

**Democratic Services**

Riverside, Temple Street, Keynsham, Bristol BS31 1LA

Telephone: (01225) 477000 *main switchboard*

Direct Lines - Tel: 01225 394458

Web-site - <http://www.bathnes.gov.uk>

Date: 10<sup>th</sup> November 2014

E-mail: [Democratic\\_Services@bathnes.gov.uk](mailto:Democratic_Services@bathnes.gov.uk)

**To: All Members of the Housing and Major Projects Policy Development and  
Scrutiny Panel**

Councillor Eleanor Jackson  
Councillor Steve Hedges  
Councillor Brian Simmons  
Councillor Gerry Curran  
Councillor June Player  
Councillor David Veale

Councillor Ben Stevens  
Councillor Tim Ball

Chief Executive and other appropriate officers  
Press and Public

Dear Member

**Housing and Major Projects Policy Development and Scrutiny Panel: Tuesday, 18th  
November, 2014**

You are invited to attend a meeting of the **Housing and Major Projects Policy Development  
and Scrutiny Panel**, to be held on **Tuesday, 18th November, 2014 at 5.30 pm** in the  
**Kaposvar Room - Guildhall, Bath.**

The agenda is set out overleaf.

Yours sincerely



Mark Durnford  
for Chief Executive

**If you need to access this agenda or any of the supporting reports in an alternative  
accessible format please contact Democratic Services or the relevant report author  
whose details are listed at the end of each report.**

*This Agenda and all accompanying reports are printed on recycled paper*

## NOTES:

1. **Inspection of Papers:** Any person wishing to inspect minutes, reports, or a list of the background papers relating to any item on this Agenda should contact Mark Durnford who is available by telephoning Bath 01225 394458 or by calling at the Guildhall Bath (during normal office hours).
2. **Public Speaking at Meetings:** The Council has a scheme to encourage the public to make their views known at meetings. They may make a statement relevant to what the meeting has power to do. They may also present a petition or a deputation on behalf of a group. Advance notice is required not less than two full working days before the meeting (this means that for meetings held on Wednesdays notice must be received in Democratic Services by 4.30pm the previous Friday)

The public may also ask a question to which a written answer will be given. Questions must be submitted in writing to Democratic Services at least two full working days in advance of the meeting (this means that for meetings held on Wednesdays, notice must be received in Democratic Services by 4.30pm the previous Friday). If an answer cannot be prepared in time for the meeting it will be sent out within five days afterwards. Further details of the scheme can be obtained by contacting Mark Durnford as above.

3. **Details of Decisions taken at this meeting** can be found in the minutes which will be published as soon as possible after the meeting, and also circulated with the agenda for the next meeting. In the meantime details can be obtained by contacting Mark Durnford as above.

Appendices to reports are available for inspection as follows:-

**Public Access points** - Reception: Civic Centre - Keynsham, Guildhall - Bath, The Hollies - Midsomer Norton. Bath Central and Midsomer Norton public libraries.

**For Councillors and Officers** papers may be inspected via Political Group Research Assistants and Group Rooms/Members' Rooms.

## 4. **Recording at Meetings:-**

The Openness of Local Government Bodies Regulations 2014 now allows filming and recording by anyone attending a meeting. This is not within the Council's control.

Some of our meetings are webcast. At the start of the meeting, the Chair will confirm if all or part of the meeting is to be filmed. If you would prefer not to be filmed for the webcast, please make yourself known to the camera operators.

To comply with the Data Protection Act 1998, we require the consent of parents or guardians before filming children or young people. For more information, please speak to the camera operator

The Council will broadcast the images and sound live via the internet [www.bathnes.gov.uk/webcast](http://www.bathnes.gov.uk/webcast) An archived recording of the proceedings will also be available for viewing after the meeting. The Council may also use the images/sound recordings on its social media site or share with other organisations, such as broadcasters.

5. **Attendance Register:** Members should sign the Register which will be circulated at the meeting.

6. THE APPENDED SUPPORTING DOCUMENTS ARE IDENTIFIED BY AGENDA ITEM NUMBER.

**7. Emergency Evacuation Procedure**

When the continuous alarm sounds, you must evacuate the building by one of the designated exits and proceed to the named assembly point. The designated exits are sign-posted.

Arrangements are in place for the safe evacuation of disabled people.

**Housing and Major Projects Policy Development and Scrutiny Panel - Tuesday, 18th  
November, 2014**

**at 5.30 pm in the Kaposvar Room - Guildhall, Bath**

**A G E N D A**

1. WELCOME AND INTRODUCTIONS

2. EMERGENCY EVACUATION PROCEDURE

The Chair will draw attention to the emergency evacuation procedure as set out under Note 6.

3. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

4. DECLARATIONS OF INTEREST

At this point in the meeting declarations of interest are received from Members in any of the agenda items under consideration at the meeting. Members are asked to indicate:

(a) The agenda item number in which they have an interest to declare.

(b) The nature of their interest.

(c) Whether their interest is **a disclosable pecuniary interest** or an **other interest**,  
(as defined in Part 2, A and B of the Code of Conduct and Rules for Registration of Interests)

Any Member who needs to clarify any matters relating to the declaration of interests is recommended to seek advice from the Council's Monitoring Officer or a member of his staff before the meeting to expedite dealing with the item during the meeting.

5. TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

6. ITEMS FROM THE PUBLIC OR COUNCILLORS - TO RECEIVE DEPUTATIONS, STATEMENTS, PETITIONS OR QUESTIONS RELATING TO THE BUSINESS OF THIS MEETING

At the time of publication no notifications had been received.

7. MINUTES - 23RD SEPTEMBER 2014 (Pages 7 - 18)

8. CABINET MEMBER UPDATE

The Cabinet Member(s) will update the Panel on any relevant issues. Panel members may ask questions.

