The score has remained at roughly the same level since the 2016 survey.

Heritage

- 3.2.1. Portsmouth has twenty-five Conservation Areas (mapped in Figure 3.1 below), which have not changed since the previous monitoring period. These include Old Portsmouth, the older part of the Royal Navy Base and Thomas Ellis Owen's Southsea (the architect and developer responsible for many notable buildings in Southsea and Gosport).

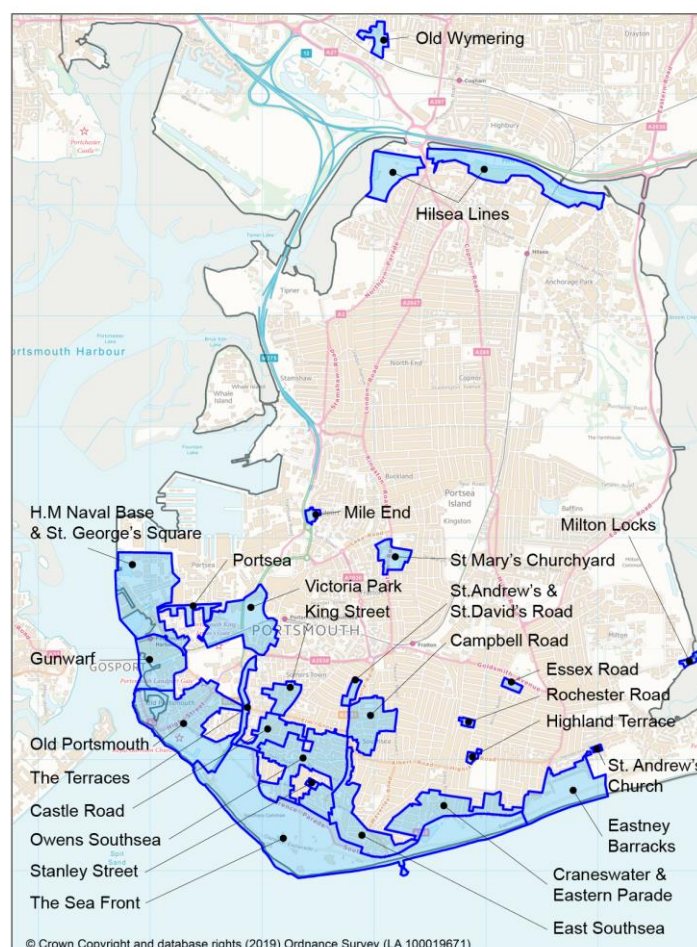


Figure 3.1: Conservation areas in the city

- 3.2.2. Numbers of designated heritage assets in the city are recorded on the Historic England website yearly⁵. A breakdown of the city's listed assets was also included in the 2016-17 AMR last year and as there has been little change in these figures will not be repeated here. A full update will be provided again in the next AMR.
- 3.2.3. A developer is required to obtain listed building consent (LBC) to make alterations or to extend or demolish a listed building. Data on the numbers of consent decisions made each year are displayed in Figure 3.2 below. Portsmouth's listed building consents were lower during this monitoring period (31) than they have been over the four years prior.

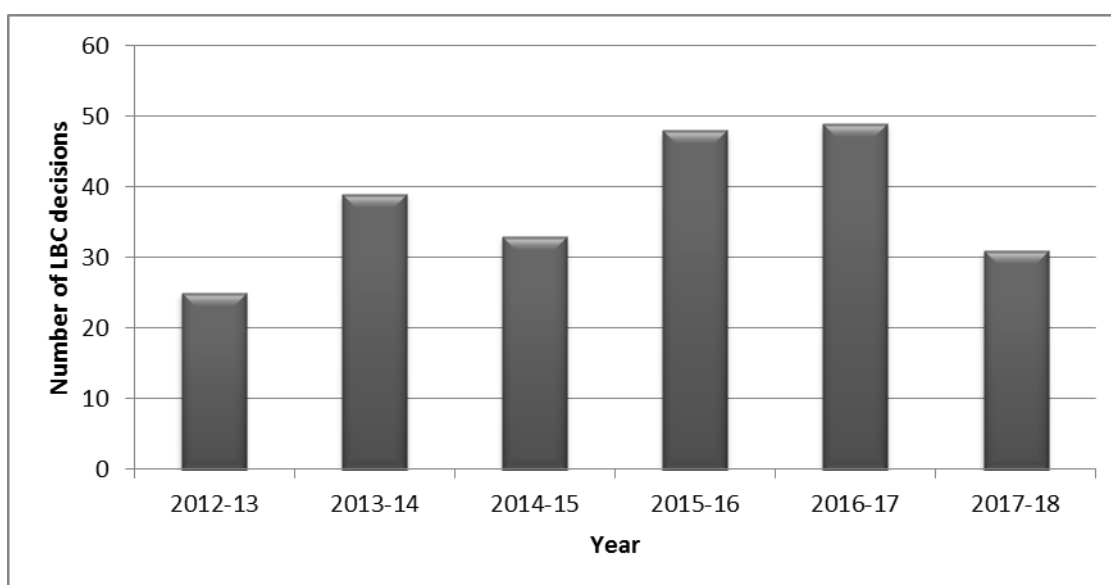


Figure 3.2: Numbers of listed buildings consent (LBC) decisions made since 2012 (either permitted or refused)

- 3.2.4. The numbers of Listed Building Consents processed by the Council naturally fluctuate with rates of development in the city. The previous AMR noted that there appeared to be an increasing rate of development affecting listed buildings in the city as development took place in the city more widely, but as can be seen by the lower figure this year for LBC decisions it is difficult to point to any clear trend. Regardless, development has a role in ensuring listed buildings have an ongoing function; however, the activity requires the Council to take a leading role in ensuring that the city's heritage is safeguarded and as part of its role will continue to monitor the numbers in subsequent AMRs.
- 3.2.5. Across the monitoring period, there were no listed buildings lost in the city.

⁵ <https://historicengland.org.uk/research/heritage-counts/indicator-data/>

Tall buildings applications

- 3.2.6. The Tall Buildings SPD was adopted in June 2012 and defines a tall building in the Portsmouth context as any building that is either:
- Above five storeys in height (i.e. 6 storeys or higher)
 - Any building that is above 20m in height
- 3.2.7. Any building that meets or exceeds one of the above thresholds would therefore be defined as 'tall' and subject to policy PCS24 and the assessment criteria of the SPD.
- 3.2.8. Policy PCS24 aims to steer new tall buildings towards a selection of preferred locations throughout the city, where it has been determined that particular characteristics of these areas makes them the most appropriate locations for this scale of development. The preferred locations for this type of development as designated in policy PCS24 are:
- The Hard
 - The City Centre/Dockyard/Ferry port
 - Kingston Crescent/Estella Road
 - Fratton
 - Tipner
 - Port Solent/Horsea Island
 - Cosham
 - Western Road/Southampton Road
- 3.2.9. In the 2017-18 monitoring period there were twelve applications relating to tall buildings that were decided by the Council, nine of which were granted permission. Of the twelve applications, seven were for sites within one of the PCS24 preferred areas for tall buildings (five were granted permission), and the others were outside of these areas.
- 3.2.10. The figure for this monitoring period is larger than has been reported for the last few years with four decisions made in 2016-17 (three within opportunity areas), all of which were granted permission. The previous year 2015-16, there were seven applications, (five on sites falling within preferred tall buildings areas), of the seven applications, the Council granted permission to five, two of which were located outside of the preferred areas for tall buildings.
- 3.2.11. Overall, it is considered that the policy is working reasonably well. The majority of permitted applications fall within the identified preferred locations; whilst the policy allows for buildings outside those areas to be considered on their own merits.

Design awards

- 3.2.12. One indicator for the potential effectiveness of the tall buildings policy is the achieving of design awards during the monitoring period. Whilst there do not appear to be any design awards relating to tall buildings specifically to report upon from the monitoring period, there are a couple of other developments in the city which were recognised with awards worth noting.
- 3.2.13. The recently reopened South Parade Pier on the south coast of the island received recognition with the 'pier of the year' award from the National Piers Society for the restoration work that has taken place there.
- 3.2.14. Another development in the Southsea area, the Canoe Lake Leisure Tennis Pavillion, won a RIBA South region award 2018⁶.

Quality of life

- 3.2.15. The indicators selected for the Design & Heritage theme of the Local Plan include reviewing the percentage of people satisfied with their local area as a place to live. While the survey that included this question is no longer undertaken, a comparative indicator is found in the Community Safety Survey (CSS)⁷, which includes a question about quality of life.
- 3.2.16. The 2018 Community Safety Survey interviewed 1,200 residents of Portsmouth and asked them to rank their quality of life on a scale of between 1 (poor quality) and 5 (very good quality). The mean average score reported by the respondents was 4.01 and indicates a reasonably high satisfaction with quality of life amongst residents. The score is marginally higher than 2016's score of 3.98, though the report states that this improvement is not statistically significant.

⁶ <https://www.architecture.com/awards-and-competitions-landing-page/awards/riba-regional-awards/riba-south-award-winners>

⁷ <http://www.saferportsmouth.org.uk/>

3.3. Housing

Key monitoring news in this section

- Housing completions this monitoring period are slightly up on the previous year at 408 completions with a further 350 under construction.
- Student bedroom completions have increased upon last year and continue a trend of high delivery. The figures this year have been particularly influenced by the completion of a large scheme at the former Zurich House site (1,000 beds).
- The government's Housing Delivery Test methodology indicates that the delivery of student accommodation should be recorded against housing delivery at a ratio of 2.5 bedrooms equivalent to one dwelling.
- The City has identified a significant additional housing land supply in order to meet its identified need. However the Council does not currently have a five year supply of housing land (4.7 years). This is largely down to the government's standard methodology position which has significantly increased the amount of housing that the city needs to find. Calculated against the previous Core Strategy housing figure of 584 dwellings per annum need the city would have a 7.3 year housing land supply.
- The gross number of affordable homes completed in the city (46 dwellings) is lower than what was completed last year and continues a downward trend in delivery of this type of housing, although 130 are under construction as of the end of the monitoring period. Policy compliant amounts of affordable housing were secured from planning applications in the majority of eligible market schemes (four out of six) which is the highest proportion since 2012/13.
- The proportion of completions that were for family housing remain below levels sought by policy for the second year running, however they have marginally increased from last year.
- Numbers of applications relating to HMOs in the city have increased as have numbers of permissions granted (86%).

Housing Delivery

- 3.3.1. The Portsmouth Plan sets out the city's housing capacity from 2006/07 up to 2026/27 and states that between 11,484 and 12,754 net additional homes could be provided, depending on the provision of infrastructure. As the motorway junction at Tipner has been delivered, so the target arising from the Portsmouth Plan is 12,254 net additional homes in the city between 2006/07 and 2026/27.
- 3.3.2. This total housing target of 12,254 equates to an average of 584 homes per year over the 21 years. This annual target is reassessed each year, based on previous completions. This ensures that any over-delivery or under-delivery is compensated for if necessary.
- 3.3.3. Completions from 2006/07 to 2017/18 are shown in Table 3.1 on the next page. The requirement under the Portsmouth Plan, based on a target of 584 homes per year, is for 7,008 homes to have been delivered up to 31 March 2018. Delivery is expected to vary year by year due to the different types of sites involved and economic circumstances. During the 2017/18 monitoring period, 408 net additional dwellings were delivered.

- 3.3.4. Taking this year's completions figure along with the additional allowance from student accommodation completions (explained in the next part of this chapter), and due to previous years of under delivery, the current amount of housing delivered as of 31st March 2018 is equivalent to 7,127 dwellings. This is 119 completions over the target of 7,008 homes, a figure which has improved from the under-delivery of 443 reported against the target in the 2016/17 AMR. This change is largely due to the amended ratio for market housing released by student bedroom completions as detailed in para 3.3.8.

Table 3.1: Housing completions between 2006 and 2018

Year	Completions
2006/07	526
2007/08	712
2008/09	1,309
2009/10	726
2010/11	317
2011/12	276
2012/13	351
2013/14	222
2014/15	406
2015/16	436
2016/17	393
2017/18	408
Total delivery between 2006/07 and 2016/17	6,082
Additional allowance for student accommodation	1045⁸
Total delivery towards housing target	7,127
Total target between 2006/07 and 2017/18	7,008
Difference	119 (over)

- 3.3.5. Beyond the completed dwellings reported above, there are 350 dwellings currently under construction as of the end of the monitoring period.
- 3.3.6. One of the revisions to the NPPF in the summer of 2018 was the introduction of a "Housing Delivery Test". This test has been introduced to measure each local authority's performance in delivering new homes. The test considers delivery of new homes over a three year period against the number of homes required over that period. If there is shown to be significant under delivery, a buffer is added to the

⁸ As the previous AMR started to do, the figures in Table 3.1 have been adjusted to take into account changes in how student accommodation contributes towards housing supply. This reflects the outcome of an appeal hearing regarding a decision in Exeter in 2015 which considered the delivery of bespoke student housing and the extent to which it contributes to meeting overall housing need. The adjustment made means that student housing is now recorded separately which has resulted in a slight reduction in the recorded delivery for earlier years.

number of deliverable sites in order to achieve the required five years supply of housing.

- 3.3.7. The 2018 Housing Delivery Test results were published in February 2019 . The test indicated that over the three year period from 2015/16 to 2017/18 that Portsmouth delivered equivalent to 122% of its requirement for the same period.
- 3.3.8. Since publication of the previous AMR, the government's guidance for the Housing Delivery indicates that for every 2.5 bedrooms of student accommodation built, it can be expected that one existing dwelling currently occupied by students would be released back onto the market to meet general housing needs. This position is confirmed through the results of the housing delivery test with the completion figures reflecting the 2.5 student ratio. This is a different ratio to the Council's previous working calculation that every four bedrooms built would release one house back onto the market. As such the figure reflected in table 3.1 has been adjusted (and in AMRs going forwards), reflecting this new 2.5 ratio.
- 3.3.9. The Housing delivery test also included a net gain of 60 other communal dwellings between 2016 and 2018 comprising a range of types of specialist accommodation but largely made up of sheltered elderly persons accommodation. These communal dwellings are counted at a ratio of 1.8 based on the average number of adults per household nationwide. The housing delivery test counts the 60 units of releasing the equivalent to 34 houses back onto the market. The majority of the units delivered were as part of Savoy Buildings.

Student Accommodation

- 3.3.10. The issue with student accommodation is considering the contribution, if any, it makes towards meeting the Council's overall housing target. National Planning Practice Guidance states that *all student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market*⁹.
- 3.3.11. Monitoring reports and statements of housing completions and supply will continue to record the delivery of student accommodation separately from other forms of housing. Alongside this, there will be an ongoing assessment as to the extent to which the delivery of student housing releases other housing on to the market, and an adjustment to the housing delivery and supply made accordingly.
- 3.3.12. The extent to which this housing contributes to the council's overall housing supply is discussed in the previous section.
- 3.3.13. In the monitoring period there were 1,384 student bedrooms completed in Portsmouth in total (Table 3.2 on the next page). A large proportion of these rooms (1,000) were delivered through the Zurich House development (application

⁹ Paragraph: 038 Reference ID: 3-038-20140306

15/00821/FUL), with the rest spread amongst four other applications. This continues the trend in high numbers of completions noted in the previous AMR which reported 1,101 completed bedrooms, but is not unexpected, as previous AMRs have noted many of these proposals to have planning permission/or being under construction, at the time of its publication.

- 3.3.14. On the basis of 2.5 completed student bedrooms releasing one existing dwelling currently occupied by students back onto the market to meet general housing needs, this delivery of 1,384 student bedrooms during the monitoring period is reflected in the additional 553 general housing units which has been added to the previous recorded 492 (the count as of the 2016/17 AMR) to reach a figure of 1045 given in Table 3.1 on page 19.
- 3.3.15. If the figure of 553 additional dwellings released back onto the market is added to the physical completions of 408 net dwellings achieved this year in the city, this would mean the yearly housing target of 584 dwellings needed to meet the overall Local Plan housing target has been met this year (961 homes). However, those adjustments for student accommodation completions are considered a short term measure and it would not be appropriate to rely on these in order to meet shortfalls in market housing completions across the city in the medium to long term. Therefore whilst student accommodation completions are helpful in meeting housing provision in the short term, this cannot be relied on going forwards.

Table 3.2: Bedroom completions for student accommodation this monitoring period

Application ref	Address	Proposal	Bedrooms
16/00194/MMA	Europa House Havant Street	New Reception Hall and reduction of Student bed spaces from 262 to 242	242
14/01649/FUL	Church Hall 151 & 3 Heyward Road Fawcett Road	Const of 3/4 storey building to form student halls with 41 study bedrooms; doctors & pharmacy on ground floor & basement	41
16/02095/VOC	12-18 Guildhall Walk	App to vary conditions (14/01453/LBC) to approve revised layout of floorplans to accommodate 78 students	78
15/00821/FUL	Zurich House Stanhope Road	Change of use from offices (b1a) to 405 bed student halls c1; const of 595 bed halls c1; 186m2 retail (a1); car parking	1,000
16/00534/FUL	15-16 Hampshire Terrace	Conversion and change of use to halls of residence (class c1) with 22 bedrooms & 2 studio flats	23
Total			1,384

- 3.3.16. As of the end of the current monitoring period, 31st March 2018, there were 13 schemes relating to student accommodation with planning permission that were outstanding, one of these was for the loss of 42 bedrooms of this type of

accommodation however (change of use to flats). Together it is anticipated that they will deliver at least a further 2,517 bedrooms of accommodation (of which 1,353 are under construction). Going by the calculation that every 2.5 bedrooms is expected to release 1 new dwelling back onto the market, these outstanding bedrooms would equate to 1006 dwellings which would represent a significant contribution to the outstanding housing need in the city. However, it remains to be seen if that contribution continues to be justifiable and will continue to be monitored.

- 3.3.17. As previous AMRs have noted, student accommodation continues to represent a significant change in the pattern of development across the city. The Council, as part of the Local Plan review and through other mechanisms, will be considering how this impacts upon local neighbourhoods, for instance in delivering local services, providing footfall to support local businesses, transport and movement patterns and the impact that releasing significant amount of housing, currently occupied for students, will have on the housing market.

Permitted Development Rights / Prior approvals

- 3.3.18. Since May 2013 it has been possible to apply for prior approval to convert a building from an office use to residential use as another route by which central government hoped to boost housing delivery and address areas of vacant offices. This change allowed a developer to develop residential dwellings from existing stock that is currently in office use, only being required to apply for prior approval rather than full planning permission. The process of applying for prior approval is a more light touch process that applies where the principle of development has already been established. Following this, in April 2016 the permitted development right for change of use from office to residential was made permanent by the government.
- 3.3.19. Of the 408 dwelling completions that were recorded this year, almost a quarter of these (90 dwelling completions) were prior approvals for change of use. These predominantly involved either a change of use from B1 office to residential or from A1 retail to residential. Whilst the majority the city's completions came from full planning applications, it is apparent that applications through prior approval have contributed to a sizeable proportion of new dwellings this year.

Portsmouth's five year housing land supply from 1 April 2018

- 3.3.20. The National Planning Policy Framework requires an annual update on the supply of deliverable sites sufficient to provide five years' worth of housing against the Council's housing requirements.
- 3.3.21. In considering the five year position, there are two factors to be considered: the housing requirement to be assessed; and the housing supply itself.

Housing requirement

- 3.3.22. To date the Council has assessed delivery against the target established in the adopted Portsmouth Core Strategy. The NPPG states that the starting point for housing requirement figures is an up-to-date adopted Local Plan, and considerable weight should be given to this. However there is a need to assess the suitability of this target as new evidence becomes available. In June 2016, the Partnership for Urban South Hampshire published a SHMA update¹⁰ and Position Statement¹¹ on planning across the region which indicated a higher figure. The Housing White Paper¹² indicated the Government's intention to amend the basis on which housing requirements are calculated, and the Government has now published a standard methodology¹³ which forms the basis of local authority housing requirements.
- 3.3.23. The standard methodology calculation is based on household projections and workplace based affordability ratios. This information is provided by the ONS and is updated on a regular basis. Because of this the projections which come out of the standard methodology change regularly. Table 3.3 above shows how the standard methodology projection for Portsmouth has changed since September 2017. The 5 year housing land supply position set out in table 3.4 is based upon the most recent figures from October 2018.

Table 3.3 Changing Housing Targets for Portsmouth

Date of release	Description	Annual figure	Equivalent 2016-2036
June 2016	PUSH SHMA Update	740	14,800
Standard Methodology - Nationally Set			
September 2017	Initial publication	835	16,700
May 2018	Revised affordability	863	17,260
September 2018	Revised household projections	595	11,900
October 2018	2014 projections	863	17,260

- 3.3.24. When calculating the 5 year housing land supply, paragraph 47 of the NPPF requires local planning authorities to identify an additional buffer of 5% of the target to ensure choice and competition in the market for land. In addition, Government guidance advises that councils should seek to make up for any past under-supply of housing against targets within the next five years. The resultant figures for both of these measures are detailed in table 3.4 and have the result of increasing the overall target for the next five years to 4,502 homes, or 900 dwellings per year. After those five years of increased delivery, the annual target reverts back to 857 dwellings per annum as set out in the Standard Methodology.

¹⁰ http://www.push.gov.uk/2c_objectively_assessed_housing_need_update.pdf

¹¹ http://www.push.gov.uk/item_12_-_appendix_1_-_position_statement.pdf

¹² <https://www.gov.uk/government/publications/fixing-our-broken-housing-market>

¹³ *Planning for the right homes in the right places*, available at:

<https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals>

Table 3.4: Housing Requirement in Portsmouth 2018-2036

Adjusted housing target	
Initial housing need (20 x 863 homes per annum)	17,260
Less delivery 2016-2018	1,828
Remainder for plan period 2018-2036	15,432
Annual requirement for Plan period	857
Plus 5% buffer (of initial requirement)	43
Annual-Requirement 2018-2023	900

Housing land supply

3.3.25. The sites which will form the city's future housing land supply are

- i. sites with planning permission;
- ii. potential housing sites;
- iii. an adjustment for housing released onto the market as a result of the delivery of bespoke student accommodation; and
- iv. windfall sites

3.3.26. Table 3.5 summarises the identified supply over the next five years.

Table 3.5: Housing Supply in Portsmouth 2018-2023

Year 1-5 (2018/19- 2022/23)	
Sites with permission	1,091
Other deliverable identified housing sites across the city:	1,495
Anticipated delivery from strategic allocations in emerging Plan	735
Student accommodation permitted	738
Small sites windfall ¹⁴	159
TOTAL predicted delivery in 2018-2023:	4,218
Total requirement ¹⁵ :	4,502
Surplus / Shortfall against Identified need for this period:	- 284

3.3.27. Therefore, the Council does not currently have a five year supply of housing land (4.7 years). This is largely down to the government's standard methodology position which has significantly increased the amount of housing that the city needs to find. Calculated against the previous Core Strategy housing figure of 584 dwellings per annum need the city would have a 7.3 year housing land supply. The figures outlined in table 3.5 represent the five year housing land supply as of March 2019 and supersede those outlined in the HELAA (February 2019).

¹⁴ A figure of 100 dwellings has been used in the past as an estimate of small site windfalls. A review of dwellings delivered since 2006 has indicated that 53 is a more appropriate figure. The figure of 159 included in the calculation represents three years of windfalls, to reflect both the lead in time from permission to delivery, and to reduce the risk of double counting.

¹⁵ Equivalent to five times 900, including the 5% buffer

3.3.28. The new Local Plan must address these higher housing need figures. Once the housing target has been set in the new local plan that will become the measure against which delivery will be assessed.

