



Minutes

Name of meeting	POLICY AND SCRUTINY COMMITTEE FOR REGENERATION, PLANNING, HOUSING AND THE ENVIRONMENT
Date and time	THURSDAY 1 NOVEMBER AT 5PM
Venue	COUNCIL CHAMBER, COUNTY HALL, NEWPORT, ISLE OF WIGHT
Present	Cllrs Steve Hastings (Chairman), Michael Beston, Andrew Garratt, Michael Lilley, John Medland, Chris Quirk, Brian Tyndall
Cabinet Members Present	Cllrs Barry Abraham, John Hobart, Dave Stewart, Ian Ward, Wayne Whittle
Officers Present	Chris Ashman, Paul Thistlewood

9. [Minutes](#)

RESOLVED:

THAT the Minutes of the meeting held on [26 July 2018](#) be confirmed.

10. [Declarations of Interest](#)

There were no declarations of interest.

11. [Public Question Time](#)

An oral question was asked by Tanya Rebel on responses provided by the Cabinet Member for Transport and Infrastructure. The Chairman indicated that this was not a matter for the committee and she would have to take the issues up with the relevant Cabinet Member.

12. [Progress on outcomes and recommendations from previous meetings](#)

The Chairman advised that the progress on items discussed at previous meetings would be reported at meetings. This would help the Committee monitor actions.

It was noted that the Cabinet Member for Planning and Housing was now responsible for housing with the Cabinet Member for Adult Social Care and Public Health was responsible for homelessness.

RESOLVED :

THAT the report be noted.

13. Regeneration Strategy

a) **Delivery of key regeneration projects**

The Director of Regeneration circulated details of eight key regeneration projects. The details were in the form that had been requested by the Committee and enabled it to focus on monitoring progress.

The schemes covered by the update were Ryde Nicholson Road, Newport harbour, Ryde Esplanade, BAE Systems office blocks refurbishment, Medina Yard – Kingston Marine Park, Island Technology Park, Bay Masterplan and Sandham Middle School – Independent Living. There was a more detailed spreadsheet for each scheme.

Members highlighted the potential for the council to earn income from a number of the schemes and this should feed into the Scrutiny Committee's work on a commercialisation strategy.

The Committee discussed the need to ensure that the provision of appropriate infrastructure was taken into account in any scheme particularly in terms of highway layout.

The Director advised of how community involvement was a major factor in regeneration projects. Due to the availability of resources partnership working would be instrumental in helping to deliver each project. If the private sector came forward with its own regeneration proposals these would assist in achieving a mixed economy.

Members considered the pace of delivery and noted that each project would have its own challenges. Whilst the Council did have a core team of staff dealing with regeneration specialist skills would be brought in when required to add capacity. The Committee believed that quick wins or other delivery opportunities should be included within progress updates.

RESOLVED :

- i. The format of the progress report on the delivery of the key regeneration projects was welcomed.
- ii. The spreadsheet giving more detail on each project be circulated to the committee by the Director of Regeneration.
- iii. A similar progress report be submitted to the next meeting dealing with housing projects.

b) **Initial feedback from Draft Regeneration Consultation**

The Committee was reminded that a consultation exercise ran from 19 July 2018 to 12 October 2018 on the regeneration strategy. An analysis of the feedback received was being undertaken and the results published in due course. The Council was setting up a 'Residents Panel' to both continue this conversation and to engage our community in future research and consultation

The engagement with town and parish councils had enabled a frank and honest dialogue to take place on aspirations and implications for each area.

Members highlighted the impact that the public meetings had had in Ryde. This assisted in motivating local residents to become more involved in community groups. This would enhance future engagement in the area.

RESOLVED :

The good level of local engagement, particularly with town and parish councils, be welcomed.

14. **Highway PFI**

The Cabinet Member for Transport and Infrastructure gave an oral update on three areas. He reminded members of the role of Island Roads in the Highway PFI and the additional functions that had to be carried out by the Council as the Highway Authority which was not part of the main contract.

He outlined the monitoring arrangements for the proposed Highway PFI savings which were to arise from commissioned expert consultancy work. A review process had commenced and additional capacity was being actioned to expand the council's contract monitoring team to oversee the delivery of the Highway PFI. This would enhance the challenge to Island Roads in accordance with the framework. Works were also independently assessed. Monthly meetings were held reviewing performance and finance.

The impact of the recent hot dry weather on newly laid surfaces was raised. Given the possible effect of climate change it was believed by members that any works should take adverse weather conditions into account. The Cabinet Member did indicate that the original proposal for the Highway PFI was for a major rebuild of roads. However because of the reduced level of funding available only resurfacing works could be achieved with the seven year core investment period so to bring the highway network up to standard. The Cabinet Member advised that, despite some slippage in the work programme, Island Roads were confident that all planned works would be completed within the timeframe. Island Roads would also have the ability to tender for the works associated with the St Mary's roundabout scheme.