9. SAW CLOSE CASINO & HOTEL (Pages 19 - 20)

This report provides the Panel with a short update on the Saw Close Casino and Hotel development.

10. REGISTERED PROVIDERS PRESENTATION - KNIGHTSTONE

Representatives from Knightstone will deliver a presentation to the Panel on their current and future development plans.

11. FACING THE CHALLENGE OF UNIVERSAL CREDIT

The Panel will receive a presentation on this matter from representatives of Curo.

12. MEDIUM TERM PLAN AND 2015/16 BUDGET UPDATE (Pages 21 - 34)

The draft Place Medium Term Service & Resource Plan (MTSRP) update is presented for consideration by the Panel to ensure all members of the Panel are aware of the context and enabled to comment.

13. PANEL WORKPLAN (Pages 35 - 38)

This report presents the latest workplan for the Panel.

The Committee Administrator for this meeting is Mark Durnford who can be contacted on 01225 394458.

This page is intentionally left blank

**BATH AND NORTH EAST SOMERSET COUNCIL**

**HOUSING AND MAJOR PROJECTS POLICY DEVELOPMENT AND SCRUTINY PANEL**

Tuesday, 23rd September, 2014

**Present:-** Councillors Eleanor Jackson (Chair), Steve Hedges (Vice-Chair), Gerry Curran, June Player, David Veale and Tim Warren (In place of Brian Simmons)

**Also in attendance:** Graham Sabourn (Head of Housing), Lisa Bartlett (Divisional Director, Development), Katherine Coney (Senior Environmental Health Officer), Emily Price (Senior Development Officer) and Richard Walker (Planning Officer)

**Cabinet Member for Homes & Planning:** Councillor Tim Ball

**24 WELCOME AND INTRODUCTIONS**

The Chair welcomed everyone to the meeting.

**25 EMERGENCY EVACUATION PROCEDURE**

The Chair drew attention to the emergency evacuation procedure.

**26 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Councillor Brian Simmons had sent his apologies to the Panel and Councillor Tim Warren was present as his substitute for the duration of the meeting.

The Cabinet Member for Sustainable Development, Councillor Ben Stevens had also sent his apologies to the Panel as he was away on Council business.

**27 DECLARATIONS OF INTEREST**

Councillor Steve Hedges declared an 'other' interest to the Panel as his son works for Curo.

**28 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN**

There was none, but a member of the public was going to raise an issue she considered worthy of urgent consideration.

**29 ITEMS FROM THE PUBLIC OR COUNCILLORS - TO RECEIVE DEPUTATIONS, STATEMENTS, PETITIONS OR QUESTIONS RELATING TO THE BUSINESS OF THIS MEETING**

David Redgewell, South West Transport Network addressed the Panel. He said that he welcomed the installation of new bus shelters as part of the Bath Transport Package, but stressed the need to have a budget to keep all shelters clean and in a safe condition.

He also spoke of the need to rectify continuing problems at the Bath Bus Station. He said that the problems included access to the toilets, the lack of a café, some station doors not working properly and issues around signage. He stressed the need for a real station manager.

He summed up by expressing his concern that Mendip Council may be considering the removal of some of their rail tracks near to the land of the Norton Radstock Regeneration.

The Divisional Director for Development replied that she was not aware of the operations of the station, but was willing to talk with officers in Highways & Transport to see if any problems could be resolved.

Councillor Gerry Curran questioned the need for so many agencies to be involved at the bus station and said that it was clear that a lead needed to be taken by somebody on these matters.

Vicky Drew addressed the Panel, a copy of her statement can be found on the Panel's Minute Book, a summary is set out below.

In early September I was concerned to receive an email from B&NES Homeseach team informing myself, and all others on the Housing list that Curo, our local Housing Association would now be carrying out credit checks on potential, and indeed current tenants at the point of nomination for its affordable rented properties. The report will contain information that will help Curo confirm an applicant's identity and assess if they are financially reliable.

Curo may also ask for rent in advance. If rent paid weekly, this will be a week's rent and if rent paid monthly this will be a month's rent." Of this there was no warning, no discussion and not even to my knowledge an approach to tenants and those on the housing list to ascertain what the effect of this might be.

Many of those in dire need of social housing will have been trapped in a private rental system for years in a City that can boast to be among the least affordable to buy or rent a home in the country. Many will have run up bad debts, defaulted on loans, survived on credit while they struggled with low wages to feed their families and pay these astronomical rents for a basic and insecure private property.

It is fairly obvious that Curo have envisioned the problems these raft of changes will bring to those people affected and have acted accordingly to protect their investment.

So what if these housing applicants, these families, their children, these often vulnerable single men and women of all ages..... What if they fail their credit checks?

It is of great concern that this direction by Curo may lead to desperate housing applicants being deterred from the process, leading to some of those feeling unable to bid on housing they are entitled to and need. And just where are these people supposed to find rent in advance for our increasingly marketised and market driven Charitable Housing Trust?



I would ask why, if ..... and how the Charity Commission have allowed Curo to take these actions? I would ask this Panel to help those in desperate need, those people who have struggled to do their best to keep their families fed and clothed while keeping a roof over their heads, people like me. Please speak up for us and help end this housing discrimination against the poor.

The Chair then read aloud a response that she had received from Julie Evans, Director of Neighbourhoods, Curo.

She said that it was absolutely not the case that Curo now requires applicants to have a positive credit rating to be considered for re-housing. She added that the Passport to Housing Project is intended to be a positive initiative to support the successful sustainment of tenancies that are at a higher risk of failing due to low levels of financial capabilities / confidence of the applicant.

She stated that a growing number of applicants were suffering severe financial hardship and have problematic debt and that this impacts on their ability to successfully manage a tenancy, particularly as customers are migrating onto Universal Credit where housing costs are no longer paid direct to the landlord.