Affordable Housing Provision

3.3.29. In 2017/2018 the total number of affordable housing units built in Portsmouth was 46 which represents 11.3% of the total completions this year. There has been some fluctuation in affordable housing completion numbers from year to year due to time frames that deliveries have been recorded. Going forwards, the following numbers will be recorded for affordable housing completions. This year's figure is down on the final figures for the last few years, with 127 in 2016/17, 178 completions in 2015/16 and 190 recorded in 2014/15.

3.3.30. In addition, there are 130 affordable dwellings under construction as of the end of the monitoring period, including 70 affordable dwellings on Goldsmith Avenue and 60 on Blackfriars Road. These are expected to contribute to completions in future years and the progress of which will be reported upon in the next AMR.

Affordable housing secured from the market

3.3.31. Policy PCS19 seeks to secure appropriate affordable housing provision from market housing schemes. Table 3.6 below provides a summary of performance in securing affordable housing from market developments over the last seven years. As the table demonstrates, policy compliance for schemes that were required to provide affordable housing under policy PCS19 has varied over this time period, with the strongest years of performance being 2012/13, this year and 2015/16 and the poorest performance in years 2013/14 and 2014/15.

Table 3.6: Affordable housing secured as part of market developments 2011-2018

Year	Total number of schemes which are large enough to provide affordable housing	Total number of schemes exempt from affordable housing requirements	Schemes with an agreement to provide affordable housing in full accordance with policy	Schemes which did not have an agreement to provide in full accordance with policy	Percentage of eligible schemes complying	Total units secured
2011/12	18	6	5	7	42%	120
2012/13	6	1	4	1	80%	226
2013/14	14	7	3	4	30%	77
2014/15	15	9	2	4	33%	57
2015/16	15	11	2	2	50%	30
2016/17	16	11	2	3	40%	23*
2017/18	16	10	4	2	66.7%	14**

* In reality there were an additional 49 units proposed to be affordable as part of application 15/02081/FUL however these were not secured as part of an S106 obligation as these were in excess of the policy required amount of 30% for the development, so this figure is likely to be higher in reality.

** The ultimate figure for number of dwellings for scheme 17/00224/OUT had not been determined at the time of writing, thus while 30% agreement for affordable dwellings was secured, the final number for this scheme has not been added to the figure given in this table.

- 3.3.32. In this monitoring period, the following Table (3.7) demonstrates that there were six market developments permitted during the monitoring period that met the minimum number of dwellings required to engage the affordable housing provision requirements of policy PCS19, and were required to provide affordable housing. Of these, four of the developments (66.7%) agreed to the provision of a policy compliant proportion of affordable housing which were secured through S106 obligations, this is the second highest proportion seen in the last seven years only being exceeded by the 80% secured in 2012/13 .
- 3.3.33. Two of the developments did not provide a compliant amount of affordable dwellings, however of these, one agreed to a commuted sum of £140,000 in place of the building of physical units, whilst the other submitted a viability study demonstrating that they could not comply with policy because it was not viable. As noted in the last AMR, the viability and deliverability of affordable housing on larger market schemes requires careful consideration in the emerging local plan which these outcomes will help to inform.

Table 3.7: 2017-18 planning applications delivering enough dwellings to require inclusion of affordable housing under PCS19

Application ref	Address	Proposal	Total units	Affordable units	Comments
17/00224/OUT	Former Dairy Site	Outline application for up to 108 dwellings	(up to) 108	30% rounded up - number of dwellings not yet agreed.	These developments are all providing a policy compliant level of affordable housing.
13/00202/OUT	Land at Tipner Lane (23 dwellings Tipner)	Outline application for 23 dwellings	23	7	
13/00203/OUT	Land at Tipner Lane (5 dwellings Tipner)	Outline application for 5 dwellings	5	2	
16/02107/OUT	Land at rear of 92-96 London Road	Outline application for 15 dwellings	15	5	
Developments which do not require provision of affordable housing					
16/01537/FUL	Stanhope House, 91-95 Commercial Road	Student Accommodation (256 study bedrooms)	256		PSC19 sets out that affordable housing will not be required from extra care or student accommodation developments.
16/01175/FUL	Wingfield House, 316 Commercial Road	Student hall of residence (295 study studios)	295		
16/01998/FUL	12 Victoria Road South	10-bedroom student halls of residence	10		
17/00262/FUL	10 Guildhall Walk	Halls of residence with 65 study/bedrooms	65		
17/01051/FUL	Venture Tower, 57-67 Fratton Road	student hall of residence comprising 97 study bedrooms (within 86 units) and managers accommodation	97		
17/00877/FUL	Hampshire Court Hotel, 29-31 Hampshire Terrace	18 bed student halls of residence; construction of a three and a half storey block providing 20 study bedrooms (also Class C1 Student Halls of Residence)	38		
17/00453/FUL	Land at Catherine Booth House	student halls of residence comprising 20 study bedrooms and caretakers flat	20		
17/00420/FUL	22-24 Kingston Road	Change of use from drop in centre	11		

		(Class D1) to residential institution (Class C2)			
Developments under the General Permitted Development Order					
17/00002/PACOU	Floor 7, Enterprise House Isambard Brunel Road	12 self-contained flats	12		It is not possible to apply the affordable housing policy to applications for prior approval under the General Permitted Development Order.
17/00006/PACOU	Brunel House, 42 The Hard	153 residential dwellings	153		
Development which did not provide the full level of on-site affordable housing					
16/01584/FUL	Portland Hotel, 38 Kent Road	Conversion of existing building to form 12 dwellings	12	0	Viability study submitted and considered
17/00473/OUT	Former Ambulance Station Ship Leopard Street	Outline application for construction of 4 storey building comprising 11no. 1 bedroom apartments	11	0	£140,000 commuted sum agreed

Supply of Family Homes

- 3.3.34. In response to an identified need for family homes, policy PCS19 of the Local Plan seeks at least 40% of new dwellings contain 3 or more bedrooms. It is acknowledged that it would not be appropriate in all types of development to seek to achieve this standard, whereas in others the percentage of family homes could be higher.
- 3.3.35. The figures for 3 bed, 4 bed and 5 bed housing (family homes) completed in the 2017-18 monitoring period are recorded in the table below. Portsmouth achieved a net gain of 76 homes with 3 bedrooms or more in the monitoring period. This figure represents 18.6% of the overall net completions in the city (408) during the monitoring period. Whilst this shows an improvement upon the 14.5% which was completed last year, it does still mean that the building of family sized homes has not been at a proportion that is sought through policy for the second year running, (the 2015/16 completion of family homes were recorded at 40%).

Table 3.8: Proportions of family homes completed during the monitoring period

Size of Home	Gains	Losses	Net gain
3 bed family homes	58	10	48
4 bed family homes	20	2	18
5 bed family homes	12	2	10
Total	90	14	76
Total amount of housing completions 2017/18	458	50	408

- 3.3.36. The 2014 PUSH Strategic Housing Market Assessment (SHMA) showed that the need for larger dwellings is high and the estimated requirement for dwellings with 3 or more bedrooms is 59%. This year's housing completions fall considerably short of the estimated dwelling need, as have the completions for the proceeding five years, as is demonstrated in Table 3.9.

Table 3.9: Net numbers of family homes completed between 2012 and 2018

Year	3 bedrooms	4 bedrooms	5 bedrooms	Total family homes	Percentage of total dwellings
2012-13	33	16	12	61	17.4%
2013-14	68	9	2	79	35.6%
2014-15	62	34	0	96	23.6%
2015-16	129	33	16	178	40.8%
2016-17	44	15	-2	57	14.5%
2017-18	48	18	10	76	18.6%
Total	384	125	38	547	24.7%

3.3.37. Since 2012 there have been 2,216 net completions of dwellings in Portsmouth; of which 547 completions (24.7%) were family sized homes of 3 bedrooms or above.

Density of new residential development

3.3.38. The Local Plan policy PCS21 seeks a minimum density requirement of 40 dwellings per hectare (dph) and in high density areas, expects densities of 100dph and above. 87.6% of all dwellings completed in this monitoring period met the minimum density requirement (401 of 458 gross completions), and 76% were at densities of 100dph or more (348 of 458). 21 developments had completed dwellings within high density areas around the city during the monitoring period, and of these 13 were at densities of 100dph or higher sought by policy PCS21.

3.3.39. Of the schemes completed within high density areas, those which did not reach these standards included two prior approvals relating to changes of use from a shop and an office to residential, which the policy cannot be applied to. There were also four other changes of use or conversions under full planning permission which resulted in singular dwellings in each instance. Finally there was an application which resulted in an extension of an additional floor to an existing building to create three flats (app ref: 14/00837/FUL) and a similar application involving another extension of an additional storey to an existing building which resulted in 9 flats (app ref: 15/00060/FUL).

3.3.40. The majority of schemes (13 out of 21) completed in high density areas achieved the required densities, so overall; it is considered that this policy is currently working well.

Houses in Multiple Occupation

- 3.3.41. The City Council introduced Policy PCS20 (HMOs: ensuring mixed and balanced communities) as part of the Portsmouth Plan to avoid situations where existing communities become unbalanced by the narrowing of household types towards domination by a particular type, such as shared housing (HMOs). Due to an Article 4 direction, planning permission is required in Portsmouth for changes of use from Class C3 dwelling houses to Class C4 HMOs for 3-6 unrelated people. This is a special planning regulation adopted by the City Council and operates by removing permitted development rights from whatever is specified in the Article 4 direction.
- 3.3.42. In order to determine such applications effectively and fairly, the Council has produced a Supplementary Planning Document, which sets out the approach that will be taken. As was detailed in section 2, amendments to this document have been consulted on and any impacts from those amendments will be reported in the next AMR. The Council also keeps a database of existing HMOs to help determine how many are already in a given area.
- 3.3.43. A review of determined applications (158 in total for the 2017/18 monitoring period) relating to HMOs shows that 31% (49) of these applications were for existing C4 HMOs to become mixed C3/C4. Landlords generally apply for this type of mixed use, as it means that a property can be let to families or unrelated people alternately, without the need to apply for planning permission each time the property's use changes from Class C3 to C4. All applications but one of the applications of this type were approved in the monitoring period, reflecting the fact that these units were already in HMO use when they applied, and a mixed use would not have any greater impact.
- 3.3.44. There were 72 applications for change of use from an existing single family dwelling (C3) to mixed C3/C4 HMO use and six from C3 to either purely C4 HMO or sui generis HMO use in this monitoring period. Of these applications, the Council refused 14, three of which are in the process of being appealed.
- 3.3.45. In addition to the 158 determinations (which are broken down in Table 3.10). There were also two appeals for non-determination which were allowed by the Planning Inspectorate during the monitoring period, one in relation to a change of use from C3/C4 to a 7 bedroom sui generis use, and the other for a change of use from C4 to a 7 bedroom sui generis use. Furthermore there are two appeals for non-determination in progress which were not yet decided.

Table 3.10: HMO related planning applications received during the monitoring period and determined by PCC.

Use before application made	Application for change of use to	Applications determined	No. permitted	No. refused
Any	C4	7	4	3*
Any	HMO sui generis	30	23	7**
C3 dwelling house	Mixed C3/C4	72	61	11***
C4 HMO	Mixed C3/C4	49	48	1
ALL:		158	136	22
<p>* An appeal has been lodged to the planning inspectorate for 1 of these refusals. ** 3 of these refusals have had appeals lodged against them, whilst 2 more are in progress. *** 1 appeal was lodged against these refusals and 1 is in progress.</p>				

3.3.46. The total number of HMO applications is higher than was reported last year, which recorded 138 applications altogether compared with this year's 158. The percentage of HMO applications permitted by the Council (136 out of 158 this year which equals 86%) is higher than the 2017 reported figure of 82.6% (114 out of 138).

Self-build and Custom Housebuilding Register

3.3.47. Self-build or Custom Build housing, are homes built or commissioned by individuals or groups of individuals for their own use. As of the 1st April 2016 Portsmouth City Council had a statutory responsibility for keeping a Self-build and Custom Housebuilding Register as set out in Section 1 of the Self-build and Custom Housebuilding Act 2015. This is a list of individuals or associations of individuals who are seeking to acquire serviced plots of land in the authority's area in order to build houses to live in.

3.3.48. The Self-build register records in base periods with the first base period beginning on the day on which the register was established (29th March 2016) and ending on 30th October 2016. Subsequent base periods cover the period of 12 months beginning immediately after the end of the previous base period. Subsequent base periods therefore run from 31 October to 30 October each year. This AMR will therefore report on base periods one and two of the register, as well as figures for the first half of base period three, with subsequent AMRs providing future updates.

3.3.49. At the end of each base period, the Council has three years in which to grant planning permission to an equivalent number of suitable plots of land, as there are entries for that base period.

3.3.50. Figure 3.3 shows that requests for self-build plots have increased from base period one to two; although it should be noted that base period one only covered seven months whilst base period two covered a full year which could explain at least some of this increase. During base period three there have been only three requests however.

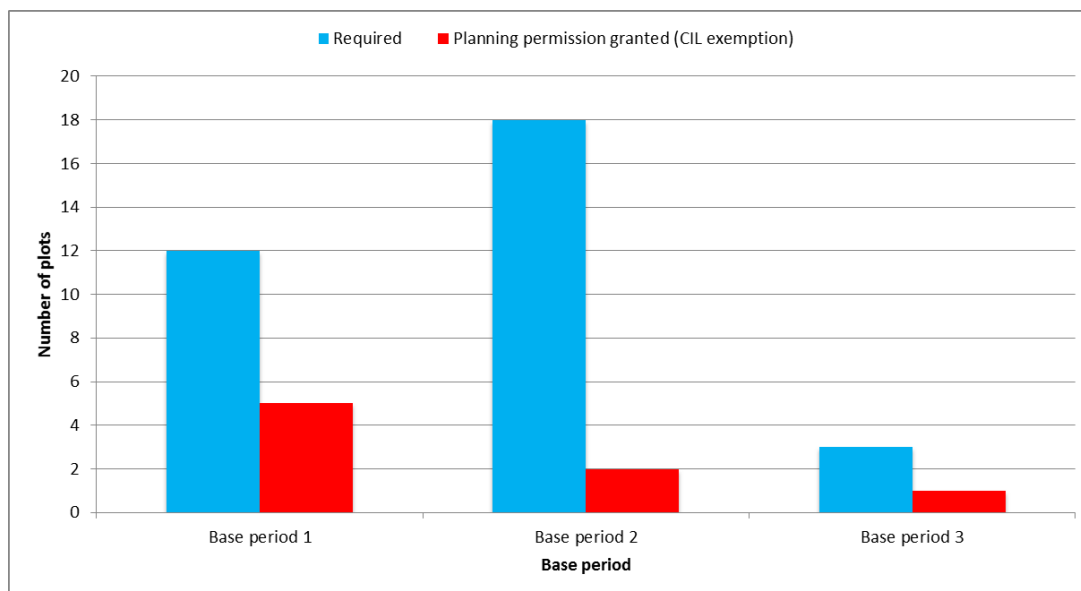


Figure 3.3: Requests and planning permissions granted relating to the self-build register during base periods 1 - 3

3.3.51. Regarding permissions granted during the three base periods, the Council have not allocated any plots specifically for self-build, or granted permissions explicitly for self-build and these figures are therefore inferred from claims for self-build CIL exemption. These claims will be subject to further monitoring, however, at the point of writing there are 8 sites since the start of the register that have applied for CIL exemption for the purpose of being self-builds; 5 in base period 1; 2 in base period 2; and 1 in base period 3.

Brownfield land register

3.3.52. Portsmouth City Council is now required to prepare, maintain and publish a register of previously developed (brownfield) land in the city as set out in Regulation 3 of the Town and Country Planning (Brownfield Land Register) Regulations 2017. The Council's Register was published on the 12th December 2018¹⁶.

3.3.53. The Brownfield Land Register provides a level of certainty to potential developers about what land the Council considers to be appropriate for redevelopment through

¹⁶ <https://www.portsmouth.gov.uk/ext/development-and-planning/planning/brownfield-land-register>

the provision of up-to-date and consistent information about the sites on the register. The Register has two parts which are:

- Part one of the register is for sites assessed as previously developed land which are 'suitable', 'available' and 'achievable' for residential development of 5 or more dwellings.
- Part two of the register includes sites to be granted permission in principle (PiP) for housing-led development. PiP will establish the fundamental principles of development in terms of the use, location and amount of development. However, planning permission is not granted until Technical Details Consent is applied for and approved by the Council. At present Portsmouth City Council is not allocating any sites for permission in principle, so all sites are on part one of the register only.

3.3.54. Upon publication of the register there were 65 sites published under part one. Of these 26, 17 were without planning permission at present, six were pending a decision and 42 had planning permission. Of those with planning permission, the majority were full permissions (60 out of 65).

Applications for gypsy, traveller and travelling show people accommodation

3.3.55. There have been no applications received relating to applications for gypsy, traveller and travelling show people during the monitoring period.

3.4. The natural environment

Key monitoring news in this section

- The Council have adopted the Portsmouth City Council Playing Pitches Strategy 2018-2022 and finalised a new Open Space Needs and Opportunities Assessment.
- Veolia are now in the final stages of the reinstatement program for the Landfill Closure project on Horsea Island. Footpaths and cycle routes are substantially complete and meadows are planted, with tree planting and landscaping occurring over the autumn.
- In terms of open space provision, the only application that was eligible to provide a pocket park under PCS13 agreed to its provision. However there also continues to be a number of larger applications that are being permitted but are exempt from open space policy requirements such as those under general permitted development and student accommodation, and as such are not providing appropriate levels of open space provision.
- The long term Solent Recreation Mitigation Strategy was approved by Portsmouth on 28th February 2018; and its implementation, including a new charging schedule, started on the 1st of April 2018.

Open Space

3.4.1. The previous AMR highlighted that the Council had commissioned work on two key pieces of evidence which will form a basis for the direction of the new Local Plan in the future and that have direct relevance to open space in the city. During this monitoring period:

- Work continued towards the formulation of the Portsmouth Open Space Needs and Opportunities Assessment. This provides an additional assessment of the current provision and quality of various types of open space in Portsmouth, alongside the existing Parks and Open Spaces Strategy, in order to help determine the future needs that should be planned for, based upon projected population growth. This has now been completed and published online as part of the Local Plan evidence base¹⁷.
- The Portsmouth City Council Playing Pitches Strategy 2018-2022 was adopted by the Cabinet Member for Culture, Leisure and Sport on 16 March 2018, as the key document to guide future planning and decision-making around playing pitches. The document specifically assesses the current provision and quality of various types of playing pitch in the city and again will help to determine the future needs for provision to be considered in the new Local Plan.

3.4.2. The findings of both of these studies will help to build a fuller and more up-to-date picture of open space across the city.

¹⁷ <https://www.portsmouth.gov.uk/ext/development-and-planning/planning/the-local-plan>

Progress towards the delivery of the country park

- 3.4.3. In relation to the greener Portsmouth policy (PCS13) and the creation of open space, as noted in section 2.1, Veolia have advanced the Landfill Closure Plan considerably and are now in the final stages of the reinstatement program. Footpaths and cycle routes are substantially complete and meadows are planted. Over the autumn, Veolia will be planting around 50,000 new trees in conjunction with the landscaping plan.

Provision of open space in new development

- 3.4.4. Policy PCS13 sets the expectation that developments of 50 dwellings or more will provide open space as part of their development at a standard of 1.5ha per thousand population. This is expanded on in the Housing Standards SPD.
- 3.4.5. During the monitoring period, two applications of more than 50 dwellings were permitted. One of these applications was for prior approval under the General Permitted Development Order and it is not therefore possible to apply the policy requirements of open space provision to them. The other proposal is listed in the table (3.11) below:

Table 3.11: Planning applications during the monitoring period large enough to engage requirements of policy PCS13

Planning application	Address	Proposal	PCS13 compliant open space provision
17/00224/OUT	Former Dairy Site, Station Road Portsmouth PO6 1PL	Outline application for up to 108 dwellings	Pocket park provided as part of the outline application, not to the required size for the amount of people on the development.

- 3.4.6. As the table notes, a pocket park has been included as part of the outline application, though the case officer's committee report noted that the size of park proposed as part of the application was not to the required size for the amount of people on the development as set out in the Housing Standards SPD. The report does however note that in combination with existing open space nearby, total open space provision would be acceptable. The case officer went on to state that neither was the shape or relationship to built form of the open space 'indicative of quality place-making' and advised that this should be improved when reserved matters are submitted.
- 3.4.7. As was noted in last year's AMR, in addition, there were a number of applications for larger developments of student housing that would feasibly introduce additional pressures on local open spaces but that are not currently engaging the requirements of policy PCS13 to provide new open space. Considering the increased amounts of applications for student accommodation in the city, there is a

need for the consideration of whether the requirements of the policy need to be expanded to include this form of development in the new Local Plan.

Flood Risk - Improvements to Sea Defences

- 3.4.8. Policy PCS12 of the Portsmouth Plan sets out the City Council's approach to flood risk. As well as seeking to avoid or mitigate flood risk in new development, it is also key that the city's coastal defences are maintained and improved.
- 3.4.9. The work needed in the city to defend it for the next hundred years from inundation by the sea includes raising seawalls, building new defences and improving seawall structural integrity, as well as establishing sustainable methods of retaining beach materials. These projects are currently at various stages of development around the island with this monitoring period seeing progress made with respect to the defences at Southsea.
- 3.4.10. The coastal defence project at Southsea in the south of the city is now in design and development and consultation and engagement with the local community has been taking place in 2018. As was noted in section 3.1, work has also commenced on considering the wider implications of the proposed coastal defences along Southsea seafront. An initial public consultation on this work is to be undertaken in the summer alongside consultation in respect of the defences themselves.
- 3.4.11. Whilst work continues on the development of the Southsea coastal defence scheme, the existing sea defences have continued to experience failures particularly during more severe winter storms. The most recent example of these failures occurred near the Naval War Memorial which necessitated the closure of the surrounding area of promenade whilst repair works were undertaken. The Eastern Solent Coastal Partnership continues to manage such repair works on behalf of the council as and when they arise.

Biodiversity

- 3.4.12. Hampshire Biodiversity Information Centre (HBIC) have the responsibility of monitoring biodiversity across the Hampshire region and as such are a valuable source of information for understanding the state of biodiversity in the city. As part of their monitoring work, HBIC publish an annual monitoring report on their website¹⁸ which covers a range of topics, a couple of which will be touched upon here.

¹⁸<https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre/information>

Condition of SSSIs

3.4.13. One indicator set out in the local plan for the monitoring of policy PCS13 is that of the condition of the city's Sites of Special Scientific Interest (SSSIs). A SSSI may be made on any area of land which is considered to be of special interest by virtue of its fauna, flora, geological or physiographical / geomorphological features. There are three SSSIs within Portsmouth:

- Portsmouth Harbour
- Portsdown Hill
- Langstone Harbour

3.4.14. According to Hampshire Biodiversity Information Centre (HBIC), 14.36% (257 ha) of SSSI are in 'favourable condition', a large proportion at 85.52% are in 'unfavourable recovering' condition (1,528 ha). 0.01% and 0.1% were found to be 'unfavourable no change' or 'destroyed' respectively.

Portsmouth's priority habitats

3.4.15. Hampshire has a number of priority habitats and a range of these can be found around Portsmouth and make an important contribution to its natural environment, although due to the developed nature of the city often only occurring in small amounts. Table 3.12 demonstrates the quantities of the priority habitats that can be found in Portsmouth as of the end of March 2018.

