

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Hampshire 2050 and Corporate Services
Date:	23 January 2025
Title:	Manydown Garden Communities Business Plan and Budget for 2025/26
Report From:	Director of Hampshire 2050

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Purpose of this Report

1. The purpose of this report is to set out the 2025/26 Business Plan and Budget for Manydown Garden Communities LLP (MGC).

Recommendation

2. That the Executive Member for Hampshire 2050 and Corporate Services approves Manydown Garden Communities (MGC) LLP Business Plan (at Appendix 2) and Budget (as Appendix 1) for 2025/26 on the basis set out in this report.

Contextual information

3. The Manydown Garden Communities LLP (MGC), (which is the Joint Venture vehicle between the County Council and Basingstoke and Deane Borough Council) is required to produce an annual business plan and budget which reflects the Manydown Development Vehicle LLP (MDV) Business Plan. As part of the recent freehold acquisition of the Manydown North land by MGC the October 2024 to September 2025 MDV Business Plan was approved and this has enabled the Business Plan and Budget to be prepared by MGC for financial year 2025/26.
4. The purpose of the MGC business plan is to set out the role of MGC as owner of Manydown North and partner of the Councils' selected development partner, Urban&Civic (U&C), in the management of the development site, financing of the development, facilitating and monitoring the delivery of the development and the disposal of land to be developed. The Business Plan provides a framework for active engagement with MDV and measures to ensure the Councils' interests are protected.
5. Now that the Manydown North land has been acquired, the MGC Business Plan recognises that during 2025 the project will transition into the implementation

phase, with commencement of enabling infrastructure, together with securing planning consent(s) for the initial housing phases.

6. The proposed MGC 2025/26 Business Plan and Budget is provided within Exempt Appendices 1 and 2. The MGC Business Plan and Budget for 2025/26 was considered by the MGC board at its meeting of 14th November 2024 and is recommended for approval by the Executive Member.

Finance

7. A summary budget is set out in Appendix 1 and the full Business Plan is set out in Appendix 2 to this report.
8. The County Council's 50% share of the MGC's annual forecast costs will be met from funding approved as part of the County Council's Budget report dated 14th February 2019 which identified a provision of up to £0.6m per annum from 2018/19 to 2026/27 to be met from General Contingencies. The budget for the MGC is shown in Appendix 1, which is shared equally between Hampshire and Basingstoke and is therefore within the £0.6m allocated.

Performance

9. Information on performance is set out in the Business Plan at Appendix 2.

Consultation and Equalities

10. An Equalities Impact Assessment has been undertaken (reference number EIA65394744). No specific impact has been identified on those within the "protected characteristics", identified by the Equality Act 2010. A positive impact is identified on Poverty in the locality due to the positive economic growth impacts which can be expected from a development of this scale.
11. To date the Councils' strategy for the project has been strongly influenced by the Councils' desire to achieve the principles and objectives and deliver meaningful and complementary social and economic benefit for the new Manydown North community, adjacent communities, and the wider Basingstoke area. These are encapsulated within Joint Venture contracts or as commitments within the Business Plans and will be further developed in partnership with the selected Private Sector Partner, Urban and Civic as the implementation of the development progresses.

Climate Change Impact Assessments

12. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
13. The carbon mitigation and climate change adaptation tools utilised by the County Council were considered and deemed not applicable for this Decision, as the

purpose of this decision is to secure approval to the MGC LLP Business Plan for 2025 which does not address the specifics of the development proposals for the Manydown North site in Basingstoke.

14. The previously approved Overarching Business Plan (OBP) for Manydown North identifies the Partnership's commitment to delivering a high-quality new community at Manydown and a development that responds to the ecological and climate emergencies faced. The OBP also sets out a sustainability framework that will be utilised to evaluate and monitor delivery on its commitments across all aspects of the project alongside national standards and the conditions and obligations arising from the outline planning consent. MGC LLP will continue to work with its Private Sector Partner, Urban and Civic, on these obligations and ambitions as the implementation of the development progresses.

Conclusions

15. MGC LLP is required to produce an annual business plan and budget which reflects the MDV LLP Business Plan and accordingly identifies its activities and operational requirements. The MGC LLP Business Plan outlines the role of MGC LLP in facilitating and monitoring the delivery of the MDV LLP Business Plans through regular engagement and participation in required decision making at the MGC LLP and MDV LLP Boards in line with the project agreements.

REQUIRED CORPORATE AND LEGAL INFORMATION:

Links to the Strategic Plan

Hampshire maintains strong and sustainable economic growth and prosperity:	yes/⊘
People in Hampshire live safe, healthy and independent lives:	yes/⊘
People in Hampshire enjoy a rich and diverse environment:	yes/⊘
People in Hampshire enjoy being part of strong, inclusive communities:	yes/⊘

Other Significant Links

Links to previous Member decisions:	
<u>Title</u> Cabinet Revenue Budget report Cabinet decision Manydown North update Executive Member Hampshire 2050 decision	<u>Date</u> 14.02.2019 10.10.2023 31.07.2024
Direct links to specific legislation or Government Directives	
<u>Title</u>	<u>Date</u>

Section 100 D - Local Government Act 1972 - background documents	
<p>The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)</p>	
<u>Document</u>	<u>Location</u>
None	

EQUALITIES IMPACT ASSESSMENT:

1. Equality Duty

The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited by or under the Act with regard to the protected characteristics as set out in section 4 of the Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation);
- Advance equality of opportunity between persons who share a relevant protected characteristic within section 149(7) of the Act (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic within section 149(7) of the Act (see above) and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;
- Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;
- Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity which participation by such persons is disproportionately low.

2. Equalities Impact Assessment:

Please see EIA65394744