The purpose of Passport is to work with potential customers early and remove the barriers that might lead to them being declined a tenancy such as problematic debt and high interest loans, encourage them to save and look at ways to get more money in their pockets.

The CAB will complete a success plan with each customer which will address issues of food, furniture, finance, fuel and we are developing our offer around “futures” where we can offer help accessing employment, education and training.

Passport does not affect anyone’s Homesearch application and is about reducing the risk of Curo having to say ‘no’ to applicants who cannot afford the rent.

The Team Manager for Housing Options and Homelessness confirmed that Curo were now asking for rent to be paid in advance. He added that around 200 residents had been written to asking if they wish to take part in the Passport project and that the scheme was voluntary.

He said that officers were looking at whether Curo should be allowed access to the Homesearch database as a matter of data protection.

Councillor Tim Warren asked how much advanced rent were tenants expected to pay.

The Team Manager for Housing Options and Homelessness replied that tenants receiving benefits would be asked to pay a week in advance and those that were working would be asked to pay a month in advance.

The Chair asked if an advance rent fund of any kind was available.

The Team Manager for Housing Options and Homelessness replied that a fund was available to those deemed most vulnerable.

Councillor Steve Hedges commented that he was annoyed with Curo and questioned their title of 'Social Landlords'. He said that Council's role should be to work with Housing Associations to help the vulnerable.

Councillor Gerry Curran commented that he had had some discussions with Curo on these matters and acknowledged that tenants in receipt of benefits would find it difficult to find rent in advance. He added that Curo's goal was to be successful with their tenancies.

He said that he was happy that the CAB were involved in the project and that he did not want to see people barred because of any historical discrepancies.

Councillor David Veale questioned the status of the term Affordable Housing and whether Curo was the right company to take this matter forward.

Councillor June Player asked why Curo were asking for rent in advance and how do they actively assist their tenants.

The Team Manager for Housing Options and Homelessness replied that it was now common practice for Housing Associations to ask for rent in advance in response to the introduction of Universal Credit. He added that the Passport project will look to provide an advice service for first time tenants or those wishing to move.

Councillor Steve Hedges commented that the Passport project sounded like a helpful initiative, but that he would like the Panel to hear more about it from Curo at their next meeting in November.

Councillor Tim Warren stated that he thought the Passport project was a good idea and asked if Curo were in a position to reconsider their decision on rent in advance.

The Head of Housing replied that rent in advance was very much standard practice for Housing Associations and reiterated that it was in response to the welfare reforms and a need to reinforce that it is the tenants responsibility to pay the rent. He said that he felt that the Passport project was a good idea, should support tenants and prevent the cycle of failure, and the principles of the project should be supported by the Council.

The Chair thanked the Panel for the discussion and said she looked forward to receiving further information at the next meeting.

## **30 MINUTES - 29TH JULY 2014**

Councillor June Player said that at some point during the meeting she raised the point about how successful was the role of scrutiny and asked for that comment to be added to the minutes.

Councillor Steve Hedges said that he thinks the comment may have been made just before the discussion regarding the workplan.

The Democratic Services Officer replied that he would discuss the matter with his colleague who took the last set of minutes to see if they had a record of the comment.

The Panel confirmed the minutes of the previous meeting in their current form as a true record subject to the amendment concerning Cllr Player's remarks, which the Chair also recollected, and they were duly signed by the Chair.

### **31 CABINET MEMBER UPDATE**

The Panel welcomed and noted the written submissions from both of the Cabinet Members.

The Cabinet Member for Homes and Planning said that welcomed the Panel's decision to look more closely at the issues raised by the member of the public earlier regarding Curo.

He said that he had nothing further to add at this stage and would speak later on other agenda items.

### **32 RADSTOCK & WESTFIELD - PROJECTS UPDATE**

The Senior Development Officer introduced this item to the Panel. She explained that the adopted Core Strategy sets out the Council's five year housing land supply and is especially useful for the Somer Valley. She added that it demonstrates that greenfield sites outside the housing development boundary are not required to provide a 5 year housing supply in the area.

She stated that the Placemaking Plan would identify key measures required to achieve the ambition and that the Core Strategy (including the placemaking principles in Policy SV3) set the context for the Placemaking Plan.

She informed the Panel that the Placemaking Plan will allocate key sites in the centre of Radstock and set out the design / placemaking principles for the development of these sites. She said that the sites were likely to include: Charltons, Rymans, the library, Coombend, Old School, Norton Radstock College and St Peter's Factory site (remainder of Local Plan allocation).

She added that it will also consider and identify the infrastructure requirements to support the development of the town centre: employment space, health, community facilities, parking, highways, cycle provision, education, ecology, to ensure the necessary infrastructure is funded and delivered in a timely manner to support new development.

She said that the Former Railway Land, Radstock was granted Outline Planning Consent in June '14, which included detailed planning consent for the B&NES highway works. The Highway works began at the end of July and that work from now until Christmas will focus on building the link road and new roundabout on Frome Road. After Christmas work will focus on the changes to The Street and Fortescue Road and these are scheduled to be completed in Summer '15.

She stated that the Council was looking to expand the car park to the rear of the library and that a planning application for change of use is currently being prepared. In addition, a traffic regulation order process has begun to implement a 5 hour parking restriction in Waterloo Road and the Library car park to ensure there is parking available for shoppers and visitors.

She explained that it is proposed that the Council establishes the Radstock & Westfield Development Advisory Group. The purpose is to ensure that locally elected members (ward members and representatives from the town council) are kept informed on all key developments that take place within the Radstock and Westfield Wards and to provide a clear process of engagement with the local community to avoid duplication and improve communication. She added that this does not replace any statutory consultation required as part of the planning and transportation statutory process.