Table 3.12: Priority habitats in Portsmouth according to HBIC (as of 31st March 2018)¹⁹

Priority habitat	Extent (ha)
Grasslands	
Lowland Calcareous Grassland	55
Lowland Dry Acid Grassland	7
Lowland Meadows	20
Woodland, wood-pasture and parkland	
Lowland Mixed Deciduous Woodland	8
Wet Woodland	1
Wood Pasture and Parkland	10
Arable, orchards and hedgerows	
Hedgerows	66 (km)
Wetlands	
Coastal and Floodplain Grazing Marsh	83
Reedbeds	21
Coastal	
Coastal Saltmarsh and Intertidal mudflats	58 & 1124
Coastal Sand dunes	0.3
Coastal Vegetated Shingle	25.7
Saline lagoons	3.6
Marine	
Seagrass beds	3.3
Total:	1,416

¹⁹ Hampshire Biodiversity Information Centre (HBIC) 2017-18 Annual Monitoring Report

SPA mitigation contributions

- 3.4.16. The Portsmouth Plan's Greener Portsmouth policy (PCS13) sets out how the Council will ensure that the European-designated nature conservation sites along the Solent coast will continue to be protected. A particular concern is that of the coastal bird species that over winter in the area and their wellbeing is the purpose of several Special Protected Area (SPA) designations in the surrounding area. Research shows that the numbers of new houses planned around the Solent area will lead to more people visiting the coast for recreation and these visits have potential knock on impacts for the protected bird species. The City Council is part of the Solent Recreation Mitigation Partnership (more publically known as Bird Aware Solent), which has been set up to coordinate efforts from local authorities to ensure that the Special Protection Areas along the Solent continue to be protected.
- 3.4.17. During the monitoring period, the production of the long term Solent Recreation Mitigation Strategy was finalised; this long term strategy replaces the Interim one. The document sets out how recreational pressures arising from visitors to coastal areas will be mitigated so as to prevent disturbance to bird species that overwinter in the Solent area. This is of increasing concern as the city's population rises bringing with it increasing recreational demands on protected sites. The strategy was endorsed by PUSH in December 2017; the strategy was approved by Portsmouth on 28th February 2018; and its implementation started on the 1st of April 2018.
- 3.4.18. At the same time as the implementation of the Solent Recreation Mitigation Strategy, the Council's Solent Special Protection Areas Supplementary Planning Document (SPD) was revoked, as detailed in section 2.
- 3.4.19. Table 3.13 below summarises the amount of planning permissions that have been granted subject to developer contributions to mitigation packages for the SPA. The table shows the number of schemes which have made a contribution.

Table 3.13: Planning permissions granted subject to a developer contribution to Solent recreation disturbance mitigation

	2014/15 (and earlier)	2015/16	2016/17	2017/18
Standard rate (per dwelling)	380	440	183	275
Reduced rate (per 5 bedrooms)	197	252	179	210
Total	577	692	362	485

Source: Bird Aware Solent

- 3.4.20. Of the 485 total, 210 permissions were granted subject to a reduced rate. This reduced rate applies to dwellings such as self-contained student accommodation whose inhabitants are deemed to have a less significant recreational impact upon protected habitats/species than standard dwellings. The reasoning behind the reduced rate is that the majority of student accommodation occupants do not live with a dog, or possess a car whilst at university and do not live in their accommodation for 100% of the year.

3.5. The economy & access to shops, jobs and services

Key monitoring news in this section

- A small proportion of new floor space was delivered in the city centre in the form of retail and food and drink uses. Across the wider city larger proportions of floor space were delivered including a new hotel which was completed at Lakeside and a couple of changes of use to gym and yoga studios.
- A net loss of employment floor space continued across the city as losses of B1 use alone outweighed gains of all types of business/industrial use floor space combined.
- Occupied retail frontage is below targets sought by policy across much of the city, though Southsea continues to perform above target at present in terms of A1 use.
- Vacancy rates have improved for all district centres this year other than Fratton which has declined to more than one fifth of primary frontage as vacant. Vacancy rates of primary frontage have also increased in the city centre and in Southsea.
- The local centres health check indicates that there is generally a good mix of uses in these smaller hubs of local shops and services. Retail uses generally accommodate the majority of frontage in most centres whilst vacant frontage is mostly low.

New floor space

Portsmouth City Centre

- 3.5.1. Policy PCS4 seeks to increase the amount of employment, retail, food and drink and other town centre uses in the city centre.

Employment floor space in the city centre

- 3.5.2. There was one development permissioned at Gunwharf which has yet to be commenced on site, but will include 360 m² of B8 floor space²⁰.

Retail floor space in the city centre

- 3.5.3. As of the end of the monitoring period, there were two outstanding retail permissions in the city centre, one of which was from a previous monitoring period, neither of which had yet been started; these totalled 617m² of floor space. One of these applications was located at Brunel House, at the Hard, and was for the change of use of the ground floor to retail (Class A1) and gymnasium (Class D2) (application 17/01180/FUL), the other was located on Commercial Road specifically and was for a change of use from amusement arcade to retail (application: 15/01084/FUL). The former application was the only new permission granted for A1 retail floor space in the city centre during the 2017-18 monitoring period specifically.

²⁰ Note that the date of the permission for this application technically fell into the previous monitoring period.

- 3.5.4. In terms of completions, there was 291 m² of new retail floor space completed at Winston Churchill Avenue which was on the ground floor of a 6 storey building.
- 3.5.5. Across the wider city 7,296 m² of additional retail floor space was completed during the monitoring period, this was spread across five developments.

Food and drink

- 3.5.6. As of the end of the monitoring period there was one food/drink related development, comprised of 212 m² of A3-5 floor space in the city centre which was completed; this was part of a conversion/extension to form student flats with an A3 café.
- 3.5.7. As of this monitoring period no new A3/A4/A5 floor space had been granted permission in the city centre.
- 3.5.8. Looking wider than the city centre area, there are three other outstanding permissions granted for food and drink related uses which at the time of surveying, had not yet started construction. When completed these should equate to an additional 1,364 m² of A3-5 use floor space in the city.

Hotel (C1) development in the centre

- 3.5.9. There were three outstanding permissions for C1 use in the city centre as of the end of the monitoring period; one of these was granted permission previous to the monitoring period. Two new permissions were granted during this monitoring period, one for a 152 bedroom hotel (17/00228/FUL) and one for a 120 bedroom hotel (17/00250/FUL). There were no hotel completions in the city centre area during the monitoring period, though in the wider city during the monitoring period there was development completed at Lakeside Business Park of a 153 bedroom hotel as detailed in section 3.1.

Other uses

- 3.5.10. There were no new permissions granted for other leisure uses in the city centre or across the wider city during the monitoring period. In terms of completions, beyond the city centre, there were two health and wellbeing related developments that were completed totalling 633 m² of floor space and these comprised of changes of use to a gym and a yoga studio. There were also two other outstanding permissions relating to gyms that once complete will result in a further 1,438 m² of additional floor space, neither of these have been started as yet.

Wider city employment floor space gains and losses

- 3.5.11. Looking at the city as a whole rather than just the city centre, as of the end of the monitoring period, there was one planning application for office use granted planning permission during the monitoring period, application 17/00625/FUL which was for 972 m² of mixed B1-8 floor space. Altogether as of the end of the monitoring period there were seven applications for industry or office development in the city which had been granted permission and were either not yet started, or under

construction. Only one of these, the application mentioned above, was granted permission during the monitoring period, the rest were existing permissions from previous years.

- 3.5.12. Relating to physically completed floor space during the monitoring period, the city overall had gained approximately 1,817m² of employment floor space as of the end of the monitoring period, which can be broken down into 256 m² of B1A use, 913 m² of B2 use, 360 m² of B8 use and 288 m² of mixed B1-B8 use.
- 3.5.13. The city continues to experience a larger amount of losses of employment space this year losing 7,603m² of B1 floor space and 292 m² of B2 floor space during the monitoring period. These losses were predominantly due to applications for demolition and subsequent constructions of residential uses as well as change of use to other uses such as flats, or student accommodation. This means that during the monitoring period, the city experienced a net loss of employment floor space of 6,078m² overall (Figure 3.4), which compares unfavourably with last year's net gain of 2,442m².

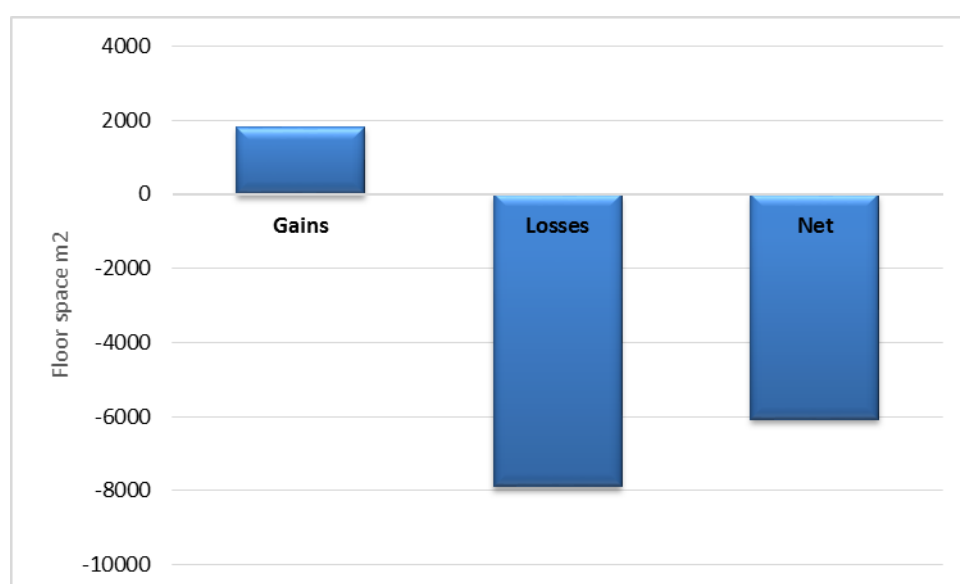


Figure 3.4: B1 and mixed B use employment floor space gained/lost and net total change during the monitoring period (m²).

- 3.5.14. Looking at the longer term trend in employment floor space permissions since the Portsmouth Plan's introduction, Table 3.14 on the next page details the total gains and losses permissioned in the city since 2010. The Council has this year undertaken a review of past employment land gains and losses utilising a more comprehensive data set provided by Hampshire County Council Research and Intelligence team. This has resulted in an updated set of figures from those reported previously and these are detailed in table 3.14 below. Over this longer period it demonstrates that because of some significant losses in B1 and B1-B8

mixed use floor space outweighing any gains, net change in employment floor space has been in the negative with about 78,000 m² lost in the city.

**Table 3.14: Portsmouth Employment floor space planning permissions (sq m)
April 2010 to March 2018**

	B1	B1-B8	Total
Total Gain	13,626	27,121	40,747
Total Losses	73,831	44,832	118,663
Net Total	-60,205	-17,711	-77,916

- 3.5.15. Policy PCS11 of the Portsmouth Plan identified a target delivery of 243,000m² of employment space by 2027 and when the net totals of Table 3.14 are compared against this, it appears that the policy has significantly fallen short of this aim so far. Taking into account the floor space of the seven existing permissions for employment uses currently granted across the city, but yet to be delivered, these should amount to a further gain in 99,960m² of floor space once all these developments are complete, which will go some way towards meeting this identified need. Obviously this does not take into account any further gains or losses as part of future planning applications that might be permitted in the future however.
- 3.5.16. Going forwards, as there has been a net loss of B1 floor space over the plan period to date, seeking to protect existing employment land and ensuring the delivery of allocated floor space will be key employment issues to be addressed in the new Local Plan.

Loss of B1a floor space as a result of prior approvals

- 3.5.17. As has already been noted, since May 2013 it has been possible to apply for prior approval to convert a building from an office use to residential use as another route by which central government hoped to boost housing delivery and address areas of vacant offices. Previous AMRs have speculated that such changes of use could be a reason for the losses in B1 office space that the city has been recording in recent years. The following figure demonstrates the losses in B1a floor space as a result of prior approvals since 2013 when records began.

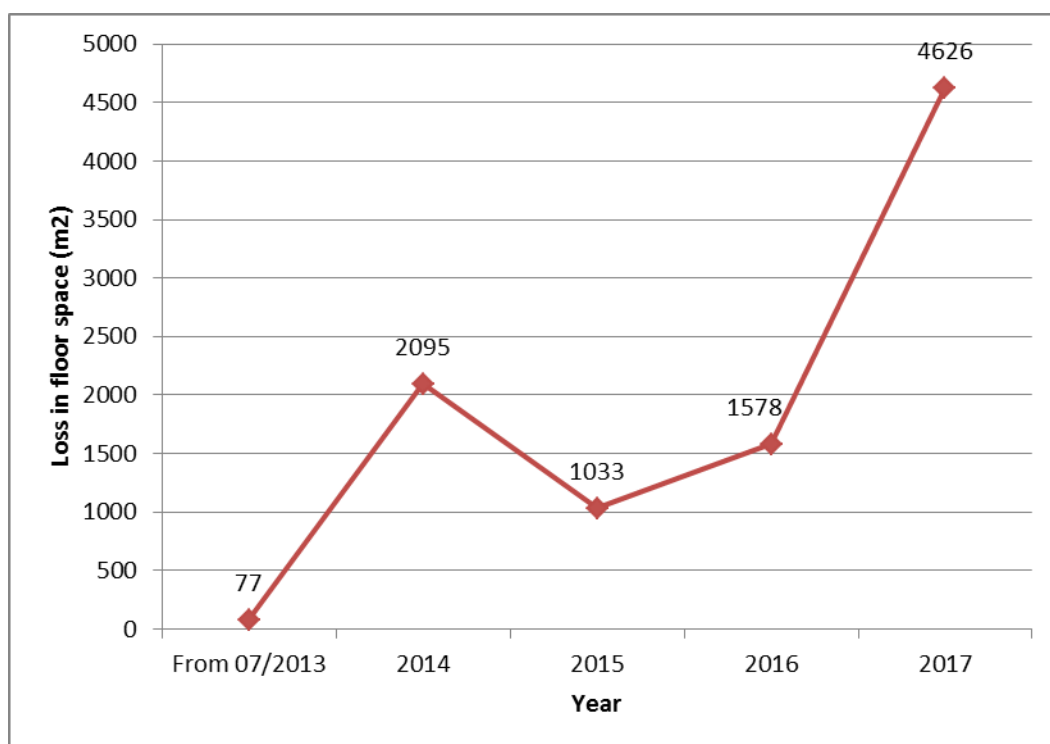


Figure 3.5: Losses of B1a floor space due to prior approval applications since 2013

- 3.5.18. As the figure details, 9,409m² of floor space has been lost between July 2013 and the end of 2017, with last year seeing the largest amount of floor space lost at 4,626m². When this figure is compared to the 118,663 m² total of B1 and B1-B8 mix office use lost since 2012, it is only a small proportion of total losses but nevertheless a contributory factor.
- 3.5.19. Beyond the impacts of permitted development rights for change of use, a couple of other forms of development are considered to be driving the loss of B1 floor space in the city over the last few years. These are planning permissions for hotel development and student accommodation on identified sites for regeneration in the city centre.

Retail development across the city

- 3.5.20. National Planning Practice Guidance advises that assessments of the vitality of town centres should cover between a three and five year period, therefore reporting on the policy indicators relating to retail in Portsmouth in the following section will try to cover at least three years in order to reflect this guidance and understand wider trends in their performance.
- 3.5.21. Use class surveys of the city's retail frontages are carried out annually, usually in April. The results are therefore a 'snapshot' of the frontage uses at that point in time. It should be noted that adjustments have been made to the previous years' frontage figures that are featured in this section, which may result in some slight

differences to what has been reported in previous AMRs. This is because the vacant units have been recorded separately in order to better assess the performance of the retail policies in Portsmouth's centres.

Portsmouth City Centre

Shopping frontage in the Commercial Road shopping area

- 3.5.22. Policy PCS4 of the Portsmouth Plan requires that at least 75% of the frontage in the Commercial Road shopping area remains in use as shops (A1) in order to retain its principal function as a shopping destination. Table 3.15 sets out the level of A1 shop provision in this locality at the time of the survey. In 2017 the retail survey was extended to cover some additional units at the southern end of Commercial Road which may slightly alter the proportions of uses compared to previous years.

Table 3.15: A1 shop provision in Portsmouth City Centre at the end of the monitoring period

75% of City Centre frontage equates to...	2001.1m	75%
Current level of A1 frontage	1538.26m	57.7%
Current deficit under target	462.84m	-17.3%

- 3.5.23. As Table 3.15 demonstrates, the recorded provision of A1 shops in the city centre in 2018 is just over 17% below the 75% threshold set out in policy PCS4. The provision of A1 shops has continued to decrease from the last couple of years which reported 60.9% (in 2017) and 66.4% (in 2016) of A1 frontage.
- 3.5.24. As the amount of A1 retail frontage remains below the target level, further loss of A1 frontage will generally not be supported by the City Council.

**Table 3.16: Current mix of uses in Commercial Road Area
(Ground Floor Level)**

Land use class		Frontage (m)	Percentage
A1	Shops	1538.26m	57.7%
A2	Financial Institutions	208.15m	7.8%
A3	Restaurants and Cafés	137.5m	5.2%
A4	Drinking Establishments	60.18m	2.3%
D1	Non-residential institutions	187.42m	7.0%
SG	Uses without use classes	73.49m	2.8%

Note that the % figures do not add up to 100% as table shows only main use classes featured in the Centre and not all are represented.

Vacant frontage in the Commercial Road shopping area

3.5.25. The vacancy rate for the city centre was recorded as 12.6%, this has increased from the last couple of years which recorded city centre vacancy rates of 9.1% (in 2017) and 11.9%²¹ (in 2016). It should be highlighted however, that within this vacancy figure are some prominent units such as the recently vacated Marks and Spencers (37.21m of frontage), the former Warehouse/Miss Selfridge building (33.79m of frontage) and the unit previously taken up by BHS (comprising 26.98m of frontage). The vacancy rate in Portsmouth City Centre has now increased above the national average for large centres of 12.2%.²²

Southsea Town Centre

3.5.26. There are two strands to the policy framework for Southsea Town Centre as set out in the Southsea Area Action Plan (AAP): one is a focus on maintaining a predominantly healthy level of retail shops in the primary shopping area around Palmerston Road, the other is to create a restaurant / café quarter in the southern part of Palmerston Road and Osborne Road and also limit the number of drinking establishments and hot food takeaways in the areas around the main pedestrianised area.

Protection of shops in Southsea

3.5.27. Similar to policy PCS4, the Southsea Area Action plan policy STC3 requires that at least 75% of primary frontage in Southsea town centre is A1 use. As Table 3.17 demonstrates, the most recent primary frontage breakdown is in compliance with this policy with 78% of the total frontage being currently in A1 use. The percentage of A1 frontage has shown little change from last year where the figure was recorded as 77.9%, and is slightly lower than the 2016 figure of 79.3% of total frontage in A1 use.

**Table 3.17: Current mix of uses in Southsea Town Centre Primary Area
(Ground Floor Level)**

Land use class		Frontage (m)	Percentage
A1	Shops	607.19m	78%
A2	Financial Institutions	83.60m	10.7%
A3	Restaurants and Cafés	22.67m	2.9%
A4	Drinking Establishments	10.69m	1.4%
D1	Non-residential institutions	12.42m	1.6%
SG	Uses without use classes	6.87m	0.9%

Note that the % figure do not add up to 100% as the table shows only main use classes featured in the Centre and not all are represented.

²¹ Note that the 2016 vacancy rate was incorrectly recorded as 12.7% in the 2016/17 AMR; this is the correct figure for that year.

²² Source: Retail and Leisure Trends Summary Report H1 - Local Data Company (2018)

- 3.5.28. 2018 vacancy rates in Southsea town centre are at 3.7% (28.43m) of the primary frontage and 4.8% (55.84m) of the secondary frontage. In comparison to previous years these vacancy figures have increased for primary frontage, being recorded at 3.3% (2017) and 0.7% (2016), but decreased for secondary, recorded at 8.5% (2017) and 7.9% (2016) previously. These figures are still below the national average for vacancy rates in medium centres of 10.8%.²³

Percentage of A4/A5 in the Southsea secondary frontage

- 3.5.29. Policy STC5 of the Southsea AAP states that no more than 8% of secondary frontage should be in A4/A5 use to ensure bars and takeaways do not adversely affect residential amenity through increased noise, disturbance and anti-social behaviour. 2018 secondary frontage in A4/A5 use is at 11.5% (A4 use being at 8.8% whilst A5 is at 1.8%), which is 3.5% over the policy threshold. Compliance with the policy thresholds can be affected by existing (non A4/A5) businesses closing, permitted changes of use and by the amount of vacant units at the time of the survey. In the previous years, 2017 saw the percentage of A4/A5 use at 10% (2% over the percentage sought by policy), whilst 2016 had been achieving a policy compliant percent of 7.2%.

Number of A3 units in the Southsea secondary frontage

- 3.5.30. Cafés and restaurants are encouraged to locate within Osborne Road and Palmerston Road South through implementation of policy STC4 of the AAP. The Council aims to improve the vitality of the centre and to create a restaurant quarter that utilises the existing concentration of restaurants and cafés in the area.
- 3.5.31. At the time of the survey, the percentage of secondary frontage in A3 use in Southsea was 17.6%. The percentage of A3 frontage is up from what was recorded in 2017 (15.1%) and up from what was recorded in 2016 (16.9%).

Markets and Events

- 3.5.32. Policy STC6 of the Southsea Town Centre Area Action Plan promotes the existing Farmers' Markets and encourages proposals for any additional markets and events in the Palmerston Road precinct.
- 3.5.33. The pedestrian precinct, hosts a variety of markets and festivals throughout the year. Most notably, the monthly Hampshire Farmers Market, Love Southsea Market, SMT Arts and Collectables and the new Woodland Crafts market, which started in March 2017. The annual Southsea Food Festival is held every July.

²³ Source: Retail and Leisure Trends Summary Report H1 - Local Data Company (2018)

District Centres

3.5.34. As part of policy PCS8 the Portsmouth Plan designates four areas as district centres: Albert Road & Elm Grove, Cosham, Fratton and North End.

Albert Road & Elm Grove

3.5.35. This is a long, linear centre which runs east-west through Southsea. The centre has a variety of independent, niche retailers and food and drink outlets which draws people to the centre, and makes it a popular and successful destination locally.

3.5.36. The policy contains a number of requirements which guide the mix of uses in the centre to balance its complementary roles and its proximity to people's homes. The table below demonstrates the area's performance against these at the time of the survey.

Table 3.18: Policy compliance of various types of frontage along Albert Road and Elm Grove

Policy indicator	Current frontage	Current percentage	Policy percentage
How much of the Albert Rd primary frontage is A1?	570.1m	41.2%	At least 50.00%
How much of the Elm Grove primary frontage is A1?	44m	31.0%	At least 50.00%
What is the total A3, A4 and A5 in the centre?	653.78m	25.0%	No more than 23.00%
What is the total A3, A4 and A5 in the west of Albert Road?	306.27m	32.1%	No more than 35.00%

3.5.37. The centre is currently only complying with one of the requirements detailed in Table 3.18, this is the total A3, A4 and A5 use frontage in the west of Albert Road, which the plan states should not exceed 35% of the total frontage; this percentage has marginally improved over the last few years which were recorded as 32.3% (2017) and on the threshold of 35% in 2016.

3.5.38. Regarding the levels of A1 frontage in Albert Road and Elm Grove, Albert Road has consistently recorded a below policy compliant level of A1 frontage, falling to 41.2% in 2017²⁴ and staying at this for 2018 also 40.8% in 2017, although it was performing slightly better in 2016 (46.2%). A1 occupation in Elm Grove primary frontage also declined in 2018 (31%) down from 45.7% in 2017; it was previously achieving a policy compliant level of A1 frontage in 2016 (53.4%).