The Committee was advised of arrangements with the utility companies to co-ordinate works. There were 200-300 road openings through utility work each month. Unfortunately the companies did not have the capacity to link in with the highway improvement programme. The Council was looking at introducing a lane rental scheme. This would provide a financial incentive for utility companies to complete works within a reasonable timeframe. The scheme would be implemented when staffing resources increased.

The involvement of road users in looking at the standard of works was raised and the Cabinet Member would check on what arrangements were in place. Members remarked that Island Roads were very responsive to issues that they raised through the established channels and there were good working relations with District Stewards. The website was useful and enabled a good interface with residents.

The chairman informed the Committee that during the recent Environmental conference the approach taken in Dorset to verge trimming had been highlighted. He therefore intended to visit the local authority there with the Cabinet Member to discuss the issue and if savings could be made on the Island if similar arrangements were introduced.

RESOLVED:

- a) The Cabinet Member for Transport and Infrastructure be requested to circulate a copy of his briefing note dealing with monitoring arrangements for the proposed Highway PFI savings.
- b) The need to increase the size of the Council's contract monitoring team be highlighted to ensure effective service delivery by Island Roads.
- c) The Cabinet Member for Transport and Infrastructure be requested to ensure that all roadworks are undertaken with a view to ensure that these take into account adverse weather conditions.
- d) The Cabinet Member for Transport and Infrastructure be requested to clarify the timetable for the St Mary's roundabout scheme and ensure that the local member receives a briefing in advance of the works commencing and that there is a communications plan in place.
- e) Feedback from a visit by the Cabinet Member for Transport and Infrastructure and chairman of the committee be provided following their forthcoming visit to Dorset to discuss verge maintenance.

15. **Transport Infrastructure Task Force**

The Cabinet Member for Transport and Infrastructure circulated a report showing the progress with the recommendations arising from the Transport Infrastructure Task Force.

The Committee was reminded that, at its meeting on 3 May 2018, it had received a briefing from representatives of South Western Trains. Since then

the company had made a submission to the Government on its proposals for the operation of Islandline. This was now being considered by the Department of Transport and an outcome expected by the end of the year.

Members raised concerns about the continuing disruption to cross Solent transport mainly due to mechanical problems. The Cabinet Member advised that the Island's Member of Parliament had already the issue. In addition the operators were challenged on performance at meetings of the stakeholder board.

RESOLVED:

- a) THAT the progress being made with the recommendations of the Transport Infrastructure Task Force be noted.
- b) The Chairman invite the chairman of the task force, Mr Chris Garnet, to a future meeting of the committee.
- c) The Cabinet Member for Transport and Infrastructure provide an update at the February 2019 meeting on the outcome of the submission made by South Western Trains in respect of proposed infrastructure improvements to Islandline.

16. **[A new deal for Social Housing](#)**

The Cabinet Member for Planning and Housing outlined the content of a report being considered by the Cabinet at its meeting on 8 November 2018. This looked at the challenges in delivering a sufficient supply of affordable housing in order to meet the needs of residents of the Isle of Wight.

The report proposed that the council should take a more active role in the direct delivery of affordable housing , initially across its own selected sites, through the use of Special Purpose Vehicles (SPVs) and ultimately through its own wholly owned Local Housing company.

Members were reminded of the recommendations arising from the Committee's task and finish group on affordable housing. The proposals being put to Cabinet built on these and should be fully supported.

RESOLVED:

- a) THAT The Policy and Scrutiny Committee fully endorses the recommendations contained in the Cabinet report on housing delivery as this takes into account the recommendations made by the Committee's Task and Finish Group on Affordable Housing as option 6, the status quo, will not meet the evidenced needs of Island residents.
- b) The Scrutiny Committee be requested to support the recommendation of the Policy and Scrutiny Committee when it meets on 6 November 2018.

17. **Cabinet Members Update**

a) The Cabinet Member for Environment and Heritage indicated :

- iv. The Cabinet would be asked to approve the IWAONB Management Plan for 2019-24 on 8 November 2018.
- v. There were still discussions about the route of the Coastal Path through Osborne and Porchfield/Newtown.
- vi. The Marine Management Organisation was now considering the Newport harbour revision order.
- vii. The Council site at Westridge had now been identified as the preferred option for the location of the Record and Archive office. This would be part of a wider heritage centre and could display artefacts.

18. **Councils forward plan and committee work plan**

The role of scrutiny in a wholly owned Local Housing company delivering affordable housing should be included in the workplan.

19. **Members' Question Time**

There were no members' questions.

CHAIRMAN