The Chair asked where the jobs were planned to come from to match up with the housing proposals.

The Senior Development Officer replied that employment sites have been identified within the Core Strategy.

Councillor Gerry Curran commented that the Council were keen to build on brownfield sites. He added that home buyers do not necessarily purchase a house to be near work.

The Chair thanked the Senior Development Officer for her report and for all officers associated with the Core Strategy.

The Panel **RESOLVED** to note the progress on Radstock & Westfield sites and the proposed steering group 'Radstock & Westfield Development Advisory Group'.

### **33 STUDENT ACCOMMODATION**

The Planning Officer introduced this item to the Panel. He explained that planning policy framework has been established in the Core Strategy and is now being implemented. He stated that Planning policy is to provide new accommodation at the same rate as new needs are generated, and to hold student related HMOs at 2011 levels (but not to reduce those levels). He said there was a role for both on-campus and in-city student accommodation in achieving this and that the majority of needs should be met on campus.

He added that permitting too much in city accommodation would not encourage the University of Bath to build further phases of accommodation on-campus and that Planning policy seeks to stop a situation arising whereby on-campus is left undeveloped whilst valuable city centre and Enterprise Area sites are lost as potential housing and employment sites.

He informed the Panel that there are a number of planning applications (736 units) and pre-apps\* (507) in the system at the moment.

- James Street West, 190 bedspaces

- 1-3 James Street West, 115 bedspaces.
- Hartwells, Upper Bristol Road, 431 bedspaces
- \*Transport Depot, Brougham Hayes, 103 bedspaces.
- \*Site of Old Gas Works, Upper Bristol Road, 404 bedspaces.

He stated that to permit more than about 250 additional in-city bedspaces would have consequences for the implementation of phase 2 on campus at Claverton Down and this would upset the delivery of the spatial strategy. He added that there was already some prospect that the final phase of capacity at Claverton Down might not be built, based on current demand/ growth assumptions. He said that the figures list above should not be read as being acceptable in urban design terms and as applications are being assessed this may reveal the height scale and massing is not appropriate, therefore each site might have the potential to yield less than is stated above.

Councillor June Player asked why the purpose built accommodation was only used by students in Year 1.

The Planning Officer replied that most students find the accommodation convenient and safe for the first year and then seek to house share in Years 2 & 3.

Councillor June Player asked if they could stay on for further years.

The Planning Officer replied that a substantial increase in bed space would be required for that option to be pursued.

Councillor Steve Hedges said that he felt it was ridiculous to give so much brownfield land over to student accommodation. He asked when the limit would be reached.

The Planning Officer replied that he was not aware of any powers to stop the universities from growing. He added that projections show that we could reach a figure of 3,200 over 15 years.

Councillor Gerry Curran said that there was a need to be realistic on this matter and that both universities were proving to be successful. He added that the University of Bath was situated within the Green Belt so it would not be easy to develop on their site. He said that he supported the current sites but had concern over the forthcoming developments.

He asked if the developers held the trump card or does the Council have any powers through the planning process.

The Planning Officer replied that the Council does have some power through Policy B5 of the Core Strategy as that presumes against student accommodation within Bath Western Riverside, the Enterprise Area and the former Ministry of Defence sites. He added that sites on the periphery of the Enterprise Area were vulnerable.

Councillor Tim Warren commented that he wanted officers to ensure that the universities do not rest on their laurels in terms of supplying accommodation as any hole that is left will be attempted to be filled by the private sector.

Councillor Gerry Curran commented that it was a complex issue and that conversations would be required with both universities following the local elections next year.

The Chair said that she thought it would be helpful to receive a similar report in 12 months' time when the impact would be known of the government's decision to allow universities to lift the current cap on their student numbers (the MASM number).

The Panel **RESOLVED** to note that the statutory planning policy approach to this issue is embedded within the Council's Core Strategy (adopted July 10<sup>th</sup> 2014) and that this will inform decision making on planning applications for new student accommodation.

#### **34 LOWER BRISTOL ROAD GYPSIES & TRAVELLERS SITE**

The Head of Housing addressed the Panel regarding this item. He informed them that plans for the site were well underway and making good progress. He explained that a court order had been obtained to claim vacant possession of the site and that an alternative site had been found for seven of the most vulnerable households that were evicted.

He said that the Council had selected Elim Housing Associations as its Management & Development partner and that three separate contracts were due to be exchanged in the next few days. He added that costs had been agreed in line with original estimates.

The Cabinet Member for Homes and Planning wished to thank the Head of Housing for all his hard work on the project.

Councillor Gerry Curran asked if any enabling works had begun on site.

The Head of Housing replied that pre-mobilisation works had taken place which included levelling works, hoardings & providing a site storage facility.

Councillor Tim Warren what were the costs to the Council regarding the site.

The Head of housing replied that around £180,000 had been spent on legal, professional fees and other associated fees. In addition the Council will contribute £870k to the on-site works.

The Chair thanked him for the update on behalf of the Panel.

#### **35 GYPSIES & TRAVELLERS ALLOCATIONS POLICY**

The Head of Housing introduced this item to the Panel. He explained that the policy had been modelled on the Homeseach Policy in that applicants are asked to express an interest in pitches.

He said that pitches will then be offered to the household in the highest group. It should be noted that the Council reserves the right not to nominate. The three bands cover the following categories:

Group A – local households who have a priority need;

Group B – local households who do not have a priority need;

Group C – households who are not local to Bath & North East Somerset

Councillor Steve Hedges commented that he expected the Council's overall Gypsy & Traveller Policy to be changed once the Lower Bristol Road site was up and running.

The Head of Housing replied that the Panel were due to receive a report on the corporate policy soon.

Councillor David Veale asked where the families who had vacated the site had been moved.