²⁴ Note this figure has been revised from the previously recorded as 40.8% in the 2016/17 AMR.

3.5.39. However, the recorded A1 occupation levels of all frontages should also be considered in context to the proportion of vacant frontage, which was 4.73% across the centre in 2018, and has reduced from the 7.3% recorded in 2017 (but is higher than the 3.19% vacancy rate of 2016).

Cosham

3.5.40. Cosham is the only district centre in Portsmouth on the mainland and is partly pedestrianised. PCS8 seeks at least 55% of the primary frontage to be used as shops to preserve the centre's role. Table 3.19 demonstrates however, that the centre is currently not achieving this objective, with only 53.1% of primary frontage in use as A1 shops.

Table 3.19: Level of A1 shops in Cosham district centre at the end of the monitoring period

55% of the frontage is	569.07m	55.00%
Current level of A1	549.71m	53.1%
Additional non-A1 frontage which can be accommodated	19.36m	-1.9%

3.5.41. The percentage of A1 frontage has increased compared from what was reported in previous years, with the 2017 retail survey reporting a drop down to 49.8%, whilst 2016 had reported a policy compliant 55% at the time of those surveys. Like in Albert Road and Elm Grove, the vacancy rate has also improved going from 7.7% in 2017 to 4% in 2018; the figure had been 5.9% in 2016. As the percentage of A1 frontage is below the 55% target, this generally means that the City Council will seek to resist any further losses of A1 going forward.

Fratton

3.5.42. Fratton is only 1km to the east of the city centre and consists of a shopping centre with a large supermarket and a number of smaller shops on Fratton Road. To ensure the retail offering of the centre, Policy PCS8 requires that at least 55% of the primary frontage remain as shops. The amount of frontage at the time of the 2018 survey is demonstrated in Table 3.20, this is presently not in compliance with the targets of the policy with only 47.0% of frontage being in A1 use. As was noted in last year's AMR, Fratton continues to have the highest vacancy rate of the District Centres at 21.5% which has increased from, 18.6% in 2017 and 13.3% in 2016.

Table 3.20: Level of A1 shops in Fratton district centre at the end of the monitoring period

55% of the frontage is	431.37m	55.0%
Current level of A1	368.4m	47.0%
Additional non-A1 frontage which can be accommodated	62.97m	8.0%

3.5.43. When comparing this year's figure for A1 frontage to previous years, the level of primary frontage as shops in the Fratton area has reduced from 50.1% recorded in 2017 and 54.4% in 2016.

North End

3.5.44. North End is a fairly linear centre, focussed on London Road. It serves the immediate area with a supermarket and a variety of comparison goods stores. Policy PCS8 requires that 65% of the primary frontage be used as shops. As Table 3.21 demonstrates, the centre is not currently meeting this proportion with the current level of A1 occupying 63.91% of the primary frontage. 2.93% of the frontage was recorded as vacant.

Table 3.21: Level of A1 shops in North End district centre at the end of the monitoring period

65% of the frontage is	478.86m	65.00%
Current level of A1	470.86m	63.91%
Additional non-A1 frontage which can be accommodated	8m	1.1%

3.5.45. In comparison to the recorded figures for the last couple of years, the rate of A1 frontage has increased after showing a decline down from 54.16% in 2017 and 58.7% in 2016.

Vacancies in all District Centres

3.5.46. The graph below compares vacancy rates in the district centres across the last six years.

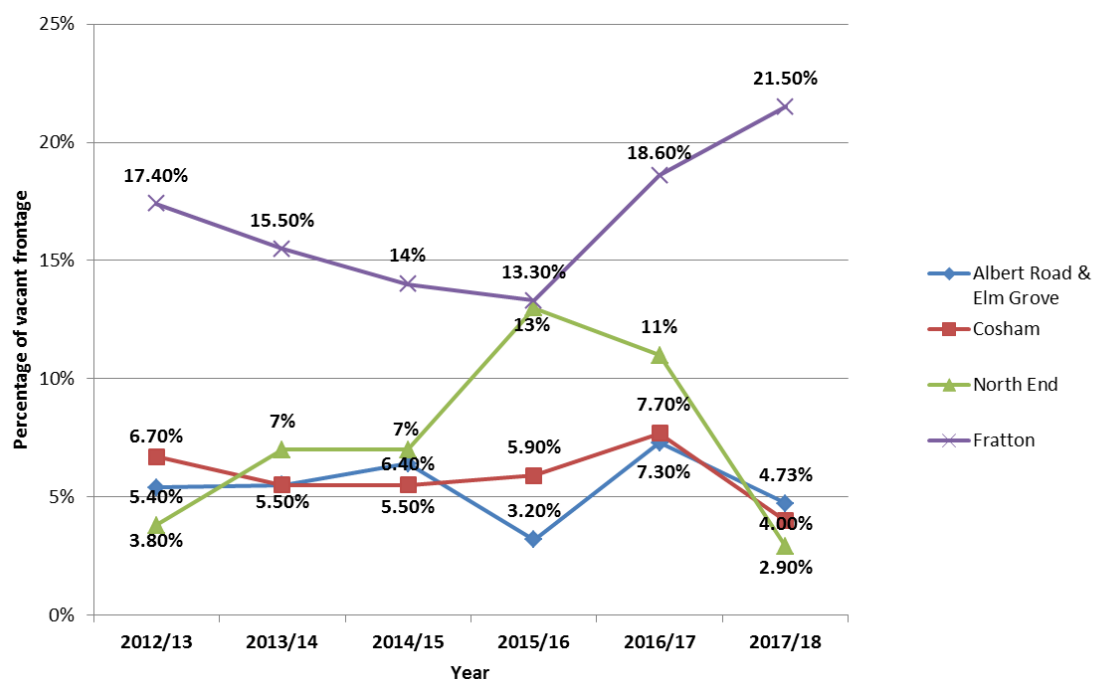


Figure 3.6: Vacancy rates in the District Centres (2012/13 - 2017/18)

3.5.47. As the graph shows, vacancy rates are down for all district centres this year, other than at Fratton which continues to increase. It is difficult to isolate any clear trends in the data, with percentages of vacant space increasing and decreasing across the centres from year to year, though North End has demonstrated an improving picture for the last few years reducing from 13% vacancy rates in 2016 down to 2.9% in 2018, whilst the opposite is true of Fratton vacancy rates, which have worsened from 13.3% in 2016 to 21.5% in 2018.

Visitor footfalls in the city

3.5.48. The Council records the numbers of visitors to key retail areas around the city which can help contribute to understanding how the popularity of these areas is changing over time. This data can then potentially provide an indication of the effectiveness of council policies at protecting the vitality of these retail areas.

3.5.49. Data is collected for visitor footfall in three locations around the city; these are Commercial Road, Cosham High Street and Palmerston Road in Southsea. Figure 3.7 over the page tracks the total footfall each year since 2014 for these three locations.

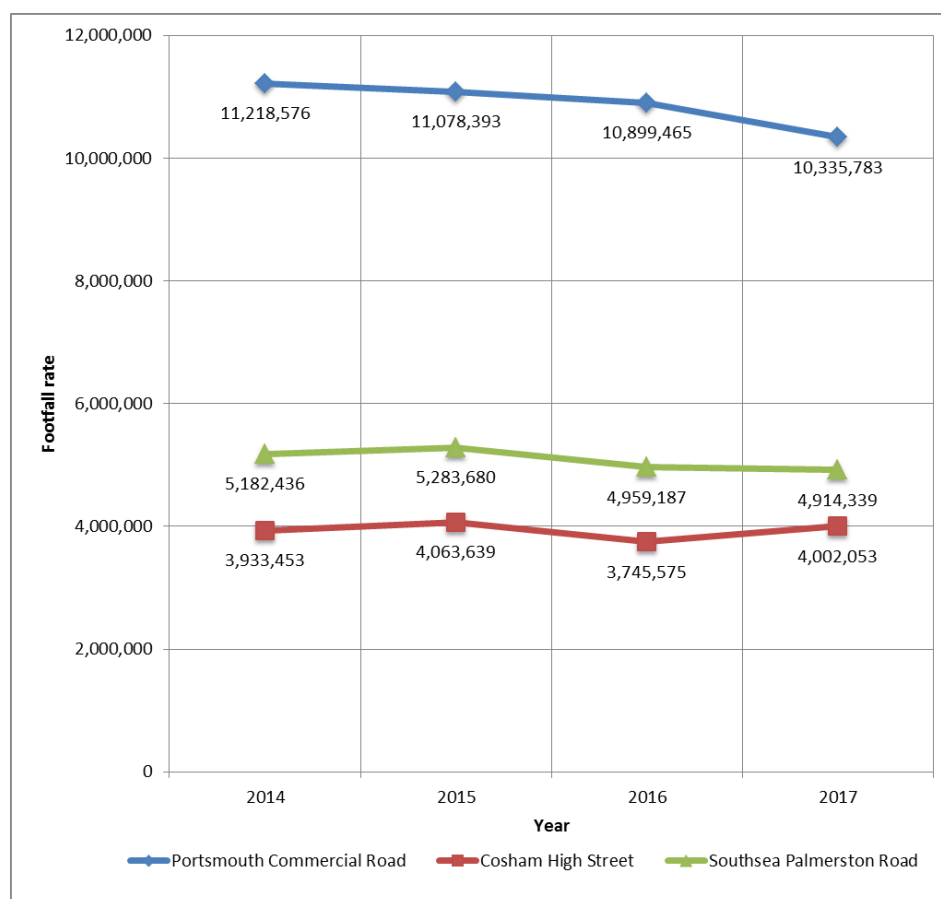


Figure 3.7: Footfall rates across key retail areas of Portsmouth*

*Note that these figures are cumulated based upon years running from January to December.

- 3.5.50. As the figure demonstrates, footfall at Commercial Road is over double that of the other two centres showing its popularity in the city. The total annual footfall rate counted at Commercial Road has however shown a gradual decline from 11,218,576 in total in 2014 to 10,335,783 as of the end of 2017 (December 2017).
- 3.5.51. The trend in footfall rates for the other two locations are a little more mixed, with Palmerston Road having experienced a general decline from 2014 to 2017, though 2015 actually saw its highest rates of visitors in the four years covered here. Cosham has equally seen its highest footfall in 2015, though as of the end of 2017 its foot fall rate had climbed to the second highest amount in the four years of counting.

Access to Local Shops and Services

- 3.5.52. As well as protecting the vitality and viability of the designated town and district centres, the Council is also keen to ensure that people have access to shops and services near to where they live.

3.5.53. The Council has designated a number of local centres across the city through policy PCS18. These are small parades of shops, often including a small convenience store, some takeaways and a collection of other small businesses. The Council undertook its two-yearly health check of the local centres this year and the findings from these reviews will now be discussed in reference to the monitoring indicators which were set out for the policy. As Figure 3.8 below demonstrates, total frontage designated within the local centres varies from around 700 metres at Kingston Road, one of the largest local centres, to around 40 metres at Leith Avenue, Locksway Road and Tregaron Avenue, the smallest of the city's local centres.

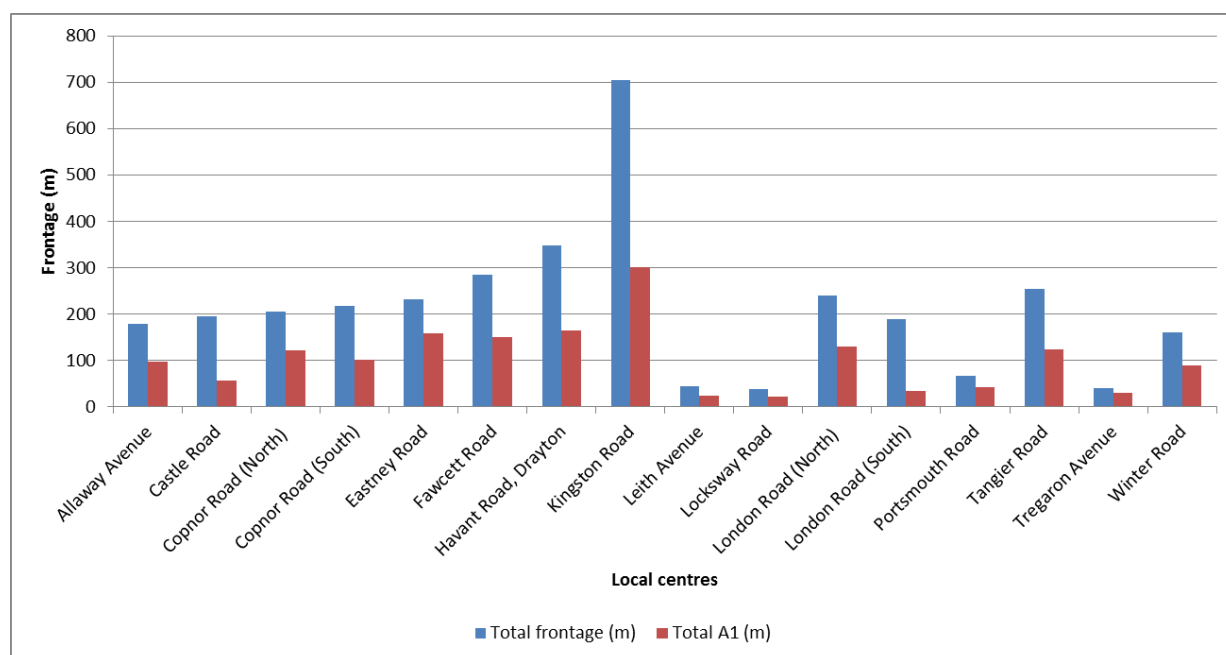


Figure 3.8: Total frontage and frontage in A1 use in Portsmouth's local centres

3.5.54. Total amounts of frontage in A1 use is the first indicator of the effectiveness of the Local Centres policy, and this is generally about half of total frontage for the majority of the centres, with a couple of higher percentages at Tregaron Avenue (71.5%) and Eastney Road (68.3%), and lower percentages at London Road (South) (18.4%) and Castle Road (29.4%).

3.5.55. The second indicator relates to food and drink uses in the local centres. Figure 3.9 shows the proportions of the total frontage within each local centre that are in food or drink use. It shows that there is some variation again between the centres with the smallest proportions found at Copnor Road and the largest proportions at Leith Avenue where almost a third of total frontage is in this type of use.

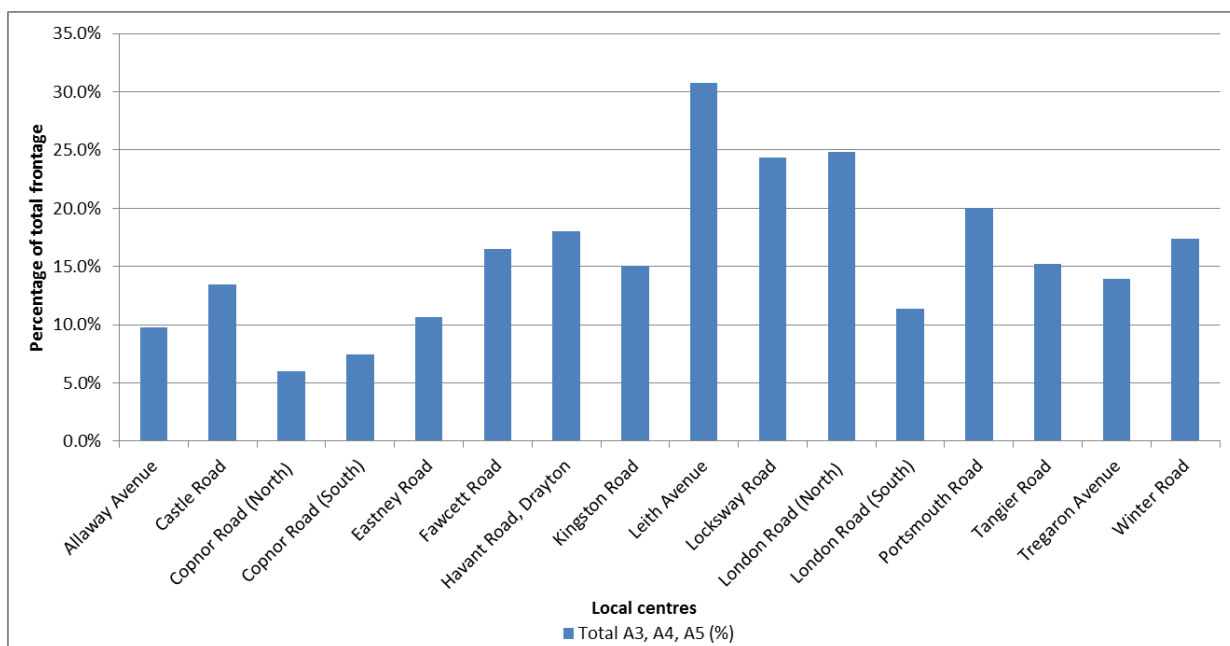


Figure 3.9: Proportion of frontage in A3, A4, A5 food and drink use in Portsmouth's local centres

3.5.56. Finally, Figure 3.10 below details the vacancy rates across the local centres, which is another indicator of the effectiveness of policy PCS18. There were no recorded vacant frontages within the local centres at Castle Road, Havant Road, Portsmouth Road or Tregaron Avenue. On the other hand highest amounts of vacant frontage were recorded at Kingston Road and London Road (North) at just over 16% and 12% respectively.

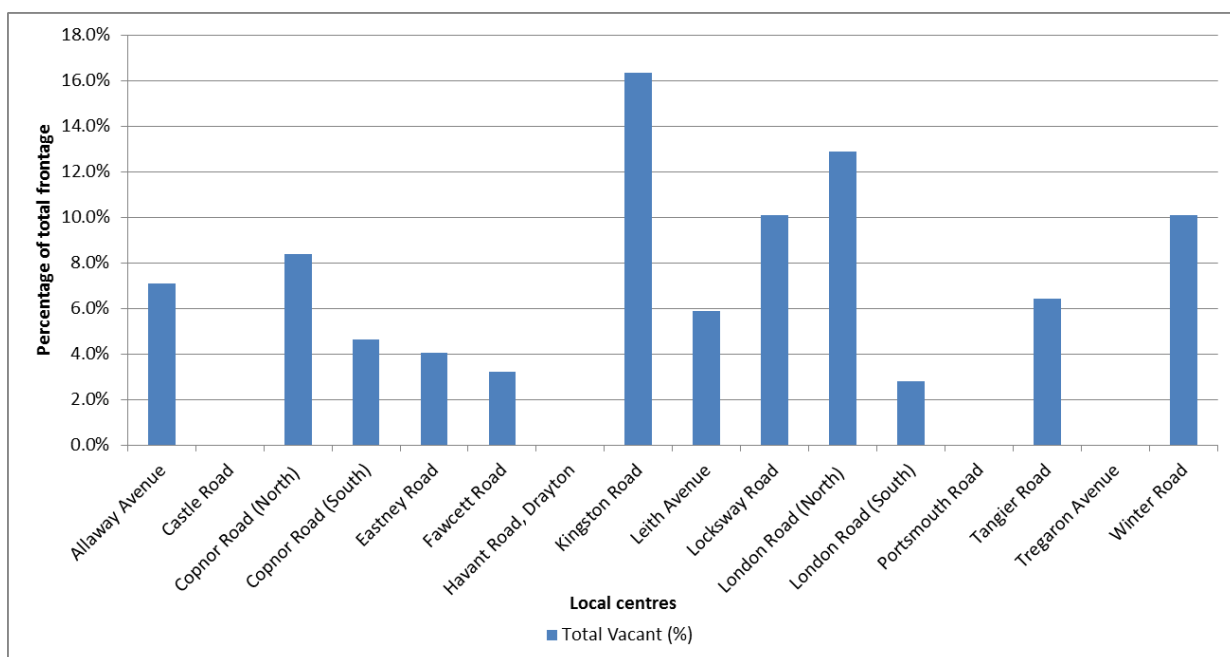


Figure 3.10: Proportion of vacant frontage in Portsmouth's local centres

- 3.5.57. The findings of the health check indicate that there is generally a good retail presence in the local centres, though there are a couple of areas where the retail offering is more limited. Amounts of frontage in food and drink use vary across the local centres, but have a sizeable presence, though not to the same degree as retail use. Proportions of vacant frontage vary across the centres too, though typically tend to be quite low, with the amount only reaching 10% or in excess of 10% in four of the centres.

Summary

- 3.5.58. The policy indicators reported on in section 3.5 portray a mixed picture for the economy of the city. Whilst employment floor space has reduced across Portsmouth during this monitoring period specifically, the number of existing proposals with permission granted should contribute significantly towards the identified employment floor space needs in the longer term once completed, though this will need to be balanced against any further losses.
- 3.5.59. Shopping frontage in Southsea continues to comply with policy targets and the pedestrian precinct, hosts a variety of markets and festivals throughout the year. Vacancy rates in the Cosham, North End and Albert Road/Elm Grove district centres have decreased too which is positive. The local centres health check indicates that there is generally a good mix of uses in these smaller hubs of local shops and services. Retail uses generally accommodate the majority of frontage in most centres whilst vacant frontage is mostly low.
- 3.5.60. There are areas for concern, such as the proportions of occupied A1 retail frontage generally declining across the city and failing to comply with the levels being sought through the Local Plan policies. Also the proportion of vacant frontage increased along Commercial Road in the City Centre and continued to increase in the Fratton district centre. Furthermore B1 office space has continued to exhibit significant losses continuing an eight year trend which has had the impact of limiting overall employment floor space gains across the city as a whole since 2011.
- 3.5.61. As was noted in last year's AMR, the Council needs to consider the right policy responses in the new Local Plan to address the observations in this report as well as its investment in the public realm in Commercial Road and its role in the regeneration of the city.

3.6. Health

Key monitoring news in this section

- **The Council has undertaken and approved an update to its Health and Wellbeing Strategy for the city. This strategy has the overriding aim to reduce health inequalities by improving outcomes for those in the worst position fastest.**
- **The majority of the population of the city lives within 10 minutes (either by walking or public transport) from a GP practice and a pharmacy.**

Portsmouth Health and Wellbeing Strategy 2018-2021

3.6.1. The Council has undertaken an update of its health and wellbeing strategy which was approved on February 21st 2018. The latest Health and Wellbeing Strategy seeks to provide an update to the previous 2014-2017 version and identifies priorities based on evidence. There is an overriding aim to reduce health inequalities, by improving outcomes for those in the worst position fastest. The Strategy draws links between health and wellbeing and wider social, cultural, socio-economic, environmental and lifestyle factors, noting that improving health and wellbeing is key to unlocking the potential of the city and securing prosperity.

3.6.2. The overarching vision of the 2018-2021 Strategy - improving healthy life expectancy and reducing inequality, is addressed through four themes:

- Support physical good health
- Support social, emotional and mental health
- Make improvements for marginalised groups fastest
- Improve access to health and social care support in the community

Local Plan policy PCS14

3.6.3. Policy PCS14 'a healthy city' sets out how the Council will work to improve the wellbeing of Portsmouth residents and generally work to create a healthier city. Whilst health of the population is not only an important concern in its own right, it also has a significant influence on the area's economic performance. Naturally the health of the local population at present gives an important insight into the effectiveness of this policy and the Local Plan set out several more specific indicators for monitoring in relation to this topic:

- **Proportion of households within 10 minutes by walking / public transport of health services** - According to Public Health England, 80% of Portsmouth's population lives within 10 minutes' walk of a GP practice whilst 96% live within a ten minute journey by public transport. 84% live within a ten

minute walk of a pharmacy and 98% within a ten minute journey by public transport.²⁵

- **Gap in life expectancy between worst quintile and rest of PCT, and Obesity in reception year children**

The most up-to-date figures for these indicators are recorded in the 2016/17 AMR, next year's report will seek to provide an update once new information is available

- In relation to the final key indicator for policy PCS14 '**Number of new healthcare facilities**', there are no new facilities to report.

²⁵ Source: SHAPE Place, Public Health England

3.7. Transport

Key monitoring news in this section

- A number of transport related projects were delivered or progressed during the monitoring period including the adoption of a ten-year air quality strategy; the roll-out of new LED street lighting; the launch of an off-street electrical vehicle charge point trial; and other small scale infrastructure improvements.
- A number of road safety initiatives and campaigns have been run in conjunction with schools and others such as the Hampshire Constabulary.
- Portsmouth has also been successful in several funding bids, including securing £450,000 from DEFRA to address air quality, as well as funding for addressing road safety and the development of a walking and cycling infrastructure plan.

3.7.1. During the monitoring period of 2017/18 a number of key transport projects have been delivered or have progressed which are detailed below:

The Hard Interchange

3.7.2. As was highlighted in section 3.1, this multi-modal transport interchange has seen over 600 bus and coach departures each day and a footfall of roughly 8 million annually since its opening. The building is a part of a broader masterplan focusing on the heart of Portsmouth's heritage waterfront and dockyard area.

Air Quality Strategy

3.7.3. In July 2017, Portsmouth's ten-year air quality strategy was adopted. This strategy sets out Portsmouth City Council's aspirations for improving and maintaining healthy air quality in Portsmouth, promoting joint working amongst departments and stakeholders. The strategy outlines the consistent approach that is needed to improve air quality across the city. An updated Air Quality Action Plan is currently under development and will be reported upon in future AMRs.

Eastern Corridor Study

3.7.4. A feasibility study and delivery of improvements to the eastern corridor that were supported and evidenced through feasibility studies including traffic congestion and vehicle flow studies. The work included improvements to junctions and signage to improve movement for all modes.

Upgrade of street lighting to LED

3.7.5. Work was started on the roll out of 14,500 "LED "luminaires" and accompanying "nodes" fitted to street lighting columns initially on the Tertiary Road networks. From March 2019 they will be fitted on the Primary & Secondary road networks - completing all 14,500 by end Sept 2019. Each LED lamp communicates with a remote Control Management System or "CMS" allowing the transmission of data such as roadside pollution monitoring equipment or road surface temperature sensors.

CITS (City-wide Intelligence Transport System)

- 3.7.6. During the 2017/18 period, a network of 20 blue-tooth journey-time sensors were procured and installed, around the Eastern corridor of the city. The data from these sensors is collated into a data platform, where route performance can be evaluated in real-time against free-flow conditions. During 2018/19 further work will be undertaken to trial V2X technologies, to establish data connectivity between vehicles and the road infrastructure, to enable the testing of a number of use-cases.

Off-street electric vehicle charge point project

- 3.7.7. Portsmouth launched an off-street electric vehicle charge point trial in March 2018. This will see one fast 7kwh charge point installed in each of three PCC owned car parks; with Seafront Esplanade, and Isambard Brunel Multi-storey launched in March 2018 and Clarence Pier following in summer 2018, the trial will last for two years.

Small scale infrastructure improvements

- 3.7.8. Beyond the above projects, a number of small scale infrastructure improvements have been delivered in the 2017/18 monitoring year, including pedestrian crossing upgrades, traffic calming measures, and improved bus stop infrastructure, including real time information, and improved signage and lining.

Road safety and active travel campaigns

- 3.7.9. A number of road safety initiatives and campaigns have been run during 2017/18. This has included the launch of a near miss reporting tool for cyclists; as well as be bright road safety events; a close pass of cyclists operation in conjunction with Hampshire Constabulary; and Exchanging Places events designed to identify blind spots to drivers and cyclists. In schools, the delivery of the Pompey Monster Walk to School Challenge and Walk to School week, and launch of Modeshift Stars to fourteen schools, as well as street skills and transition year road safety education delivered to 1,500 children.

External Funding Awards

- 3.7.10. Portsmouth have been successful in the following funding bids in 2017/18:

DEFRA Air quality grant

- 3.7.11. Portsmouth City Council were awarded £450,000 DEFRA for a programme of revenue and capital projects to address air quality in the city to be spent in the 2018/19 financial year. This programme comprises of five key elements: communications and marketing, residents, schools, workplaces and infrastructure, and will focus on the Air Quality Management Areas, as well as citywide measures.

Office for Low Emission Vehicles (OLEV) On-street residential charge point scheme (ORCS)

- 3.7.12. Portsmouth were awarded £100,000 for 75% of the capital costs for infrastructure and installation of electric vehicle charge points in residential areas which do not benefit from off-street parking. This will deliver 37 charge points to be installed in 32 locations of identified demand by end of March 2019.

DfT Local Cycling and Walking Infrastructure Plan

- 3.7.13. Portsmouth were awarded Department for Transport technical support to develop a Local Cycling and Walking Infrastructure Plan which will identify short, medium and long term schemes to deliver the emerging walking and cycling strategy.

DfT Safer Roads Fund - A27

- 3.7.14. Portsmouth were awarded £178,000 from the Safer Roads Fund 2017/18 towards a project seeking to address Killed and Seriously Injured (KSI) casualties along A27 Southampton Road. The project will deliver speed reduction measures and cycle improvements along the shared and segregated sections of cycle network. Currently in design - the scheme will be delivered early 2019. A further £61,000 of funding was awarded towards an improved pedestrian crossing facility at Compass Road for 2018/19.

3.8. Infrastructure & community benefit

Key monitoring news in this section

- During the monitoring period, £2,040,791 has been collected through developer contributions.
- Infrastructure CIL spend totalled £482,092 and was all spent on the city centre road development project.
- Neighbourhood CIL spend was at its highest amount in 2017/18 with more of the city's wards utilising the money for projects in their local areas than has ever been recorded previously.
- The city has received £2,471,883 in New Homes Bonus Grant this monitoring period.

Delivery of infrastructure

3.8.1. Through Policy PCS16 of the Portsmouth Plan, the Council has committed to working with its partners to bring forward infrastructure projects that are required as a result of its development strategy. The table below is adapted from what is given in appendix 2 of the Portsmouth Plan. It sets out the key infrastructure projects that are still needed to support development in the city. The final column gives an update on the delivery of each project.

Table 3.22: Progress on infrastructure delivery projects set out in the Local Plan

Category	Project	Portsmouth Plan policy	Estimated Timescale	Progress towards this project made during monitoring period
Education	Primary School Places	PCS1 & 9	ongoing - when needed for development	The City Council continues to carefully monitor the need for school places. Additional places will be needed and the Council is working up options for delivery through the new Local Plan.
Flood risk management	Link from western to eastern interceptor sewer	PCS2, 3 & 12	2011 - 2016	Preferred options have been investigated, but schemes have not been progressed during this monitoring period.
	Portsea Island Coastal Defence Strategy	PCS12	2011 - 2016	See section 3.4.
	Portchester Castle to Emsworth Coastal Flood and Erosion Risk Management Strategy	PCS12	2016 - 2021	The Environment Agency has signed off the Strategy, and work is moving on to the project design phase.

Category	Project	Portsmouth Plan policy	Estimated Timescale	Progress towards this project made during monitoring period
Green infrastructure (GI)	Southsea Common & the Seafront	PCS9 & 13	Seafront strategy action plan splits actions into short term (1yr), medium term (2-5 yrs), long term (6-16yrs)	See section 3.1. for details
	Paulsgrove Country Park	PCS3 & 13	2011 - 2016	See section 3.4.
	Pocket parks for Portsmouth	PCS13	ongoing - when needed for development	See section 3.4.
	Open Space enhancements at Port Solent	PCS2 & 13	2016 - 2021	Not yet needed
Health	Additional GPs	PCS1 & 14	2011 - 2016	Development at Hilsea Bus Depot development is complete, with permission for a Health Centre at the ground floor.
Transport and Access	Bridge Link Tipner - Port Solent	PCS1, 3 & 17	2016 - 2021	See section 3.1.
	City Centre North Road Improvements	PCS4 & 6	2016 - 2021	See section 3.1.
	Highway and access improvements to link Lakeside to Cosham	PCS5	2011 - 2016	Development and highway improvements are underway
	Station Square Interchange	PCS7 & 17	2016 - 2021	Nothing to report
Utilities	Electricity Sub-station for Tipner & Port Solent	PCS1, 2 & 3	2016 - 2021	Not yet needed
	Water Supply Pipeline for Tipner West	PCS1	At same time as Tipner junction	The City Council continues to explore funding opportunities for development at Tipner West, as well as the required infrastructure
Waste Management	Waste Water at Lakeside	PCS5	2011 - 2016	Development has commenced

Developer contributions towards infrastructure

- 3.8.2. The Council is clear that new development should only be permitted where appropriate and timely provision has been made or can be made for the necessary infrastructure to serve the development, and not to put undue pressure on existing infrastructure.
- 3.8.3. Since 1st April 2012, the Council has been collecting developer contributions through the Community Infrastructure Levy (CIL). CIL takes the form of a charge per square metre of new development. The City Council uses the monies raised to bring forward infrastructure projects to support the development of the area.
- 3.8.4. CIL is split into two 'pots' of money, Infrastructure CIL and Neighbourhood CIL. Infrastructure CIL makes up 80% of the CIL money collected. Since 25th April 2013, 15% of all CIL collected is retained to be spent on infrastructure projects in the neighbourhood in which it was collected, as the 'neighbourhood proportion'. As there are no Parish Councils in the city, this proportion is allocated at the Ward level, with Ward Councillors working with their communities to decide on neighbourhood infrastructure projects. The remaining 5% of CIL is retained by Portsmouth City Council as the administrative charge for management of CIL collection and expenditure.
- 3.8.5. In order to plan the spending of CIL, an estimate of the projected CIL income is calculated on a quarterly basis. The estimate is based on the City Council's projection of housing completions in future years (the housing trajectory in the Strategic Housing Land Availability Assessment (SHLAA). This income projection is used to assist in the preparation of the City Council's capital programme and to identify available new resources that can be used to finance new capital expenditure.
- 3.8.6. In 2017 - 2018, the sixth year of operation of the levy, **£2,040,791** was collected through developer contributions; this is lower than that collected in total the previous year (**£3,676,793**). Infrastructure CIL spend this year totalled **£482,092** and this has all been spent on the city centre road development project.
- 3.8.7. The neighbourhood proportion of CIL collected during the monitoring period was **£306,119** whilst a total of **£296,607** was spent. Whilst the amount of neighbourhood CIL collected reduced from the **£551,520** collected during the last monitoring period; the amount spent was the highest since the Council started collecting neighbourhood CIL; it was also spent across the most wards in the city. A breakdown of the neighbourhood CIL collected and spent per ward is shown in the following two tables.

Table 3.23: Neighbourhood CIL collected by year and ward

Ward	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
	£	£	£	£	£	£
City Wide	0	0	87,977	327,713	191,342	0
Baffins	0	19,563	3,693	1,846	0	56
Central Southsea	0	1,928	274	822	21,732	0
Charles Dickens	0	1,409	11,715	30,719	130,519	135,381
Copnor	0	0	0	1,146	0	1,486
Drayton & Farlington	0	9,685	157,560	92,488	1,494	0
Eastney & Craneswater	0	0	827	953	126,109	0
Fratton	0	659	4,442	1,086	968	2,203
Hilsea	0	4,443	2,258	0	806	12,972
Milton	0	0	36,851	110,552	30,266	39,448
Nelson	0	0	19,675	2,838	2,284	470
Paulsgrove	0	0	308	456	5,098	59,178
St Jude	0	0	1,311	3,206	759	7,337
St Thomas	0	0	0	55,269	24,328	42
Cosham	0	1,709	1,086	9,609	15,815	47,546
Total collected	0	39,396	327,975	638,703	551,520	306,119

Table 3.24: Neighbourhood CIL spent by year and ward

Ward	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
	£	£	£	£	£	£
City Wide	0	0	0	0	0	0
Baffins	0	0	0	0	0	15,000
Central Southsea	0	0	0	900	0	299
Charles Dickens	0	0	0	0	0	66,894
Copnor	0	0	0	0	0	0
Drayton & Farlington	0	0	0	126,000	0	11,592
Eastney & Craneswater	0	0	0	0	10,000	56,500
Fratton	0	0	0	0	0	5,000
Hilsea	0	0	0	0	0	10,000
Milton	0	0	0	28,000	7,487	78,822
Nelson	0	0	0	0	2,000	0
Paulsgrove	0	0	0	0	1,672	0
St Jude	0	0	0	0	0	5,000
St Thomas	0	0	0	0	0	30,000
Cosham	0	0	0	0	0	17,500
Total spent	0	0	0	154,900	21,159	296,607

3.8.8. The spending of the neighbourhood proportion of CIL for 2017-18 can be broken down as follows:

- **Baffins** - Speedwatch Radar Equipment & Children's play area £9,169; Playground Equipment and benches £5,831.
- **Central Southsea** - Kitchen Equipment for the Life House Food Kitchen £299.
- **Charles Dickens** - Portsea Adventure Playground Improvements & New Equipment £26,894; Pedestrian Crossing at Lake Rd £20,000; Blackfriars Rd Crossing Point £20,000.
- **Drayton and Farlington** - Defibrillator £1,568; CCTV & Security doors for Drayton Park Football Club £5,024; Two Steel Security Doors and CCTV to the Drayton Park Pavilion £5,000.
- **Eastney and Craneswater** - Assist in Resurfacing works at South Parade Pier £25,000; Signage and Welcome boards around The Canoe Lake £21,500; Hayling Ferry Company-Support Marketing and Advertising of the ferry £10,000.
- **Fratton** - Kingston Park Play Area contribution to Improvements £5,000.
- **Hilsea** - Victory Bowls Club contribution to Roofing £6,000; Hilsea Lines BMX Pump Track £4,000.
- **Milton** - Milton Cycle Racks £5,609; Eastney Community Centre New Kitchen Equipment for over 60's lunch club £250; New tarmac path at Bransbury Park £17,303; Christmas Lights £32,190; Meon Infants School contribution to Provision of Play Area £23,470.
- **St Jude** - Rock Gardens Arch £5,000.
- **St Thomas** - Playground at Portsmouth Museum £30,000.
- **Cosham** - Japanese Cherry Trees in Cosham Park £2,500; Hilsea Lines BMX Pump Track £15,000.

New Homes Bonus (NHB) allocation

3.8.9. Each year central government allocates funding to local authorities to reflect and incentivise housing growth in their areas. The grant is based upon the amount of extra council tax revenue raised on newly constructed homes, long term empty homes brought back into use, and conversions. This monitoring period, the amount of funding received was £2,471,883; for reference the amount available each year since 2013 is detailed in the below Table 3.25.

Table 3.25: Total yearly New Homes Bonus funding between 2013 and 2018

2013/2014	2014/2015	2015/2016	2016/2017	2017/2018
£2,131,394	£2,238,843	£2,770,307	£3,314,661	£2,471,883

3.8.10. The New Homes Bonus was initially calculated on the basis of matching the council tax payment for new homes for the first six years following their construction. However the Government has since stated that the period for which payments are to be made to councils in the future will be reduced down to four years, which will

reduce the amount of payments received for each new property. Ultimately, the amount of NHB received in future years will depend upon the amount of new housing built, but given the changes in methodology it is likely that overall receipts in future years will be lower than that received in 2016/17.

4. Conclusions and recommendations

- 4.1. This is the 14th Authority Monitoring Report charting the city's progress against its planning policy framework and wider regeneration aims.
- 4.2. Elements of the monitoring framework that are particularly positive include:
- The Council has completed significant work in gathering its evidence base underpinning the new Local Plan and progresses towards the publication of a draft approach plan for consultation towards the end of 2018.
 - The City has identified a significant additional housing land supply in order to meet its identified need. However the Council does not currently have a five year supply of housing land (4.7 years). This is largely down to the government's standard methodology position which has significantly increased the amount of housing that the city needs to find. Calculated against the previous Core Strategy housing figure of 584 dwellings per annum need the city would have a 7.3 year housing land supply.
 - A couple of developments in the city have been recognised with awards relating to their design. These are South Parade Pier (Pier of the Year) and the Canoe Lake Leisure Tennis Pavillion (RIBA South award 2018).
 - The Council's adoption of the Solent Recreation Mitigation Strategy reinforces its commitments, alongside neighbouring authorities, towards mitigation of recreational pressures from new development upon the surrounding SPAs.
 - In terms of open space provision, the only application that was eligible to provide a pocket park under PCS13 agreed to its provision. However there also continues to be a number of larger applications that are being permitted but are exempt from open space policy requirements such as those under general permitted development and student accommodation, and as such are not providing appropriate levels of open space provision.
 - Development work continues on the sea defences at Southsea with further consultation taking place over the summer of 2018 to finalise a design and in preparation for submitting a planning application. These works are vital to ensuring the ongoing resilience of the city and the safety of its inhabitants to future climate change.
 - Alongside the sea defence development, initial work has commenced on considering the implications of the new sea defences on the wider seafront in the form of a review of the seafront masterplan which will continue to be reported upon in subsequent AMRs.
 - Neighbourhood CIL spend was at its highest amount in 2017/18 with more of the city's wards utilising the money for projects in their local areas than has ever been recorded previously.
- 4.3. There are however some areas where policy indicators show a more challenging picture:
- Whilst higher than last year, housing completions for the monitoring period continue to remain below the housing targets set by the Local Plan with 404 net additional dwellings completed.

- Again whilst higher than last year, completions of family size dwellings (three, four, and five bedroom) continue to remain below the proportions sought by the policy threshold of 40% of new completions, and are also not meeting PUSH estimated requirements for the area (59% of completions).
- There continues to be a net loss of office space across the city.
- Occupied retail frontage is below targets sought by policy across much of the city, though Southsea continues to perform above target at present in terms of A1 use.
- Vacancy rates have improved for all district centres this year other than Fratton which has declined to more than one fifth of primary frontage as vacant. Vacancy rates of primary frontage have also increased in the city centre and in Southsea.

Appendix 1 - Monitoring framework

Heading in AMR	Policy	Indicators
Progress on Planning Policy	All	
Regeneration sites & areas	PCS1 Tipner PCS2 Port Solent & PCS3 Horsea Island PCS4 Portsmouth City Centre PCS5 Lakeside Business Park PCS6 Somerstown & North Southsea PCS7 Fratton Park & the South Side of Rodney Road PCS9 The seafront	Tipner <ul style="list-style-type: none"> Progress towards delivery of the site (information on funding for the transport interchange, provision of infrastructure and progress of any planning applications) Amount of new housing delivered at Tipner (480 - 1,250 by 2027) Amount of new employment floor space delivered at Tipner (25,000m² employment) Port Solent & Horsea Island <ul style="list-style-type: none"> Progress towards delivery of the site (information on funding for the bridge, provision of infrastructure, transport improvements and progress of any planning applications) Amount of new housing delivered at Port Solent & Horsea Island (500 - 1000 by 2027) Lakeside <ul style="list-style-type: none"> Progress towards development at Lakeside (assess against timescales set out in planning application) Amount of new employment floor space delivered at Lakeside Business Park (69,000m² by 2027) Portsmouth City Centre <ul style="list-style-type: none"> Visitor footfall to the city centre Amount of hotel (C1) development in the city centre Progress on public realm improvement projects Retail ranking of the city centre Progress towards delivery of key sites identified in SPDs Funding for the road Somerstown & North Southsea <ul style="list-style-type: none"> Adoption of the area action plan Funding sources identified and secured Amount of housing delivered Seafront <ul style="list-style-type: none"> Adoption of the Seafront masterplan Number of new developments coming forward in the seafront area Development at the key opportunity areas - South Parade Pier, Clarence Pier, Canoe Lake and Southsea

		<p>Castle Area</p> <ul style="list-style-type: none"> ▪ Visitor numbers to the seafront
Homes for everyone	<p>PCS10 Housing Delivery</p> <p>PCS19 Housing mix, size & the provision of affordable housing</p> <p>PCS20 HMOs – mixed and balanced communities</p> <p>PCS21 Housing density</p> <p>PCS22 Gypsy, traveller & travelling showpeople accommodation</p>	<p>Housing Delivery</p> <ul style="list-style-type: none"> ▪ Net additional dwellings (420 per annum) ▪ Progress towards the overall housing requirement ▪ Update of housing trajectory <p>Housing Mix</p> <ul style="list-style-type: none"> ▪ Gross affordable housing delivered per year ▪ Number of new 3 bedroom family homes (on average 40% of total dwellings delivered per year) ▪ Average internal size of new dwellings ▪ Percentage of qualifying applications providing affordable housing <p>HMOs</p> <ul style="list-style-type: none"> ▪ Change in number of homeless (particularly the 25 - 34 year old age group who will be affected by changes to the Local Housing Allowance which will mean they can no longer afford to rent whole properties and will increasingly turn to HMOs) ▪ Changes in the concentration of HMOs across the city ▪ Number of planning applications received for HMOs and whether approved or refused ▪ Any appeal decision relating to HMOs <p>Housing density</p> <ul style="list-style-type: none"> ▪ Average density of housing (at least 40dph) ▪ Average density of housing developments in high density areas <p>Gypsy, traveller & travelling showpeople accommodation</p> <ul style="list-style-type: none"> ▪ Number of applications for gypsy, traveller and travelling showpeople accommodation
Design & Heritage	<p>PCS23 Design & Conservation</p> <p>PCS24 Tall Buildings</p> <p>PCS15 Sustainable Design & Construction</p>	<p>Design & Conservation</p> <ul style="list-style-type: none"> ▪ New developments meeting Buildings for Life standards ▪ Area of the city designated as conservation areas ▪ Percentage of people satisfied with their local area as a place to live ▪ Improvements in design quality of new development <p>Tall Buildings</p> <ul style="list-style-type: none"> ▪ Number of tall buildings developed in identified areas of opportunity ▪ Design awards for tall buildings

		<p>Sustainable Design & Construction</p> <ul style="list-style-type: none"> 30% reduction in the carbon footprint of the city council from 2010/2011 by 2016/2017
The Natural Environment	<p>PCS12 Flood Risk</p> <p>PCS13 A Greener Portsmouth</p>	<p>Flood Risk</p> <ul style="list-style-type: none"> Number of dwellings at risk from flooding Percentage of the city's coastline protected to a 1 in 200 and 1 in 1000 flood year event standard New flood risk management measures installed Number of sustainable urban drainage schemes <p>Greener Portsmouth</p> <ul style="list-style-type: none"> Amount of open space in the city Condition of SSSIs Access to open space Area of the city covered by local nature conservation designations Progress towards delivery of the country park Open space provision complied with on sites of more than 50 dwellings
The Economy & Access to shops, jobs and services	<p>PCS4 Portsmouth City Centre</p> <p>Southsea Town Centre AAP</p> <p>PCS8 District Centres</p> <p>PCS18 Local Shops & Services</p> <p>PCS11 Employment Land</p> <p>PCS14 A Healthy City</p> <p>PCS17 Transport</p>	<p>Portsmouth City Centre</p> <ul style="list-style-type: none"> Amount of new shopping (A1) floor space provided in the Commercial Road shopping area Amount of new employment floor space provided in the city centre Percentage of A1, A3-A5 and vacant frontage in the Commercial Road shopping area Amount of food and drink (A3, A4 and A5) development in the city centre Quantitative and qualitative assessment of development in each locality <p>Southsea Town Centre</p> <ul style="list-style-type: none"> Percentage of A1 frontage in the centre Percentage A4/A5 frontage in the centre (more specifically in the secondary frontage as per STC5) Percentage of vacant units in the centre (detail as percentage of primary and secondary frontages) Number of A3 units in the secondary frontage (Osborne Road and Palmerston Road South as per STC4) Number of markets, festivals and similar events held in the the Palmerston Road precinct Implementation of improvements to the precinct in accordance with the adopted programme Progress towards the development of opportunity sites (Knight and Lee, Grosvenor Casino, 14-18 Osborne Road) <p>District Centres</p> <ul style="list-style-type: none"> Total amount of A1 frontage in each town centre Retail ranking of each centre