The Head of Housing replied that seven households had been moved onto private land agreed with the Council and that the others had gone to unauthorised sites outside of the district.

Councillor June Player asked if the seven households would be placed on the priority list or allowed to move back to the site.

The Head of housing replied that the seven households and one situated in Stowey Lane had shown an interest in the Lower Bristol Road site. He added that no party had been informed of the rent price yet and that a fair way of opening the list needed to be devised.

Councillor June Player asked what would happen if they felt that the rent was too much.

The Head of Housing replied that the seven households were required to move from their current position when the Lower Bristol Road site is complete.

The Chair asked questioned whether travelling families would have the types of references which were to be sought to support applications.

The Head of Housing replied that the Council would show a degree of flexibility and allow personal references.

The Chair asked if those defined as Gypsy & Travellers who currently live in fixed accommodation were allowed to apply.

The Head of Housing replied that the current planning legislation includes Gypsy & Travellers that currently live in bricks and mortar and so were eligible to apply.

Councillor June Player asked if the Council received any money from this process.

The Head of Housing replied that the Council received around £8,000 per pitch under the New Homes Bonus and Council Tax of around £1,000 per year.

## 36 EMPTY PROPERTY INITIATIVE UPDATE

The Senior Environmental Health Officer introduced this item to the Panel. She explained that the recovery of empty homes is eligible for the New Homes Bonus funding (NHB) and that this work stream had already generated cumulative NHB funding of £635,289 over the period 2011/12 to 2014/15 based on the 105 net empty homes brought back into use since the start of the NHB scheme. Future NHB funding will depend on any changes in numbers of empty homes and any changes to the NHB scheme.

She stated that in September 2013, the Council adopted a revised Empty Property Policy. The policy focuses Housing Services resources on those homes which are likely to require intervention to bring them back into use. The policy defines an empty home as one which has been empty for over 6 months and an actionable empty home as one that has been empty over two years. Homes empty less than two years are likely to come back into use without Council intervention. Homes empty over 2 years are subject to a Council Tax charge of 150%. This charge is to encourage owners to bring their empty home back into use and therefore, our resources are aligned to those homes receiving a premium charge. The Policy uses the following twin track approach to bring empty homes back into use:

- Provide advice, assistance and incentives to all empty home owners; and
- Prioritise homes which have been empty for over 2 years (these are known as actionable empty homes).

The Policy further provides that Housing Services will respond to complaints from the public about empty homes.

She informed the Panel that on 11 September 2013, Cabinet authorised the Council's use of a Compulsory Purchase powers for these two properties. Following a significant amount of ground work and preparation the Order was served and advertised on 31 July 2014. The objection period has now concluded and to date the Secretary of State has confirmed that no objections have been received. The Secretary of State will therefore be invited to confirm the Order. Since serving the Order, one owner has contacted the Council with regard to an agreed sale and negotiations are underway.

Councillor Steve Hedges commented that he hoped that the Council would be able to recover any legal fees associated with Compulsory Purchase Orders.

The Senior Environmental Health Officer replied that the Council were liable to all legal fees under the rules of Compulsory Purchase.

The Head of Housing replied that although in isolation the Compulsory Purchase Order process may appear expensive it was important to see it in the wider context. He added that the process is intended to encourage others to bring their properties back into use before action has to be taken.

The Chair commented that she wished the process would cover flats above shops.



The Senior Environmental Health Officer replied that if the flat is a flat in its own right then the department can check if they are residential dwellings and pursue.

The Panel **RESOLVED** to note the report.

### **37 PANEL WORKPLAN**

The Chair introduced this item to the Panel. She reminded them of their intention to have a Registered Provider give them a presentation at their next meeting and that they would also like Curo present to discuss the matters of the Passport to Housing project and Advanced Rent.

The Head of Housing requested that the Corporate Gypsy & Travellers Policy be moved to January 2015.

The Chair requested that the Boat Dwellers and Travellers Update be moved to November.

Councillor Gerry Curran asked if the Panel could receive a report on the development of Manvers Street in January 2015.

The Chair asked for the Panel to receive a report on the Saw Close Casino & Hotel in November.

The Panel **RESOLVED** to approve all of the above proposals.

The meeting ended at 7.55 pm

Chair(person) .....

Date Confirmed and Signed .....

**Prepared by Democratic Services**

This page is intentionally left blank

Bath & North East Somerset Council		
MEETING/ DECISION MAKER:	Housing and Major Projects Policy Development & Scrutiny Panel	
MEETING/ DECISION DATE:	18 <sup>th</sup> November 2014	EXECUTIVE FORWARD PLAN REFERENCE:
TITLE:	Saw Close Casino and Hotel, Bath	
WARD:		
AN OPEN PUBLIC ITEM		
List of attachments to this report:		

## **1 THE ISSUE**

- 1.1 To provide the Housing and Major Projects PDS Panel with a short update on the Saw Close Casino and Hotel development.

## **2 RECOMMENDATION**

- 2.1 To note the progress with the scheme

## **3 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)**

- 3.1 The negotiation of the agreement is being funded from within existing Property Services capital budgets funded by capital receipt

## **4 THE REPORT**

- 4.1 Sawclose project is currently a conditional development agreement between the Council and the developer and adjoining landowner (the former clinic) Deeley Freed Penhalt (DFP)
- 4.2 The agreement is for a comprehensive development of the Sawclose area (excluding public highway) comprising, the former clinic, the private car park adjoining the clinic, the public car park, the former Regency Garage, the former Market PH (aka Regency Bars) and the former Gala bingo club.
- 4.3 It is for a development of a hotel, a Casino and two restaurants.
- 4.4 The development agreement between the Council and DFP was entered into on a conditional basis at the beginning of May 2014.
- 4.5 The current programme anticipates the contract between the Council and DFP becoming unconditional at the end of 2014.