		<ul style="list-style-type: none"> ▪ Total amount of A3, A4 and A5 frontage within each centre ▪ Total number of vacant frontage in each centre ▪ Total floor space for town centre uses (A1, A2, B1a and D2) across town centres ▪ Number of complaints received regarding antisocial behaviour <p>Local Centres</p> <ul style="list-style-type: none"> ▪ Total amount of A1 frontage in each local centre ▪ Total amount of A3, A4 and A5 frontage in each local centre ▪ Total amount of vacant shop frontage in each local centre ▪ Mix of uses within each local centre <p>Employment Land</p> <ul style="list-style-type: none"> ▪ Total amount of additional employment floor space by type ▪ Employment land available by type ▪ Development of the key sites ▪ Number of existing employment sites lost <p>A Healthy city</p> <ul style="list-style-type: none"> ▪ Gap in life expectancy between worst quintile and rest of PCT ▪ Obesity in reception year children ▪ Proportion of households within 10 minutes by walking / public transport of health services ▪ Number of new healthcare facilities provided <p>Transport</p> <ul style="list-style-type: none"> ▪ Peak Period Traffic Flow ▪ Proportion of trips made by non-car modes ▪ Non-residential development in high accessibility zones ▪ Percentage of new residential development within 10 minutes' walk / public transport of a school and major retail centre ▪ Progress towards transport proposals
Infrastructure & Community Benefit	PCS16 Infrastructure & Community Benefit PCS17 Transport	<p>Transport</p> <ul style="list-style-type: none"> ▪ Short term (within 5 years) - junction improvements at Tipner and Port Solent, all elements of the Tipner major scheme bid, pedestrian and cycle schemes between QA Hospital and the City Centre. ▪ Medium - long term (5 years and beyond) - provision of the Tipner - Horsea bridge, provision of 2 new 'Zip' bus routes, local bus service improvement, new bus only link road between Port Solent and Horsea Island, improvements specifically for Lakeside, improvements for the wider Western Corridor, smarter choices to support the preferred strategy <p>Infrastructure & Community Benefit</p>

		<ul style="list-style-type: none"> ▪ Provision of critical infrastructure as set out in Appendix 2 of the Portsmouth Plan ▪ Level of CIL collected towards critical infrastructure projects ▪ Funding identified and secured for infrastructure projects
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Appendix 2 - Sites with planning permission which contribute towards 5 year housing land supply

Application reference	Address	2018-23
15/01011/CS3	Arthur Pope House, Former Somerstown Health Centre Blackfriars Road	60
18/00144/FUL	2 Tarleton Road	1
18/00131/FUL	266 Chichester Road	1
17/00224/OUT	Former Dairy Site Station Road	108
16/02107/OUT	Rear of former Odeon Cinema 92/96 London Road	15
18/00011/FUL	45A Osbourne Road	1
17/00010/PACOU	15 Store rear of Green Road	1
18/00052/FUL	12 Binness Way	1
17/01219/FUL	Units 8-10 10 Portsmouth Road	6
17/02076/FUL	School Lodge St Simons Road	-1
17/02129/FUL	83 Knox Road	-1
16/01984/FUL	40 Rear of High Street	5
17/02025/FUL	15 Pendennis Road	1
17/01990/FUL	1A Garages Adjacent to St Chads Avenue	7
17/02078/FUL	113 Highland Road	1
17/01104/FUL	The Shrubbery & Bay Tree Lodge 37 Grove Road South	-1
17/01194/FUL	32-40 Land Fronting Malvern Road	1
17/00877/FUL	29-31 Hampshire Terrace	1
17/01987/FUL	138-140 Eastney Road	3
17/01594/FUL	3-5 Highland Road	1
17/01506/FUL	60 Montague Road	2
17/01768/FUL	50 Land Rear of Magdalen Road	1
17/01462/FUL	8 Queens Road	8
17/01742/HOU	168 Havant Road	1
17/01306/FUL	Site of lock up garages Serpentine Road	4
17/01511/FUL	158-160 London Road	6
17/00492/FUL	42 Queens Road	4
17/00865/FUL	Public House 127 St Marys Road	5
17/00955/FUL	149 Winter Road	1
17/00006/PACOU	Brunel House 42 The Hard	153
17/01130/FUL	17 Old Farm Way	1
17/01139/FUL	11A Portsmouth Road	1
17/00827/FUL	236-244 Fratton Road	6
17/00910/FUL	Dunbar Place Dunbar Road	1
17/00730/FUL	Windruff House 13 Clarence Parade	1
17/00871/FUL	81 Waverley Road	4
17/00322/FUL	99 First & Second Floor Albert Road	2

Application reference	Address	2018-23
17/00284/FUL	42 Granada Road	3
17/00340/FUL	240 Rear of Havant Road	1
17/00320/FUL	87 St Andrews Road	1
17/00736/FUL	9 Rothwell Close	1
17/00063/FUL	37 Eldon Street	6
17/00185/FUL	Flats 1 & 2 Montrose Court 210-212 London Road	2
17/00566/FUL	Fontenoy House Grand Parade	7
17/00482/FUL	32 Western Parade	2
16/01584/FUL	Portland Hotel, 38 Kent Road	12
16/02036/FUL	42-44 Vincent Road	2
17/00002/PACOU	Floor 7 Enterprise House Isambard Brunel Road	6
17/00162/FUL	173 Albert Road	1
17/00001/PACOU	Floors 1, 2 & 3 101 Commercial Road	4
16/01950/FUL	Land adjacent to electricity substation Clive Road	1
17/00066/FUL	99 London Road	4
16/02106/FUL	75 Waverley Road	4
16/01840/FUL	22 St Helens Parade	-1
16/00085/FUL	Former Kingston Prison Milton Road	230
16/00019/PACOU	Enterprise House floors 5, 6, 8 & 9 Isambard Brunel Road	15
16/01911/REM	251-253 New Road	7
16/01220/FUL	158 and land at rear of 154 - 172 Southampton Road	29
16/01799/FUL	29 Wimbledon Park Road	1
16/01583/FUL	10 Binness Way	1
16/01588/FUL	Land ADJ. 1A Eveleigh Road	1
16/01474/FUL	13 Farlington Road	1
16/01317/FUL	Land adjacent to 263 Tangier Road	1
16/00737/FUL	Garage and workshops Trafalgar Place	7
16/01459/FUL	11 Malvern Road	3
16/00012/PACOU	125A London Road	4
16/00611/FUL	Rear of 70/70A Albert Road	1
16/00002/PASBD	102 - 104 Fawcett Road	1
16/00009/PACOU	44 London Road	1
16/00659/FUL	25, Land to the rear Hatherley Road	1
16/00926/FUL	10 Victoria Road North	-1
16/00606/FUL	Land between 125 and 131 Emsworth Road	3
16/00389/FUL	1 Land adjacent Bodmin Road	2
16/00618/FUL	66 St Chads Avenue	1
16/00579/FUL	229 - 231 First and Second Floors Commercial Road	6
16/00621/FUL	Land to Rear of 111 Talbot Road	1
16/00341/FUL	155 London Road	3
16/00158/FUL	85 Fawcett Road	3
16/00421/FUL	17 Fratton Road	1
15/02037/FUL	First floor 119 Guildford Road	2

Application reference	Address	2018-23
16/00116/FUL	Marine Lodge Clarence Road	1
16/00165/FUL	7 Stafford Road	-1
15/01574/FUL	Rear of 151 London Road	1
15/02035/FUL	48 Station Road	1
15/01870/FUL	255 Albert Road	-1
15/01854/REM	Tipner East - Phase 4 Twyford Avenue	56
15/01988/FUL	117 High Street	3
15/01646/FUL	Diane Russel Court 81 Kingston Road	3
15/01687/FUL	Adjacent to 81 Leominster Road	1
15/00996/FUL	Rear of 5 & 6 Clarence Parade	1
15/01330/FUL	Vacant land adjacent 291 Locksway Road	3
15/01105/FUL	197 - 201 Highland Road	7
15/00686/FUL	106 & 108 Queens Road	7
15/00904/FUL	36 London Road	2
14/01487/FUL	1 - 14 The Horseshoe Apartments, 1-3 Kings Road	2
15/00676/FUL	222 Kingston Road	1
15/00476/PACOU	Unit 1 Cumberland Gate Cumberland Road	3
15/00587/FUL	48 A - E High Street	4
15/00241/FUL	Diane Russel Court, 81 Kingston Road	6
14/01265/FUL	17 Clive Road	1
15/00113/FUL	Branksmere House Queens Crescent	1
14/00848/FUL	13-15 Fratton Road	1
13/01378/FUL	Land between 9 - 11 Manor Road	1
12/00204/FUL	44B High Street	2
11/01040/FUL	138 Clarendon Road	1
11/00832/REM	191 Eastney Road	9
08/00344/FUL	8-10 The Ocean Hotel and apartments St Helens Parade	6
24209/AC*A	Land R/O the Landyard PH (FMR Baptist church) London Road/Heathfield Road	10
16/01911/REM	251-253 New Road	2
15/02081/FUL	235 - 249 Goldsmith Avenue	70
15/01854/REM	Tipner East - Phase 4 Twyford Avenue	24
10/00849/OUT	Land off and between M275 south of Tipner lake Twyford Avenue	70
Total		1091

Appendix 3 - Other identified sites which contribute towards 5 year housing supply

Site address	2018-23
City Records Office,	91
Fraser Range	130
Middle Street	120
Southsea Debenhams	60
Land at Haliday Crescent	48
Edinburgh House	46
North of Goldsmith Avenue	53
St Georges Building	30
140 -142 Kingston Road	23
Southsea Police station	18
Exmouth Road	8
North End Kwiksave	31
1-11 Portsmouth Road	2
Karen Avenue	25
Wightlink Car Park	60
East Lodge	47
Royal Marine Museum	20
Land South and East of East Lodge Farm	160
Brewery House, Hambrook Street	15
Wingfield House	212
289 London Road	5
The Invincible, Wickham Street	40
Police Station, Kingston Crescent	40
King Richard School	100
75 London Road	6
Cosham Delivery Office	6
Cosham Police Station	50
PCMI Signs	50
	1,495

Appendix 4 - Student Accommodation with permission as at 31 March 2018

ADDRESS	NO BEDS PERMITTED
29-31 HAMPSHIRE TERRACE	38
VENTURE TOWER 57-67 FRATTON ROAD	97
WINGFIELD HOUSE 316 COMMERCIAL ROAD	295
10 GUILDHALL WALK	65
91 - 95 COMMERCIAL ROAD	256
NUMBER ONE 8 SURREY STREET	576
12 - 40 ISAMBARD BRUNEL ROAD	484
CATHERINE BOOTH HOUSE LAND TO REAR 1 AYLWARD STREET	20
16 EDINBURGH ROAD	47
12 VICTORIA ROAD SOUTH	10
32 WESTERN PARADE	-42
TOTAL	1,846

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Decision maker: Cabinet 25 March 2019

Subject: Community Infrastructure Levy (CIL) - Review of Neighbourhood Portion (including City Wide CIL)

Report by: Director of Finance & IT

Wards affected: all

Key decision (over £250k): no

1. Purpose of report

- 1.1 To consider whether the existing process for allocation of the Community Infrastructure Levy (CIL) neighbourhood portion, where it relates to developments of city wide importance currently defined in value terms by schemes that generate at least £1m in CIL, should remain intact or be amended

2. Recommendations

- 2.1 That the Cabinet considers which of the following options is in the best interests of residents, considering the balance between retaining a proportion of CIL funding for significant developments within the Ward where it is generated versus the benefits of allocating that funding for City wide use:
- a) Option 1 - The current system remains intact whereby developments of city wide importance which generate a CIL receipt above a threshold of £1m is used, in full, for neighbourhood infrastructure that benefits areas including and beyond the Ward in where it was generated
 - b) Option 2 -
 - i) Where the CIL generated by a development is at least £1m, the first £150,000 of the neighbourhood portion is allocated to the Ward in which the development sits (as is the case for developments that generate CIL of less than £1m) and the remainder of the neighbourhood portion is allocated for neighbourhood infrastructure that benefits areas including and beyond the Ward in where it was generated (as set out in section 4 and 5 of this report)
 - ii) That this procedure will take effect from 01 April 2020

3. Background

- 3.1 15% of CIL receipts (capped at £100 (index linked) per existing dwelling in the ward) are allocated to the Ward in which development has taken place to be spent on local priorities for neighbourhood infrastructure, this is known as the CIL neighbourhood portion. If an adopted neighbourhood plan is in place, this amount is 25% of CIL receipts and is not capped at £100 (index linked) per existing dwelling in the ward.

- 3.2 On 01 July 2013, following the introduction of regulations governing the CIL neighbourhood portion, a report was brought to Cabinet to agree the way these funds would be administered in the city.
- 3.3 The Cabinet agreed that developments of city wide importance will, by virtue of their size, generate substantial amounts of CIL. As such, where CIL receipts from an individual development are above a threshold of £1m (known as "City Wide CIL"), the neighbourhood element should be available for neighbourhood infrastructure that benefits areas including and beyond the Ward in which it was generated, and that the allocation of that funding be determined by the Cabinet for the benefit of the wider area.
- 3.4 On 03 December 2015 a report was brought to Cabinet to agree a revised process for spend of the Community Infrastructure Levy (CIL) neighbourhood portion.
- 3.5 The Cabinet agreed that the process referred to in 3.2 above will remain unchanged i.e. that CIL receipts above £1m from an individual development area would continue to be used for neighbourhood infrastructure that benefits areas including and beyond the Ward in which it was generated. Spending decisions for this were to be determined by the Cabinet.
- 3.6 The minutes of the 03 December 2015 Cabinet meeting note that The Leader wished to add an additional recommendation (c):

c) Cabinet noted that DCLG regulations require that neighbourhood contributions from the biggest schemes are not pooled on a city wide basis in areas with adopted Neighbourhood Plans and therefore Cabinet will in general not look to allocate pooled Neighbourhood Proportion funds to schemes in such areas.

4. Option 2 - Alternative Revised Process

- 4.1 For the avoidance of doubt, the alternative revisions referred to in the following paragraphs relate to the allocation to the Neighbourhood CIL receipts relating to single developments above a threshold of £1m. All other processes to remain as referred to in the Cabinet reports dated 01 July 2013 and 03 December 2015 (as amended).
- 4.2 There is an argument that wards where significant developments take place are denied, in their entirety, any CIL contribution that would otherwise be available to the Ward if the development was less than £1m and that a more equitable system of allocation should at least provide parity with a scheme generating CIL receipts up to £1m with any balance above that being made available for the wider area. This would provide a more consistent approach to CIL allocations and avoid any "cliff edges"
- 4.3 In response, an alternative system could operate where the CIL generated by a development is at least £1m, the first £150,000 of the neighbourhood portion is allocated to the Ward in which the development sits and the remainder of the neighbourhood portion is allocated for neighbourhood infrastructure that benefits areas including and beyond the Ward in where it was generated
- 4.4 Should this option be adopted, it is proposed that this procedure will take effect from

01 April 2020 in order that the current approved Capital Programme relying on City Wide CIL remains intact.

5. Exceptions and limitations:

- 5.1 Areas that have an adopted neighbourhood plan in place are eligible for 25% of the CIL collected in that area (uncapped). Developments generating at least £1m in CIL in these areas will not be subject to the procedure set out at 4.2 above and will benefit from the full 25% neighbourhood portion. Spending decisions in those areas should be made in support of the neighbourhood plan for that area. There are currently no neighbourhood plans adopted in the city.
- 5.2 As set out in the CIL regulations, the amount of CIL neighbourhood portion a Ward (which does not have an adopted neighbourhood plan in place) can receive in any financial year is capped at £100 (index linked) per existing dwelling in the ward.

6. Reasons for recommendations

- 6.1 It is good practice to periodically review the way in which spending decisions are taken considering the balance and equity between the needs of the local area and the needs of the wider city.

7. Equality impact assessment (EIA)

- 7.1 The report deals purely with financial process matters and an EIA is therefore not needed.

8. Legal Implications

- 8.1 Decisions on the expenditure of CIL are executive functions. Where neighbourhood CIL is concerned, the Cabinet report of 03 December 2015 sought a general delegation to the Assistant Director of City Development (as they are now known) to spend neighbourhood CIL amounts of less than £1m in consultation with the members of the Ward in which the development took place (paras 4.1-4.5) and the Section 151 Officer. However, that delegation was subject to a limitation that reserved the spending allocation of the neighbourhood portion of CIL arising from total CIL receipts of £1m or more (City Wide CIL) to Cabinet (para 5.1).
- 8.2 The Council is not a parished area, meaning that Regulation 59F of the Community Infrastructure Levy Regulations 2010 (as amended) applies. This states that the neighbourhood portion of CIL, regardless of:
- the amount in question; or,
 - which decision-maker allocates a spend; or,
 - the option chosen by Cabinet after considering this report,

must be used:

"to support the development of the relevant area by funding:

- (a) the provision, improvement, replacement, operation or maintenance of infrastructure; or
 - (b) anything else that is concerned with addressing the demands that development places on an area.
- ... "relevant area" means that part of the charging authority's area that is not with [sic] the area of a local council."

- 8.3 It is assumed that "with" in the definition of "relevant area" is a typographical error in the regulation that should read as "within", because "with" does not make sense. The consequence of the wide definition of the "relevant area" is that the spend of a neighbourhood portion of CIL is not limited in law to the immediate area of the development and can be spent in any ward. This is consistent with the approach that CIL can be spent across boundaries at even the district level (Regulation 59(3)).

In summary, either option that the Cabinet might adopt would be lawful as they both provide for the Council to act within the wide parameters set by the Community Infrastructure Levy Regulations 2010 (as amended).

9. Director of Finance's comments

- 9.1 The CIL (Amendment) regulations came into force on 25 April 2013.
- 9.2 The Community Infrastructure Levy (CIL) - Neighbourhood Proportion report approved by Cabinet on 01 July 2013 set out the principles for the spending of the Neighbourhood proportion of CIL. Paragraph 5 of the report set out exceptions and limitations to ward level spend and para 5.2 set out how disproportionate amounts of ward CIL would be managed as follows:

"Some developments will be of city wide importance and will, by virtue of their size, generate substantial amounts of CIL. Examples of this could be developments at the Northern Quarter or at the Hard. These could generate disproportionate amounts of neighbourhood CIL in those Wards. It is therefore suggested that CIL receipts from individual development above a certain threshold should not be linked to wards, but instead go into another pot, spending for which would be determined by the Cabinet, for the benefit of the whole city. The suggested threshold is £1m, development contributing less than this being unlikely to be of city wide significance."

- 9.3 Consequently, and in accordance with the Council's Capital Strategy which aims to avoid the ring-fencing of capital resources under a "Single Capital Pot" approach, CIL funding received for schemes over £1m has been pooled with all other capital resources but nevertheless spent on Neighbourhood Infrastructure benefiting the area including and beyond the Ward in which it was generated. The rationale for the "Single Capital Pot" approach is to enable a greater degree of choice for Council members in allocating capital resources so that capital investment decisions are made on an unencumbered prioritised basis with all schemes competing for the funding available.
- 9.4 To date, four developments have been approved which will result in CIL payments of over £1m per development (with the first approval being in

2014/15).

9.5 These four developments are:

- Chaucer House, 12-40 Isambard Brunel Road
- Number One, 8 Surrey Street
- Zurich House, Stanhope Road
- Land at Dugald Drummond Street/Greetham Street

9.6 Under the current policy these four developments will give rise to City Wide CIL of £1.03m.

9.7 The Capital Programme 2018/19 to 2023/24 Report approved by Cabinet and City Council in February 2019 includes two capital schemes designed to improve the public realm around Station Square, Isambard Brunel Road and at other sites within the City totaling £1.34m. The City Wide CIL of £1.03m (described above) has been used in full to fund these schemes with the balance being funded from available Corporate Capital Resources. Both schemes are scheduled to commence in 2019/20.

9.8 Had the alternative Option 2 existed from April 2013 (where the first £150,000 of the Neighbourhood portion is allocated to the Ward in which the development sits), the amount of City Wide CIL available to fund Neighbourhood Infrastructure across a wider area would have been £600,000 less.

9.9 As described in the Capital Programme 2018/19 to 2023/24 report approved by Council on 12 February 2019, there is a significant "Capital Gap" between the cost of the Council's core obligations and aspirations versus the likely funding available, currently City Wide CIL forms part of that funding.

9.10 Should the alternative Option 2 be adopted by Cabinet, then from April 2020 a small but meaningful proportion of capital funding (from City Wide CIL) will no longer be available to the Cabinet and Council to allocate across the wider area. That funding, however, will be directly available to the Ward in which it was generated, similar to the arrangements for wards with developments of less than £1m, and therefore available directly to meet any additional neighbourhood infrastructure requirements for that Ward.

.....
Signed by:

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location
1 July 2013 CIL Cabinet Report	https://democracy.portsmouth.gov.uk/Data/Cabinet/20130701/Agenda/cab20130701r5.pdf
1 July 2013 Cabinet Minutes	https://democracy.portsmouth.gov.uk/documents/s1543/cab20130701m.pdf
3 December 2015 Cabinet Agenda and minutes	https://democracy.portsmouth.gov.uk/ieListDocuments.aspx?CId=126&MID=3198
Government Guidance on Spending CIL	www.gov.uk/guidance/community-infrastructure-levy

The recommendation(s) set out above were approved/ approved as amended/ deferred/
rejected by on

.....
Signed by:

Agenda Item 6

Agenda item:

Decision maker: Cabinet 25th March 2019

Subject: Revenue Budget Monitoring 2018/19 (3rd Quarter) to end December 2018

Report by: Director of Finance & Information Technology

Wards affected: All

Key decision (over £250k): No

1. Purpose of Report

- 1.1 The purpose of this report is to update members on the current Revenue Budget position of the Council as at the end of the third quarter for 2018/19 in accordance with the proposals set out in the "Portsmouth City Council - Budget & Council Tax 2019/20 & Medium Term Budget Forecast 2020/21 to 2022/23" report approved by the City Council on the 12th February 2019.

2. Recommendations

- 2.1 It is recommended that:

- (i) The reduction of £2,500,000 in the Revised Budget 2018/19 arising from the approved Budget Amendment is met by the following:
 - a) Reducing the Revenue Contribution to the Capital Reserve by £1,436,000 which, in turn, requires each of the capital schemes outlined in Section 5 to be reduced by the amounts shown
 - b) A transfer from Portfolio Reserves (i.e. appropriation) of £1,064,000 as outlined in Sections 5 & 6.
- (ii) The resulting £2,500,000 increase is used to re-instate the Other Expenditure budget to meet the estimated loss arising from the disposal of Victory Energy Supply Limited
- (iii) Members note:
 - (a) A forecast overspend of £2,322,000 before further forecast transfers (from)/to Portfolio Reserves
 - (b) A forecast overspend of £812,600 after further forecast transfers (from)/to Portfolio Reserves
 - (c) That any actual overspend at year end will, in the first instance, be deducted from any Portfolio Specific Reserve balance and once depleted then be deducted from the 2019/20 Cash Limit.