4.6 Construction will then start on site (some minor off site works have already started) with practical completion anticipated mid-2016.

4.7 The comprehensive scheme includes a landscaped area in front of the retained and new buildings. It has been designed so that it will meld with the proposed public realm works for the Sawclose public highways.

4.8 The casino when operational will pay a substantial licence fee to the Council.

## **5 OTHER OPTIONS CONSIDERED**

5.1 None

## **6 CONSULTATION**

6.1 The scheme has received planning permission

<b>Contact person</b>	<i>Simon Martin (ext 7407) and Graham Egarr (ext 7962)</i>
<b>Background papers</b>	<i>The consented planning application is Ref: 13/04234/EFUL and can be found on the Bath and North East Somerset Council planning portal at: <a href="http://isharemaps.bathnes.gov.uk/projects/bathnes/developmentcontrol/">http://isharemaps.bathnes.gov.uk/projects/bathnes/developmentcontrol/</a></i>
<b>Please contact the report author if you need to access this report in an alternative format</b>	

Bath & North East Somerset Council		
MEETING/ DECISION MAKER:	Housing and Major Projects Policy Development and Scrutiny Panel	
MEETING/ DECISION DATE:	18 November 2014	
TITLE:	Place – Medium Term Plan Update	
WARD:	All	
AN OPEN PUBLIC ITEM		
List of attachments to this report:		
Draft Medium Term Plan update and attachments		

## 1 THE ISSUE

- 1.1 The draft Place Medium Term Service & Resource Plan (MTSRP) update is presented for consideration by the Panel to ensure all members of the Panel are aware of the context and enabled to comment.

## 2 RECOMMENDATION

The Panel is asked to:

- (1) Comment on the update to the 3 year medium term plan update for Place, focusing on matters affecting 2015/16, and note that will be the third year of the plan.
- (2) Identify any issues requiring further consideration and highlighting as part of the budget process for 2015/16.
- (3) Identify any issues arising from the draft plan it wishes to refer to the relevant portfolio holder for further consideration.

### **3 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL**

- 3.1 This medium term plan update forms the basis for the budget process for 2015/16 and all relevant statutory matters are either referred to in this update or the original plan approved in 2013 (PDS November 2012).

### **4 THE REPORT**

- 4.1 This report forms part of the 2015/16 service and resource planning process. As set out in the enclosed medium term plan update , the next steps include:

- (1) Panel comments considered by Portfolio Holders.
- (2) PDS Resources meeting in February to take overview of comments from Panels and progress on budget setting plus equalities issues.
- (3) February Cabinet budget recommendations to Council.
- (4) February Council approval of budget and Council Tax setting.

### **5 RATIONALE**

- 5.1 Where the Panel wishes to either increase expenditure or reduce savings targets alternatives should be proposed.
- 5.2 The Panel should concentrate only on the parts of the plan relevant to its own remit as the PDS Resources meeting in February will be taking an overview.

### **6 OTHER OPTIONS CONSIDERED**

- 6.1 This is a package of options as set out in the report and reflects the Council's corporate plan, its vision and values, the medium term plan agreed in 2013, public feedback, changes in legislation and the Cabinet's priorities.

### **7 CONSULTATION**

- 7.1 The corporate implications of this report have been considered by Strategic Management Team (SMT) including the *Section 151 Finance Officer; Chief Executive & Monitoring Officer*
- 7.2 Further consultation has taken place as part of developing the revised Corporate Plan. Budget fairs are taking place now.
- 7.3 Cabinet has been closely involved in the preparation of this update and in particular the relevant portfolio holder(s)

### **8 RISK MANAGEMENT**

- 8.1 A risk assessment will be completed as part of the final budget papers and inform the Council's reserves strategy. The main risks relate in the next financial year to:
- (1) The robustness of the savings estimates.

- (2) The potential for some service levels to deteriorate as a result of the savings, some savings are from service reductions but most savings are directed at efficiencies or increased income.
- (3) The implications for staff arising from savings, albeit that the costs of severance will be budgeted for corporately and unions are being consulted together with the affected staff.
- (4) The need to maintain a planned and phased approach to savings at a time when pressures are starting to require substantial and immediate cuts.
- (5) Equalities impacts of the savings.

<b>Contact person</b>	<i>Louise Fradd Strategic Director – Place Tel: 01225 395385</i>
<b>Background papers</b>	<i>Corporate Plan and 2013/14 budget papers plus medium term plans</i>
<b>Please contact the report author if you need to access this report in an alternative format</b>	

This page is intentionally left blank



# MEDIUM TERM SERVICE & RESOURCE PLAN UPDATE

## PLACE

Community Regeneration, Development, Environmental Services
---

**2015-16**

### Introduction

This is the third year of the period covered by the 2013-14 to 2015-16 medium term plans. The medium term plans were reflected in the budgets approved by Council in both February 2013 & 2014. The original plans can be found on the Council's web site with the agenda papers for the November 2012 PDS panels.

This 2015-16 update is a summary of key changes affecting the plan and does not restate the information contained in the original plan. This update provides important background information to the 2015-16 budget process, which will culminate in a report to the February 2015 meeting of Council. The 2015 February budget report will incorporate assumptions made as part of the three year planning process, together with new planned variations to reflect current circumstances, and approval for those variations. It will also set both the budget and the consequent level of Council Tax for 2015/16.

This document contains the following updates:

- Strategic Context – financial, legal, service and policy headlines
- Structural Changes – summary of the new management arrangements
- Progress Achieved – how the delivery of the 3 year plan is progressing
- Variations to the plan – proposed changes concentrating on 2015-16
- Capital Programme – proposed alterations to the capital programme
- Risks & Opportunities – key risks to delivery of the plan but also opportunities
- Equalities – summary of approach

### Strategic Context

The Corporate Plan and refreshed Council Vision remains the main policy context. These documents can be found at <http://www.bathnes.gov.uk/services/your-council-and-democracy/vision-and-values>

The three year financial challenge was summarised in 2013/14 and this has been updated to take account of subsequent Government funding announcements and policy changes. Over the three-year period of the Medium Term Service and Resource Plan from 2013/2014 to 2015/2016 we estimate at least £30M of savings or additional income will need to have been delivered.

As part of the Budget considerations for 2015/2016, there have been a number of key Government announcements which have an impact on the original three-year plan. The

most significant of these was the Local Government Finance Settlement announced in Jan 2014 which set out the following provisional figures for 2015/16:

A 13.5% reduction in the Council's funding assessments - this actually equates to reduction of 27% in Revenue Support Grant.

A reduction of 20% in the Education Support Grant.

Council Tax Freeze Grant equivalent to 1% of council tax for councils who freeze their council tax for the year.

The Government's changes to Health and Social Care funding arrangements in the form of the Better Care Fund also present challenges for the Budget. The plan supporting the local arrangements for this fund was originally approved in March 2014 but required revisiting following changes announced by the Government in May 2014. A revised plan which reduces the original level of funding allocated to support community health and social care costs was approved in September 2014 for consideration by the Department of Health.

In June 2014, the Better Care Act passed into law with major changes impacting on the provisions for Social Care. These changes are phased between 1 April 2015 and 1 April 2016 and cover a range of new requirements for Local Authorities from support to carers through to the capping of care costs met by self-funders. The financial implications are considerable and the Council will need to make appropriate provision for any costs not being met by the Government.

These changes, together with the existing savings to be identified and other variations, mean a further funding requirement of £9m for the Council is required to balance the 2015/16 Budget.

For 2015/16 the focus will be on the variations that are needed to the approved medium term plan to deliver a balanced Budget proposal for the Council in February 2015. The Variations section of this update (below) provides further details of the projected Budget Gap for 2015/16 together with proposals to address this.

The Cabinet's aim remains once again to achieve the original three year medium term plan (final year of) with minimal alterations, but at the same time to reflect public feedback together with local and national policy changes. The Council has a good level of reserves and can use these to smooth the effects of policy changes and additional financial challenges. The indication from Treasury figures is that an equally tough set of financial targets will need to be repeated in the next 4 year plan which starts in 2016, and of course at that time the difficulty in meeting the challenge will have increased as efficiency opportunities will be less.

In the case of the Place Directorate the key policy context changes are:

- The Core Strategy has now been adopted. This provides a platform to progress the Community Infrastructure Levy (CIL) and complete the Placemaking Plan. The CIL is required to ensure that the Council continues to receive relevant developer contributions in order that key infrastructure requirements can be met. It is proposed that this will be in place by April 2015. Completion of the Placemaking Plan is

required to ensure that the Planning Policy work is completed as set out in the Council's agreed Local Development Scheme.

- The adoption of the Bath City Riverside Enterprise Area masterplan and its incorporation within the Placemaking process will ensure that grants and other forms of external funding can be effectively targeted as well as provide developer confidence. This will enable the implementation of infrastructure requirements thus securing the appropriate development of the sites. The development of these sites is crucial if the Council is to meet its housing and job creation targets.
- The production of the Getting Around Bath and Keynsham Transport Strategies is an important aspect of the growth agenda identified within both the Core Strategy and the Bath City Riverside Enterprise Area masterplan. Connectivity to homes and job opportunities and addressing air quality issues are key elements of these strategies by identifying public transport, walking and cycling opportunities and key strategic infrastructure issues that need to be addressed if our roads are to continue to operate effectively and efficiently.
- Rail electrification and the proposed Metrowest project will have a positive impact on Bath and North East Somerset in terms of future connectivity opportunities. The Place Directorate will continue to work with key partners including Network Rail and First Great Western to ensure that these opportunities are built upon.
- The Place Directorate continues to ensure that it is compliant with the new Council Procurement strategy with a "Think Local" theme.
- The adoption of the 'Fit for Life' Leisure Strategy has provided the necessary direction for the procurement of a leisure provider during 2014/15, thus ensuring that local needs and priorities are met.
- A review of the Economic Strategy has ensured that tourism, arts and cultural activities including major events are now identified as key economic drivers within Bath and North East Somerset alongside support for our key business sectors.
- The Council continues to deliver our Zero Waste policies and this year we forecast over 80% of waste will be diverted from landfill (last year this was just under 75%) – a record. Not only is this really good for the environment, it also helps us to cushion the costs associated with increased total volumes of waste due to housing growth.
- Seeking further opportunities to share services including the procurement of shared contracts with other local authorities remains a commitment within the Directorate.
- The Place Directorate continues to work with the HCA and key registered social landlords to provide affordable housing particularly in relation to Bath Western Riverside, the former Ministry of Defence sites and Radstock.

The key strategies identified above have all been developed in parallel to ensure that they link up and secure the same key objectives and benefits for residents, businesses and visitors to Bath and North East Somerset.

## **Structural Changes**

The Place Directorate has gone through a fundamental restructuring process. The implementation of the new senior management structure has enabled the Directorate to:

- meet the challenging management savings target as set out in the MTSRP for 2013/14 and 2014/15 (£600k);
- review values and priorities through the development of a Directorate Business Plan;
- ensure that key services are linked together to provide value for money and a One Council/One Place approach;
- provide the base for further restructuring within the new divisions to ensure that services are able to operate more effectively and efficiently; and
- ensure that programme and project management principles are applied to key projects

## **Progress Achieved**

The Place Directorate has made good progress on the £2.4m 2014/15 savings target.