(d) That on 12th February 2019 City Council approved that any underspending for 2018/19 arising at year-end outside of those made by Portfolio's be transferred to Capital resources.

- (iv) Directors, in consultation with the appropriate Cabinet Member, consider options that seek to minimise any forecast overspend presently being reported and prepare strategies outlining how any consequent reduction to the 2019/20 Portfolio cash limit will be managed to avoid further overspending during 2019/20.

3. Background

- 3.1 The revised budget for 2018/19 of £164,453,000 was approved by City Council on the 12th February 2019. This level of spending enabled a contribution to General Reserves of £2.46m since in year income exceeds in year spending.
- 3.2 This is the third quarter monitoring report of 2018/19 and reports on the forecast 2018/19 outturn as at the end of December 2018. The forecasts summarised in this report are made on the basis that management action to address any forecast overspends are only brought in when that action has been formulated into a plan and there is a high degree of certainty that it will be achieved.
- 3.3 Any variances within Portfolios that relate to windfall costs or windfall savings will be met / taken corporately and not generally considered as part of the overall budget performance of a Portfolio. "Windfall costs" are defined as those costs where the manager has little or no influence or control over such costs and where the size of those costs is high in relation to the overall budget controlled by that manager. "Windfall costs" therefore are ordinarily met corporately from the Council's central contingency. A manager / Cabinet Member however, does have an obligation to minimise the impact of any "windfall cost" from within their areas of responsibility in order to protect the overall Council financial position. Similarly, "windfall savings" are those savings that occur fortuitously without any manager action and all such savings accrue to the corporate centre.
- 3.4 The Financial summary attached at Appendix A has been prepared in Portfolio format and is similar in presentation, but not the same as, the more recognisable "General Fund Summary" presented as part of the Budget report approved by Council on 12th February 2019. The format presented at Appendix A has been amended to aid understandability for monitoring purposes by excluding all non cash items which have a neutral effect on the City Council's budget such as Capital Charges. In addition to this, Levies and Insurances are shown in total and have therefore been separated from Portfolios to also provide greater clarity for monitoring purposes.

4 Forecast Outturn 2018/19 – As at end December 2018

- 4.1 At the third quarter stage, the revenue outturn for 2018/19 after further forecast transfers from/to Portfolio Specific Reserves (Underspends are retained by right) is forecast to be overspent by £812,600 representing an overall budget variance of 0.5%.

4.2 The quarter 3 variance consists of a number of forecast under and overspends.

The most significant overspendings at the quarter 3 stage are:

Quarter 1 Forecast Variance	Quarter 2 Forecast Variance		Quarter 3 Forecast Variance	Quarter 3 Forecast Variance (After Transfers From Portfolio Reserves)
£	£		£	£
5,078,000	5,607,400	Children & Families	6,971,300	6,971,300
413,000	247,700	Education	209,200	150,600
3,084,500	2,970,000	Health, Wellbeing & Social Care	3,836,600	1,700,000
253,400		Housing		
213,400	306,300	Port		
	376,800	Traffic & Transportation	727,500	Nil
	2,981,700	MMD Losses	1,800,000	1,800,000

These are offset by the following significant forecast underspends at the quarter 3 stage:

Quarter 1 Forecast Variance	Quarter 2 Forecast Variance		Quarter 3 Forecast Variance	Quarter 3 Forecast Variance (After Transfers To Portfolio Reserves)
£	£		£	£
294,800	392,200	Environment & Community Safety	588,500	Nil
227,000	114,500	Planning, Regeneration & Economic Development	1,094,700	516,900
379,700	440,300	Resources	624,800	224,400
123,200	2,855,400	Treasury Management		
3,036,500	3,036,500	Contingency	8,671,000	8,671,000
		Other Miscellaneous	337,000	337,000

5 Quarter 3 Significant Budget Variations – Forecast Outturn 2018/19

5.1 Children & Families – Overspend £6,971,300 (or 28.1%)

The cost of Children's Social Care is forecast to be £6,971,300 higher than budgeted (£3,382,800 in 2017/18).

The overspend is primarily related to higher costs and numbers of Looked After Children (£6,441,500), of which the largest area of overspending relates to children requiring direct placements (£5.04m).

In addition, the direct costs associated with Unaccompanied Asylum Seeking Children are forecast to be £805,000 higher than budgeted and four secure placements made during the year has led to further overspending of £384,000 relating to Looked After Children.

There are also increasing numbers of families with support and accommodation requirements with no recourse to public funds (£78,900), increasing numbers of children with disabilities requiring care packages along with an increase in the complexity of some of these packages (£239,300) and increased staffing requirements within Support Activities, Early Support & Children Centres and Edge of Care (£211,600) has further added to the forecast overspending in 2018/19.

It is estimated that the direct (£0.8m) and indirect costs (£1.0m) totalling £1.8m are currently being absorbed within the overall Children's and Families service relating to Unaccompanied Asylum Seeking Children which equates to the difference in the cost of caring for Unaccompanied Asylum Seeking Children versus the grant received from the Home Office.

Of the £7.0m forecast overspending in 2018/19, £5.1m relates to a forecast underlying structural budget deficit within the Portfolio which is therefore expected to continue into future years. The Service is currently working with other local authorities across the region, all of which are experiencing cost pressures, to identify joint strategies for cost reductions, particularly in relation to placements. Proposals to eliminate any deficit arising in the medium term are currently being developed and an additional £4m has been added to the Children's Social Care budget in 2019/20 (£3m of which has been included on an on-going basis).

In context, the number of looked after children has risen by 133 (42%) in Portsmouth over the last 5 years to a level comparable with our statistical neighbours and it is this increase in numbers that is the primary driver of the cost increase.

5.2 Education – Overspend £209,200 (or 4.8%) or After Transfer From Portfolio Reserve £150,600 (or 3.4%)

The cost of Education is forecast to be £209,200 higher than budgeted.

The principle reason for the overspend is increased spending within home to school transport (£298,400) due to demand for this service being higher than budgeted.

This forecast overspending is offset elsewhere within the Portfolio due to lower staffing costs as a result of staff vacancies and higher contract income relating to music services.

Whilst there are individual variances within budget areas covered by the Dedicated Schools Grant, in aggregate these are neutral.

5.3 Health, Wellbeing and Social Care – Overspend £3,836,600 (or 9.9%) or After Transfers To Public Health Reserve and From Adult Social Care Transformation Reserve £1,700,000 (or 4.2%)

The cost of Health, Wellbeing and Social Care is forecast to be £3,836,900 higher than budgeted (£1,562,000 in 2017/18).

The key variances are:

- The cost of Public Health is forecast to be £32,400 lower than budgeted. This underspending will be transferred to the ring fenced Public Health Reserve to meet spending in future years.
- Higher cost of Learning Disability Services as a result of sleep in rate increases and higher numbers of clients transitioning into adult social care services has resulted in a forecast overspend of £1,634,000. In addition, costs associated with Older Persons/Physical Disability in House Residential and Day Care is forecasting an overspend of £1,445,200. This overspend is primarily as a consequence of a significant increase in staffing necessary to ensure safe high quality care following a review of the dependency of residents within units. Management and Contracts is also forecast to overspend by £671,400 as a result of higher Community Equipment costs and the non achievement of savings proposals.

After the transfer of ring fenced Public Health underspending (£32,400) to the Public Health Reserve, the Portfolio is forecasting an overspend of £3,869,000 in 2018/19. £2,169,000 of this overspending will be met by a transfer from the Adult Social Care Transformation Reserve. The underlying deficit expected to continue into 2019/20 is currently forecast to be £2.5m.

The Government has announced an award of additional funding to support the costs of winter pressures facing the health system amounting to £890,000. This has provided some short term financial relief to offset the current overspend position in part.

In order to provide a social care service that meets the needs of Portsmouth residents and is financially sustainable in the future, meets the Council's statutory duties contained within relevant legislation and manages the demands of increasing client needs and costs, Adult Social Care are proposing to implement a number of strategic shifts between 2018/19 and 2020/21, these include:

- Making better use of 'enabling technology' (whether this is via 'Apps' that can be accessed via a phone, devices in the home that can be connected to the internet, or monitoring systems that demonstrate patterns of daily living) in order to help assess and decide the most appropriate care. Better use of technology may also mean offering advice around technology, its uses and where these can be purchased, or the Council purchasing a technology solution where there is a duty to meet need. This aims to create a 'technology first' culture within care contacts.

- Having a focus on 'reablement' services that aim to help clients get to a level of independence, rather than 'do for' clients. Ensuring that responses to clients, who need help, are at the right time and in the right place.
- Shaping the options for meeting client needs in Portsmouth - Increasing available options for care needs to be met in an environment where clients have their own 'front door' and maintain their independence with care 'on site' (supported living). By supporting clients in their own homes for longer, this will reduce the need for residential care in the city, increase the number of clients who manage their own services via direct payments and gain greater volunteer/community sector services involvement in meeting need.
- Improving service quality in the care sector, by addressing concerns raised by Care Quality Commission (CQC) and arising from inspections by Portsmouth City Council (PCC); improve service quality in owned and managed residential units as well as more widely within the city; and working with the NHS Portsmouth Clinical Commissioning Group, (PCCG) on a joint quality improvement programme.

By using the strategic approach above, Adult Social Care will work towards addressing the financial deficit and achieving a balanced budget by the end of 2020/2021, using reablement to reduce the length of time people use funded services and further reducing dependence on residential/nursing care by maximising opportunities for supported living. The service is aiming to reduce reliance on domiciliary care by encouraging choice and control in care arrangements, through the promotion of direct payments and use of personal assistants.

5.4 Traffic and Transportation – Overspend £727,500 (4.6%) or After Transfer From Portfolio Reserves Nil

The overspend is primarily related to:

- A shortfall in Off Street Parking income compared to budget. Whilst Off Street Parking income is higher than in previous years, income is expected to be £133,100 less than originally budgeted. This income shortfall will be met by a transfer from the On Street Parking Reserve.
- The cost of additional road safety projects costs that will be funded from the Parking Reserve (£103,800)
- Higher cost of Travel Concessions reimbursed to bus operators as a result of higher passenger numbers (£151,100).
- Net cost of the Park and Ride service (£200,800)
- Transport Policy and Administration, Management & Support overspend of £165,600 as a result of lower fee income (£24,000), increased consultancy costs (£50,000), lower than expected income growth arising from the sale of advertising space (£37,000) and a feasibility study undertaken at Ports Creek Bridge, (£50,000).

5.5 MMD Losses - Overspend £1,800,000

MMD are forecasting to incur a loss of £5,800,000 in 2018/19. This is £1,800,000 higher than the revised estimate, £0.5m of this relates to the one off "write down" of buildings (as opposed to trading losses) that have been demolished to make way for container space and will not recur in future years.

MMD is progressing through a transition phase since the loss of its largest customer (Geest - who reluctantly left due to MMD being unable to accommodate their revised scheduling requirements alongside all other existing customer requirements) which is causing the business to experience financial losses whilst it seeks to diversify its client and product handling base. Facilitated by independent consultants, the Council has concluded an overall strategic review for the site to determine the best use for the site to maximise the Council's return. That includes options such as invest and continue to operate MMD, Rent the site for warehousing / general cargo, use as a cruise and ferry port. This was reported to the Cabinet in February. It is important to note that, MMD provides income to both the Council for the rent of the site and to the Port for the use of the Quays amounting to £1.1m per annum. In the meantime, the business has continued to market itself to new customers and is in advanced negotiations with 3 parties for additional business. It is anticipated that the business will return to profit within the next 2 years.

5.6 Environment and Community Safety – Underspend £588,500 (4.0%) or After Transfer To Portfolio Reserve Nil

The cost of Environment and Community Safety is forecast to be £588,500 lower than budgeted.

A reduction in Waste Disposal costs totalling £407,100 is currently forecast as a result of the part year effect of an amendment to the operator's contract and the final settlement of the 2017/18 profit share in respect of the Materials Recycling Facility (MRF).

Sea Defences & Drainage related expenditure is expected to be £80,300 below budget primarily due to additional staff time being spent on capital projects.

Expenditure relating to Anti-Social Behaviour is expected to be £49,300 lower than budgeted due to two staff vacancies.

5.7 Planning, Regeneration and Economic Development – Underspend £1,094,700 (8.9%) or After Transfer From Portfolio Reserve and Windfall Items £516,900 underspend (4.0%)

The cost of Planning, Regeneration and Economic Development is forecast to be £1,094,700 lower than budgeted.

The underspending is primarily as a result of rental income from commercial properties of £1,018,400 as a result of the recent acquisition of an additional investment property and higher income receipts at Dunsbury Hill Farm and Limberline Road. Of this underspending, £516,900 relating to Investment Property income will be treated as windfall income.

5.8 Resources – Underspend £624,800 (3.1%) or After windfall items and Transfer To Portfolio Reserve £224,400 (1.1%) underspend

The cost of Resources is forecast to be £624,800 lower than budgeted.

The underspend is primarily as a result of vacant posts totalling £258,800, some of which is in preparation for future savings requirements. In addition a reduction in the level of external audit fees (£66,800), an increase in the proportion of Coroners Service costs that are chargeable to Hampshire County Council (£120,000) and additional subsidy paid by Government to the Council to meet the cost of Housing Benefit paid to claimants (£285,100) have also arisen. These underspendings are offset by overspending of £21,900 relating to Microsoft software licences and a reduction in the profit share relating to the Spinnaker Tower (£74,400) due to reduced numbers at the attraction.

The total value of Housing Benefits is in excess of £110m and minor fluctuations affecting Housing Benefit can result in material variances within the overall budget. As a consequence the forecast underspending of £285,100 within this area is treated as a windfall saving.

5.9 Contingency - Planned Underspend £8,671,000

As outlined above, Adults and Children's Social Care are presently forecast to overspend by £10,840,300 (after transfer to Public Health Reserve). Some of this forecast overspending may be mitigated by action plans currently under development and by a one off transfer in 2018/19 from the Adult Social Care Transformation Reserve of £2,169,000; however it is unlikely that these Portfolios will be able to contain the remaining £8,671,300 of overspending within their current cash limits. The contingency had been deliberately prepared to cover the forecast overspending in these Services. The amount of contingency that can be estimated to be releasable at this stage for this purpose is £8,671,000.

5.10 Miscellaneous Expenditure - Underspend £337,000

HM Revenue & Customs have recently settled a VAT dispute relating to Golf Membership Fees which has resulted in a refund of VAT relating to prior years of £337,000.

City Council on 12th February 2019 subsumed an amendment to the recommendations contained within the report "Portsmouth City Council - Budget & Council Tax 2019/20 & Medium Term Budget Forecast 2020/21 to 2022/23" to re-instate Victory Energy Supply Limited with the consequence that the 2018/19 revised revenue budget was reduced by £2,500,000.

Whilst it is the responsibility of the City Council to approve the overall Budget and the associated cash limits of its Portfolios and Committees; it is not the responsibility of the City Council to approve any individual savings or additions within those Portfolios/Committees, that responsibility is reserved for Cabinet Members.

The Cabinet are continuing with the disposal of its interest in Victory Energy Supply Limited and therefore need to budget for the estimated loss arising on disposal, of

£2,500,000. This is propose to be achieved by reducing the 2018/19 budgeted Revenue Contribution to Capital by £1,436,000 and by a transfer of £1,064,000 from Portfolio reserves in 2018/19 as set out below:

Reduction in the value of capital schemes

Capital Scheme	Amount of Reduction £
Brougham Road (Arts Centre) - External repairs	(50,000)
Provision of dog exercise and training area	(11,000)
Pyramids refurbishment	(100,000)
Parks & Open Spaces - Measures to prevent incursion	(40,000)
Public realm - Improvements to Station Square & Isambard Brunel Road	(50,000)
Landlords maintenance 2019/20	(400,000)
The Hard Interchange auxillary works	(50,000)
Capital resources held back for contingent items	(735,000)
Total	<u>(1,436,000)</u>

Additional transfers from Portfolio Reserves

Portfolio/Committee Reserve	Additional Transfers 2018/19 £
Environment & Community Safety	(85,200)
Housing	(388,200)
Leader	(11,400)
PRED	(327,700)
Resources	(88,200)
Governance, Audit & Standards	(163,300)
Total	<u>(1,064,000)</u>

As a consequence the ability of these Portfolio Holders to manage the following will be diminished in future years:

- i. Any overspendings at the year-end
- ii. Any one-off Budget Pressures experienced by a Portfolio
- iii. Any on-going Budget Pressures experienced by a Portfolio whilst actions are formulated to permanently mitigate or manage the implications of such on-going budget pressures
- iv. Any items of a contingent nature that would historically have been funded from the Council's corporate contingency provision
- v. Spend to Save schemes, unless they are of a scale that is unaffordable by the earmarked reserve (albeit that the earmarked reserve may be used to make a contribution)

5.11 All Other Budget Variations – Underspend £58,900 or After Transfers From/To Portfolio Reserves an Underspend of £60,000

All variations are summarised in Appendix A

6. Transfers From/To Portfolio Specific Reserves

In November 2013 Full Council approved the following changes to the Council's Budget Guidelines and Financial Rules:

- Each Portfolio to retain 100% of any year-end underspending and to be held in an earmarked reserve for the relevant Portfolio
- The Portfolio Holder be responsible for approving any releases from their reserve in consultation with the Section 151 Officer
- That any retained underspend (held in an earmarked reserve) be used in the first instance to cover the following for the relevant portfolio:
 - i. Any overspendings at the year-end
 - ii. Any one-off Budget Pressures experienced by a Portfolio
 - iii. Any on-going Budget Pressures experienced by a Portfolio whilst actions are formulated to permanently mitigate or manage the implications of such on-going budget pressures
 - iv. Any items of a contingent nature that would historically have been funded from the Council's corporate contingency provision
 - v. Spend to Save schemes, unless they are of a scale that is unaffordable by the earmarked reserve (albeit that the earmarked reserve may be used to make a contribution)
- Once there is confidence that the instances i) to v) above can be satisfied, the earmarked reserve may be used for any other development or initiative

The forecast balance of each Portfolio Specific Reserve that will be carried forward into 2019/20 is set out below:

Portfolio/Committee Reserve	Balance Brought Forward £	Approved Transfers 2018/19 £	Forecast Under/ (Over) Spending £	Additional Transfers £	Balance Carried Forward £
Children's Social Care	0	0	0	0	0
Culture, Leisure & Sport	516,800	(318,000)	(152,300)	0	46,500
Education	468,800	(410,200)	(58,600)	0	0
Environment & Community Safety	1,786,300	(197,500)	588,500	(85,200)	2,092,100
Health & Social Care	0	0	0	0	0
Housing	741,700	(26,000)	(8,200)	(388,200)	319,300
Leader	30,900	0	0	(11,400)	19,500
PRED	642,300	(45,000)	577,800	(327,700)	847,400
Port	3,804,900	(212,900)	80,900	0	3,672,900
Resources	604,800	(39,000)	400,400	(88,200)	878,000
Traffic & Transportation	0	0	0	0	0
Licensing	107,000	0	(17,000)	0	90,000
Governance, Audit & Standards	338,700	(34,900)	(56,800)	(163,300)	83,700
Total	9,042,200	(1,283,500)	1,354,700	(1,064,000)	8,049,400

Note: Releases from Portfolio Reserves to fund overspending cannot exceed the balance on the reserve

7. Conclusion - Overall Finance & Performance Summary

- 7.1 The overall forecast outturn for the City Council in 2018/19 as at the end of December 2018 is forecast to be £165,265,600. This is an overall Overspend of £812,600 against the Revised Budget and represents a variance of 0.5%.
- 7.2 The forecast takes account of all known variations at this stage, but only takes account of any remedial action to the extent that there is reasonable certainty that it will be achieved.
- 7.3 The overall financial position is deemed to be “red” since the forecast outturn is higher than budget.
- 7.4 In financial terms, the combined forecast overspend within the Children's Social Care and Health & Social Care Portfolios of £10.8m represent the greatest concerns in terms of the impact that they have on the overall City Council budget for 2018/19. Of the £8.7m forecast overspending (after transfers from reserves) relating to these areas in 2018/19, £7.6m is forecast to continue into 2019/20 and future years.
- 7.5 Adult Social Care has developed a strategy which aims to provide greater independence to clients, providing modern services through better and more accommodation for client needs, reducing residential care with supported living where appropriate, introducing technology where desirable and engaging greater support through the voluntary sector. Current forecasts estimate that the full £2.5m underlying deficit can be remedied through the delivery of this strategy by the end of 2020/21.

7.6 Children's Social Care has developed a Sustainability Strategy which seeks to:

- i. Improve Early Help to reduce safeguarding referrals
- ii. Improve Family Practice to reduce care proceedings, reduce repeat child protection plans, reduce care days and increase unification
- iii. Improve Care to reduce the number of out of city placements and placements with foster carers, improve placement stability and increase support.

The main cause of the underlying deficit in Children's Social Care has been the sustained increase in the growth of Looked After Children. Over the past 5 years, this has grown by over 40%.

Current estimates forecast that the level of on-going savings that could be made through the strategy amount to £2m and be delivered over a 2 to 3 year period, although this is likely to require further investment into the service from the MTRS Reserve. As a result City Council on 12th February 2019 approved the addition of £4m to the Children's Social Care Budget made up as follows:

- i. £3m added on an on-going basis and has been factored into the Council's future forecast deficit upon which the Councils overall future savings requirements are based
- ii. £1m added for £2019/20 from the additional funding provided by Government for Adults & Children's Social Care of £2.4m (Confirmed for 2019/20 Only)

7.7 Whilst significant work has been undertaken to improve the underlying stability of these budgets during 2018/19 it is recommended that Directors continue to work with the relevant portfolio holder to consider measures to significantly reduce or eliminate the adverse budget positions presently being forecast by these Portfolios, and any necessary decisions presented to a future meeting of the relevant Portfolio.

7.8 In terms of the overall budget position for 2018/19, the Council has set aside funding within the Contingency Provision to guard against potential overspending. So, whilst the forecast of overspending within some portfolios in the current year can be mitigated to a large extent, the underlying deficit will need to be addressed in 2019/20.

7.9 Where a Portfolio is presently forecasting a net overspend in accordance with current Council policy, any overspending in 2018/19 which cannot be met by transfer from the Portfolio Specific Reserve will be deducted from cash limits in 2019/20 and therefore the appropriate Directors in consultation with Portfolio Holders should prepare an action plan outlining how their 2018/19 forecast outturn or 2019/20 budget might be reduced to alleviate the adverse variances currently being forecast.

7.10 Based on the Revised Budget of £164,453,000 the Council will remain within its minimum level of General Reserves for 2018/19 of £8.0m as illustrated below:

	<u>£m</u>
General Reserves brought forward @ 1/4/2018	20.566
<u>Less:</u>	
Forecast Overspend 2018/19	(0.813)
<u>Add:</u>	
Planned Contribution to General Reserves 2018/19	2.456
Forecast General Reserves carried forward into 2019/20	22.209

Levels of General Reserves over the medium term are assumed to remain within the Council approved minimum sum of £8.0m in 2018/19 and £8.0m in future years since any ongoing budget pressures / savings will be reflected in future years' savings targets.

8. City Solicitor's Comments

9.1 The City Solicitor is satisfied that it is within the Council's powers to approve the recommendations as set out.

9. Equalities Impact Assessment

10.1 This report does not require an Equalities Impact Assessment as there are no proposed changes to PCC's services, policies, or procedures included within the recommendations.

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Chris Ward
Director of Finance & Information Service

Background List of Documents –

Section 100D of the Local Government Act 1972

The following documents disclose facts or matters which have been relied upon to a material extent by the author in preparing this report –

Title of Document	Location
Budget & Council Tax 2019/20 & Medium Term Budget Forecast 2020/21 to 2022/23	Office of Deputy Director of Finance
Electronic Budget Monitoring Files	Financial Services Local Area Network

The recommendations set out above were:

Approved / Approved as amended / Deferred / Rejected by the Cabinet on 12th March, 2019

Signed:

FINANCIAL AND SERVICE PERFORMANCE MONTH ENDING DECEMBER 2018

Appendix A

MONTHLY BUDGET MONITORING STATEMENT - CASH LIMIT 2018/19

PORTFOLIO City Council General Fund

BUDGET Total General Fund Expenditure

TOTAL CASH LIMIT 164,453,000

CHIEF OFFICER All Budget Holders

MONTH ENDED December 2018

ITEM No.	BUDGET HEADING
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1	Children & Families
2	Culture, Leisure & Sport
3	Education
4	Environment & Community Safety
5	Health, Wellbeing & Social Care
6	Housing
7	Leader
8	PRED
9	Port
10	Resources
11	Traffic & Transportation
12	Licensing Committee
13	Governance & Audit & Standards Com
14	Levies
15	Insurance
16	Treasury Management
17	Other Miscellaneous

TOTAL

Total Value of Remedial Action (from Analysis Below)

Forecast Outturn After Remedial Action

Forecast Transfers To Portfolio Specific Reserves

Forecast Transfers From ASC Transformation Reserve

Forecast Transfer To Ring Fenced Public Health Reserve

Forecast Transfer From Parking Reserve

Forecast Outturn After Transfers (From)/To Portfolio Specific Reserves

BUDGET FORECAST 2018/19			
Total Budget	Forecast Year End Outturn	Variance vs. Total Budget	
£	£	£	%

24,821,600	31,792,900	6,971,300	28.1%
4,460,500	4,612,800	152,300	3.4%
4,390,200	4,599,400	209,200	4.8%
14,660,500	14,072,000	(588,500)	(4.0%)
38,780,900	42,617,500	3,836,600	9.9%
2,602,400	3,010,600	408,200	15.7%
165,000	165,000	0	0.0%
(12,235,000)	(13,329,700)	(1,094,700)	(8.9%)
(6,987,000)	(7,067,900)	(80,900)	(1.2%)
19,933,400	19,308,600	(624,800)	(3.1%)
15,785,600	16,513,100	727,500	4.6%
(239,600)	(222,600)	17,000	7.1%
231,500	288,300	56,800	24.5%
42,500	42,500	0	0.0%
1,325,400	1,325,400	0	0.0%
19,924,200	19,864,200	(60,000)	(0.3%)
36,790,900	29,582,900	(7,208,000)	(19.6%)

164,453,000 **167,175,000** **2,722,000** **1.7%**

(400,000)

164,453,000 **166,775,000** **2,322,000** **1.4%**

1,354,700

(2,169,000)

32,400

(727,500)

164,453,000 **165,265,600** **812,600** **0.5%**

Note All figures included above exclude Capital Charges
Income/underspends is shown in brackets and expenditure/overspends without brackets

VALUE OF REMEDIAL ACTIONS & TRANSFERS (FROM)/TO PORTFOLIO SPECIFIC RESERVES

Item No.	Reason for Variation	Value of Remedial Action	Forecast Portfolio Transfers
1	Children's Social Care	0	0
2	Culture, Leisure & Sport	0	(152,300)
3	Education	0	(58,600)
4	Environment & Community Safety	0	588,500
5	Health & Social Care	0	0
6	Housing	(400,000)	(8,200)
7	Leader	0	0
8	PRED	0	577,800
9	Port	0	80,900
10	Resources	0	400,400
11	Traffic & Transportation	0	0
12	Licensing Committee	0	(17,000)
13	Governance, Audit & Standards Com	0	(56,800)
14	Levies	0	
15	Insurance	0	
16	Asset Management Revenue Account	0	
17	Other Miscellaneous	0	
Total Value of Remedial Action		(400,000)	1,354,700

Note Remedial Action resulting in savings should be shown in brackets

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Agenda Item 8



Portsmouth
CITY COUNCIL

Title of meeting:	Cabinet Meeting
Date of meeting:	25 th March 2019
Subject:	Sister City Link with Sylhet
Report by:	Director Culture, Leisure & Regulatory Services
Wards affected:	All
Key decision:	No
Full Council decision:	No

1. Purpose of report

- 1.1 To consider a request to establish a formal Sister City link between Portsmouth and Sylhet in Bangladesh as proposed between the Leader of Portsmouth City Council and the Mayor of Sylhet City Corporation.

2. Recommendations

- 2.1 **To recommend that Portsmouth enter into a Sister City relationship with the Sylhet City Corporation and for the Economic Development Manager to devise a formal work plan linked to operational economic development results which will benefit both cities.**

3. Background

- 3.1 Historically Portsmouth City council has supported and maintained a number of relationships with other cities throughout the world as part of a twinning, sister and friendship city process.
- 3.2 The oldest links we have were established out of a desire for the UK Government to foster improved relationships between UK and German cities following the Second World War. The rationale for Portsmouth to have such links has changed with the more recent emphasis being to support economic development and business development.
- 3.3 With the critical feature for any new city relationship being to support economic development Portsmouth is very aware that the current core base of our strongest links are with European countries. In this period of economic uncertainty we are keen to ensure that we have links and opportunities for working with other partnerships and are therefore wishing to establish a link with another Commonwealth country to support new relationships and encourage business growth through another partnership route.

- 3.4 A considerable proportion of the Bangladeshi community in Portsmouth are from Shylet and the immediate region of Bangladesh and there would be clear opportunities for business development between both cities through community members. We are also aware that members of the Bangladeshi community here in Portsmouth also have good political links as a number of key figures in the national Bangladeshi political framework come from the Shylet area.
- 3.5 Sylhet is the major city in the north west of Bangladesh supporting one of the largest oil and gas producing areas of the county as well as being the hub for tea production for the county with the earliest commercial tea plantation being opened in 1857.
- 3.6 Situated on the banks of the Surma River the city hosts two universities with a focus on Technology and Agriculture along with a number of notable colleges with a diverse range of specialisms. The city also has a wide and diverse cultural offer including a strong sporting outlook including being a host city to the ICC World Twenty20 cricket matches in 2014.
- 3.7 The focus for the agreed work plan should consider supporting economic development between the two cities along with development of student growth between the Universities and shared learning opportunities initially at a higher education level.
- 3.8 The University of Portsmouth, through the Global Engagements Team has indicated that it would welcome an agreement between Portsmouth and Sylhet as they are currently seeking to increase their presence in Bangladesh. At the current time this is primarily through their current advanced discussions to open an office in Dhaka in order to increase their presence in the county but also they would welcome any opportunities Portsmouth's link with Sylhet would present.
- 3.9 Such support would also be in line with a current British Council objective which is aiming to strengthen academic and research collaboration between Higher Educations institutions in the UK and Bangladesh.
- 3.10 Mark Pembleton, Economic Development Manager, will also be supporting the setting up of a Portsmouth, or potentially a Solent Bangladesh Business Association in order to support local businesses and maximise the opportunity such a city link would bring.
- 3.11 It should however be noted that currently there are not specific funds available for twining support and that any financial commitment has to be considered from Resources Portfolio Reserve and time resources found from within existing staff time as we do not have dedicated officers solely working to support the international links in the way most of our twin and sister cities do.

4. Reasons for recommendations

- 4.1 Portsmouth needs to ensure that the twin, sister and friendship links it has are working to support new avenues for economic trade. Historically we have had a focus on working with European countries and establishing a new link with a Commonwealth country in a post Brexit period would help to balance out any challenges with European trade in the short term.

5. Equality impact assessment

A preliminary Equalities Impact Assessment is attached.

6. Legal implications

Such legal implications as are relevant are outlined within the report itself.

7. Director of Finance's comments

There is no specific budget provision to support twinning arrangements. Any costs arising from the recommendation will have to be met from existing budgets or from Portfolio reserves (subject to agreement by S151 Officer and the Portfolio holder)

.....
Signed by:

Appendices: EIA

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by on

.....
Signed by:

Equality Impact Assessment

Preliminary assessment form 2018

www.portsmouthccg.nhs.uk

www.portsmouth.gov.uk

The preliminary impact assessment is a quick and easy screening process. It should:

- identify those policies, projects, services, functions or strategies which require a full EIA by looking at:
 - negative, positive or no impact on any of the equality groups
 - How are going to mitigate or remove any potential negative impacts
 - opportunity to promote equality for the equality groups
 - data / feedback
- prioritise if and when a full EIA should be completed
- justify reasons for why a full EIA is not going to be completed

Directorate:

City development and culture

Service, function:

International Relations

Title of policy, service, function, project or strategy (new or old) :

Proposed new sister city link with Sylhet in Bangladesh

Type of policy, service, function, project or strategy:

- ☐ Existing
- ☒ New / proposed
- ☐ Changed

Q1 - What is the aim of your policy, service, function, project or strategy?

To establish a new sister city link with Sylhet in north west Bangladesh

Q2 - Who is this policy, service, function, project or strategy going to benefit or have a detrimental effect on and how?

The function is to provide funding directly to the cultural organisations and as independent organisations they determine the nature and shape their programmes of activity which are confirmed by each Board of Trustees

Q3 - Thinking about each group below, does, or could the policy, service, function, project or strategy have a negative impact on members of the equality groups below?

Group	Negative	Positive / no impact	Unclear
Age	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Race	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sex	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sexual orientation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Religion or belief	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pregnancy and maternity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marriage & civil partnership	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other excluded groups	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note:Other excluded groups examples includes,Homeless, rough sleeper and unpaid carers. Many forms of exclusion are linked to financial disadvantage. How will this change affect people on low incomes, in financial crisis or living in areas of greater deprivation?

If the answer is "negative" or "unclear" consider doing a full EIA

If there are any potential negative impacts on any of the protected characteristics, What have you put in place to mitigate or remove the negative impacts/barriers?

Q4 - Does, or could the policy, service, function, project or strategy help to promote equality for members of the equality groups? e.g. A new service has been created for people with a disability to help them gain employment this would mean that this helps promote equality for the protected characteristic of disability only.

Group	Yes	No	Unclear
Age	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Race	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sex	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sexual orientation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Religion or belief	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pregnancy or maternity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marriage & civil partnership	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other excluded groups	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer is "no" or "unclear" consider doing a full EIA

Q5 - Do you have any feedback data from the equality groups that influences, affects or shapes this policy, service, function, project or strategy?

Please add in the text boxes below what feedback / meetings you have attended for each specific protected characteristic

Group	Positive or negative feedback
Age	There is no specific data obtained of the impact on this group
Disability	There is no specific data obtained of the impact on this group
Race	Discussions have taken place with members of the Bangladeshi community based in Portsmouth and they have indicated that they would welcome the establishment of this sister city link between Portsmouth and Sylhet.
Sex	There is no specific data obtained of the impact on this group

Gender reassignment	There is no specific data obtained of the impact on this group
Sexual orientation	There is no specific data obtained of the impact on this group
Religion or belief	There is no specific data obtained of the impact on this group
Pregnancy and maternity	There is no specific data obtained of the impact on this group
Marriage & civil partnership	There is no specific data obtained of the impact on this group
Other excluded groups	There is no specific data obtained of the impact on this group

Q6 - Using the assessments in questions 3, 4 and 5 should a full assessment be carried out on this policy, service, function or strategy?

☐ yes ☒ No

PCC staff-If you have to complete a full EIA please contact the Equalities and diversity team if you require help Tel: 023 9283 4789 or email: equalities@portsmouthcc.gov.uk

CCG staff-If you have to complete a full EIA please email: sehccg.equalityanddiveristy@nhs.net if you require help

Q7 - How have you come to this decision? Summarise your findings and conclusion below

The establishment of a new Twin or sister city relationship for Portsmouth City Council is an unusual and rare occurrence.

In preparation for the formal request to the Cabinet discussions have taken place with members of the Bangladeshi community to discuss the possibility of such a city link along with other key potential partners. These discussion have also looked at how the city's own Bangladeshi community could benefit from the proposal especially around areas such as Business Support.

Q8 - Who was involved in the EIA?

Claire Looney

This EIA has been approved by: Stephen Baily

Contact number: 023 9283 4775

Date: 15th March 2019

PCC staff-Please email a copy of your completed EIA to the Equality and diversity team. We will contact you with any comments or queries about your preliminary EIA.

Telephone: 023 9283 4789, Email: equalities@portsmouthcc.gov.uk

CCG staff-Please email a copy of your completed EIA to the Equality lead who will contact you with any comments or queries about your preliminary . Email: sehccg.equalityanddiversity@nhs.net



To,
Councillor Gerald Vernon-Jackson CBE
Leader of the City Council
Portsmouth City Council

Subject : Sister City link.

Ref : Your letter dated 5th March 2019.

Dear Honorable Leader,

Please accept my greetings. First of all, I would like to thank you for your letter and proposal to establish a formal link between Sylhet and Portsmouth. I would like to convey my gratitude to you for your praise for the Bangladeshi community who have been living your city as well as Sylhety community. I am paying my consent on your proposal to establish a sister city link between our two cities. It's an opportunity to enhance our bilateral relation as well as exchange views on education, culture and modern technology. Sylhet City Corporation has been maintaining friendly links between different cities. It will be a step forward to spread our friendship link.

With Pleasure, I would like to invite you to Visit Sylhet City. I hope our rapid communication will play a vital role to form a sister city link.

Yours Sincerely,

(Ariful Haque Choudhury)
Mayor

Sylhet City Corporation.

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Councillor Gerald Vernon-Jackson CBE
Leader of Portsmouth City Council

Executive Office
Floor 3, Core 3-4, Civic Offices
Guildhall Square
Portsmouth
PO1 2AL

Phone: 023 9283 4551

E-mail:
cllr.gerald.vernon-jackson@portsmouthcc.gov.uk

Our Ref: GVJOUT043

Date: 5th March 2019

Mr Ariful Haque Chowdhury
Honourable Mayor
Sylhet City Corporation

By email: mayor@scc.gov.bd

Dear Honourable Mayor

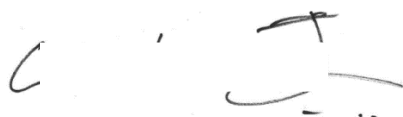
I am the Leader of Portsmouth City Council in the UK. Over many recent decades the Bangladeshi community in our City has played a very important role. They are a highly respected community in Portsmouth and their contribution is significantly valued.

Most of the Bangladeshi community in Portsmouth are from Sylhet, and it has been suggested to me that it would be a good idea to establish a formal link between our two cities to recognise the important connections. This would be to look at whether there are economic benefits of a link between our two cities, along with cultural and education links as well.

I would be most grateful to know your view about whether it would be useful to form a sister city link between our two cities.

With all my best wishes.

Yours sincerely



Councillor Gerald Vernon-Jackson CBE
Leader of the City Council

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Title of meeting:	Cabinet
Date of meeting:	25 March 2019
Subject:	New Open Access Youth Provision
Report by:	Alison Jeffery
Wards affected:	All wards
Key decision:	Yes
Full Council decision:	No

1.0 Purpose of report

The purpose of this report is to commission additional open access youth services in the city, building on and complementing the existing youth centres and adventure playground provision. The aim is to provide constructive activities for older children and young people aged 10 to 18 years to help keep them safe and well and divert them away from anti-social behaviour and crime. The report sets out a proposal for additional youth service provision commissioned through a partnership with voluntary sector providers. It gives details of a proposed programme for deploying trusted adults to deliver assertive outreach and a programme of positive activities to promote and improve young people's health, well-being and safety and to support their education and learning.

2.0 Recommendations

- a) The city Council to commission additional open access youth services for children and young people aged 10 years and older for a 2 year period in 2019/20 and 2020/21**
- b) That £250,000 is released from the Environment & Community Safety Portfolio Reserve each year for two years to fund this.**
- c) That these services are commissioned from the voluntary sector, linking with the arrangements to promote 'Trusted Adult' relationships, funded through the Office of the Police and Crime Commissioner, in line with the national strategy for tackling serious violence.**
- d) That the City Council helps to identify facilities which can be used by the voluntary sector providers to allow them to deliver this service.**
- e) That this project starts in the early part of the 2019/20 financial year**

3.0 Background

3.1 There has been a significant reduction in youth service provision across Portsmouth, as elsewhere, over recent years. A mapping exercise has been undertaken of the current provision and shows this provision is mainly found in the areas that align with Council housing. Youth clubs exist in Portsea, Buckland, Somerstown and Paulsgrove/Wymering. There used to be additional provision but this has been cut in recent years.

3.2 The City Council has received feedback that while the existing provision is valued, more opportunities need to be available in the city for young people for constructive activities designed to prevent young people falling into anti-social behaviour or criminal exploitation and to help re-engage them in some cases with education and learning. Sport based activities are felt to be particularly valuable in this respect.

4.0 Reasons for recommendations

4.1 The recommendations are designed to release funding to local voluntary sector providers in order that they can use their collective experience, skills and expertise on all aspects of the proposed method of delivery to reduce risk and vulnerability and increase the resilience of young people. A proportion of the budget will be allocated to provide accredited training to young people, to build pathways and onward opportunities to progress in education, employment or training.

4.3 The aim of the recommendation is to build on existing youth provision, applying an evidence-based methodology and utilising neutral community spaces where young people can interact in a positive and safe manner. The provision will be open to all young people; in addition there will be concerted effort to identify young people aged 10 to 18 years of age who are vulnerable or at risk so that they can be encouraged to benefit. The nature and level of identified vulnerability and risk will be considered in relation to family circumstances, peer groups, other social networks, the local neighbourhood and wider community. This will take into account potential risk factors like substance misuse, social and emotional health and wellbeing, healthy relationships and the threat of contextual safeguarding risks associated with child sexual exploitation and recruitment into child criminal exploitation, commonly referred to as 'county lines'.

4.4 Delivery will centre around a 48 week a year open access offer of assertive outreach and the provision of positive activities which will focus on developing a rapport, establishing relationships and building trust with young people. Activities will be timetabled and co-produced with young people, for young people and will have a focus towards sport and physical activity, whilst also including other forms of arts and cultural activities through ongoing consultation with young people. The model of approach will utilise community assets by opening up opportunities and access to identify young people who may be marginalised, disaffected, vulnerable and deemed to be at risk of harm and exploitation. Specialist staff being deployed to work with young people will be able to identify the need for any additional support or intervention that may be required and will signpost to more

specialist services where required. Existing safeguarding information sharing and referral arrangements will apply, as necessary and appropriate.

4.5 The partnership will offer informal education and learning services to impact on positive life choices, health & wellbeing and will promote social action as a method of developing and inspiring young people to become active citizens and leaders.

4.6 Subject to a favourable Cabinet decision and appropriate procurement process, programme planning will commence as soon as possible in April 2019, with a period of consultation, recruitment and deployment of staff, to develop partnership protocols and confirm joint working agreements including links with the existing council run youth centres and adventure playgrounds. A phased roll out of activities will then take place across June and early July 2019 for a full launch of the programme during the summer holiday period at the end of July and throughout August 2019. From September 2019, a full weekly programme of activities will be in place in line with the following academic years up to the end of March 2021. This will be coordinated as appropriate with the youth centre and adventure playground activities and as far as possible with other known voluntary sector provision.

5.0 Equality impact assessment

1.1 The intention of this proposal is to increase opportunities for vulnerable older children and young people aged 10 years and older. While offering access to all, this will include identifying, supporting and intervening with additionally vulnerable young people including those who may have suffered, or are likely to suffer, significant harm or abuse and/or neglect, including young people who are at risk of harm and exploitation outside of the home.

5.2 Given of the range of local needs and circumstances the aim will be to intervene early in order to prevent increasing vulnerability as well as intervene with young people where the risk of harm is already an identified feature of concern. It is anticipated that these young people will experience varying levels of vulnerability and harm in relation to their family and home circumstances, including deprivation, domestic abuse, mental ill health substance misuse, homelessness and exploitation.

5.3 The additional provision will promote access and opportunity, reduce vulnerability, and increase safety and improve outcomes for young people. The intended impact of is to deliver impactful interventions to a larger number of vulnerable young people than is possible at present.

6.0 Legal implications

6.1 This reports recommends that the Council commissions the additional open access youth services with the total aggregate value of this proposed public services contract opportunity being £500,000 over the proposed two-year period of the project.

6.2 This contract opportunity falls within the so called "Light-touch" services listed in Schedule 3 to the Public Contracts Regulations 2015 (PCRs 2015).

6.3 However, the total value of the contract opportunity (£500,000 over 2 years) does not meet the threshold for the "Light-touch" services (currently £615,278), and therefore only the 'below-threshold' rules contained within the PCRs apply. These rules require that the proposed contract opportunity is published on the Contracts Finder if it is published elsewhere.

6.5 The contract opportunity meets the definition of a 'high value contract' in the Councils Contract Procedure Rules ("CPRs") and therefore the provisions of Rule 8 apply, requiring the Council obtain at least three written tenders via the Council's eSourcing System.

6.6 The Council Officers will be required to ensure compliance with the above rules or to follow relevant waiver procedures.

6.7 Additionally, any provider would need to satisfy the Authority that upon conclusion there are no ongoing liabilities associated with termination or such matters as whether, given the provision of services there are any potential risks associated with acquired employment status - TUPE and the like.

6.8 The award is a key decision and one for noting on the forward plan.

7.0 Director of Finance's comments

7.1 Funding of £500,000 has been set aside within the Environment & Community Safety Portfolio reserve which could be used to support this proposal. All costs, including commissioning of services as well as any hire of facilities or staffing etc. will need to be contained within the proposed allocation of £250,000 per year for two years. Voluntary sector providers will need to ensure that they have an exit strategy in place for any projects or initiatives that they undertake, since there is no guarantee of any continuing funding allocation after the two year period.

Signed by:

Appendices: None

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location

The recommendation(s) set out above were approved/ approved as amended/ deferred/
rejected by on

.....
Signed by:

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Agenda Item 11

THIS ITEM IS FOR INFORMATION ONLY

(Please note that "Information Only" reports do not require Equality Impact Assessments, Legal or Finance Comments as no decision is being taken)



Portsmouth
CITY COUNCIL

Title of meeting: Cabinet

Subject: Trees on Highways - Removal and Replacement

Date of meeting: 25 March 2019

Report by: Director of Finance & S.151 Officer

Wards affected: All

1. Requested by: The Leader of the Council

2. Purpose

To set in place a reporting procedure where trees on the highway are proposed for felling and replacement.

3. Information Requested

The City Council (PCC) and Ensign Highways have agreed a protocol for public notification for proposals to fell trees on the highway/pavements/verges.

In future, notices will be attached (with cable ties) to all trees where Ensign/Colas have advised the trees should be removed or replaced. The information on the notice will include the proposed works to the tree, the reason for the works, what replacement tree will be planted and the timescales involved. There will also be contact details for members of the public to contact PCC and Ensign/Colas if they have concerns.

This protocol applies to tree felling only, not general tree maintenance and will be undertaken at no additional cost to the Council.

All members of the Council will be notified of tree works as part of the normal weekly highways works notification sent to all councillors.

There will be a trial period of 1 month for this new system to ensure that it is working effectively. If improvements are required, they will be implemented.

.....
Signed by (Director)

THIS ITEM IS FOR INFORMATION ONLY
(Please note that "Information Only" reports do not require Equality Impact Assessments, Legal or Finance Comments as no decision is being taken)



Portsmouth
CITY COUNCIL

Appendices:

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location
Nil	