- Management savings for 14/15 are on track as well as service level efficiencies through restructuring.
- Heritage Service and Destination Management have successfully achieved their targets with additional income and reductions in expenditure.
- Improvements in parking management, enabled by significant investment in systems and technologies have resulted in increased deployment of staff on the ground, increasing parking availability and resulting in more income being recovered.
- Further efficiency and income generation opportunities has enabled the Directorate to address other areas where the efficiency targets have been more difficult to achieve for example in Waste and Planning Policy

The remaining year of the medium term plan is attached at Appendix 1 and this has been updated to include a commentary on progress towards delivery of the approved savings and additional income streams.

With the exception of the specific variations identified below, full delivery of the medium term plan is anticipated and any further changes considered by the Council would require the identification of further additional savings to balance the Budget.

## **Variations to the Plan**

The remaining year of the Approved medium term plan (2015/16) is attached at Appendix 1. This includes a more detailed commentary on progress towards delivery of the approved savings and additional income streams for the final year of the plan.

There are a number of variations required to the plan in order to arrive at a balanced Budget these will be set out in more detail as part of the final Budget Proposal in February 2015. Some of the key items currently under consideration are set out below:

### **Potential Funding Pressures**

- Changes in government funding including Revenue Support Grant and Education Support Grant

- New funding burdens including Care Act implications, Social Fund and Deprivation of Liberty Safeguards.
- Changes to original savings proposals – these are set out in the in the update provided at Appendix 1.
- Impact of new Capital Schemes

#### Potential Funding Opportunities

- Increases in anticipated Business Rate Growth and related Business Rate opportunities.
- New Housing including increasing New Homes Bonus and Council Tax Base.
- Financing opportunities including funding of the Local Government Pension Fund deficit.
- Commercial income, including profit share from the Thermae Spa and income from Green Energy investment.
- The contribution to Community Health and Social Care costs from the Better Care Fund.
- The use of the Financial Planning Reserve.

With the exception of the variations identified above, any further changes considered by the Council will require the identification of further additional savings to balance the Budget.

#### **Capital Programme**

A draft summary of proposed variations to the capital programme will follow as Appendix 2. This will be put forward for approval as part of the February budget report.

The Place Directorate has been instrumental in implementing the Council's significant Capital Programme allocation, with a forecast spend of c£45m in 2014/15, in order to meet the Councils' priorities such as increased capital maintenance to the highways infrastructure including surfacing work to the 683 miles of road network that BANES maintains, implementing Rossiter Road and Radstock regeneration schemes, Bath Transportation Package and Bath Western Riverside. Other elements of the 2014/15 programme also bring improvements to public transport infrastructure, open spaces and walking/cycling schemes.

#### **Risks & Opportunities**

There are significant efficiency targets in the plan and those arising from the changes in management and service restructures and the need to increase income opportunities are very challenging to achieve, especially when the call on many services is increasing

Management capacity has been considerably reduced by the restructure and whilst further restructures are being undertaken capacity remains a risk. However this has been mitigated by having appropriate processes and controls in place to ensure correct decision making and the protection of assets.

The future financial plans include an aspiration to provide further management savings whilst also delivering a large programme of capital projects, the impact of this and emerging new priorities will have to be considered as part of the restructuring process.

The majority of Place Directorate plans remain on track with efficiency in some areas helping to offset expenditure in other areas which will result in the overall budget for the Place Directorate for 2014/15 being met.

## **Equalities**

Equalities impacts of key changes are considered as service plans are set and as part of any key management change. The main equalities impacts for Place were assessed when the 3 year plan was set.

## **Appendices**

1. Savings details – MTSRP final year progress summary 2015/16
2. Additional Capital schemes

## MEDIUM TERM SERVICE & RESOURCE PLAN – SAVING DETAILS (2015/16)

### PLACE

2015-16 Saving £000	How saving to be achieved	Impact to Service Delivery	Strategic Directors Update on Saving Proposal for November 2014 PDS Panel
47	Customer Services Project within the Change Programme	Better customer service and lower processing costs.	Services are progressing savings where possible, and where business plans identify the lower processing costs that can be achieved.
47	<b>Sub Total - Change Programme Savings</b>		
2015-16 Saving £000	How saving to be achieved	Impact to Service Delivery	Strategic Directors Update on Saving Proposal for November 2014 PDS Panel
300	All Directorate - Management Structure Changes across directorate, including DD level, 3rd tier and DMP division.	Pending further work. £300k achieved in each of 2013/14 and 2014/15 by restuctures; reduction by one Strategic Director, realignment of Divisional Director and Group Manager roles.	It is not possible to achieve this saving through further reductions in the management team; the Directorate will continue to consider how this saving can be achieved.
Page 31  50	Heritage Services - Victoria Art Gallery - reduction in net subsidy of £50k per annum, including the introduction of admission charging in 2013/14, together with a reduction in planned building maintenance; the operating model for the museum will be fundamentally reviewed in order to achieve a similar level of savings in subsequent years	<p>Introducing admission charges will require physical alterations; the reduction in building maintenance could impact on the quality of decorations and the fabric of the building.</p> <p>There is a risk of a reduction in footfall. The introduction of museum admission charges typically leads to drop in footfall of between 50 and 75%. The measure will render the Gallery less accessible to seniors and 'hard to reach' groups; the fundamental review of the operating model for the museum is likely to significantly change the offer available to visitors.</p> <p>The introduction of charging will mean a change to the way exhibitions are sourced, requiring greater emphasis on finding crowd-pulling exhibitions in addition to exhibitions where works are for sale ; the review of the operating model could have more significant impacts that are yet to be determined.</p>	While this target for 2015/16 will not be achieved, when the overall picture across all heritage services is assessed heritage services have exceeded their income targets. The corporate budgets now allow for this not being achieved in 2014/15.

2015-16 Saving £000	How saving to be achieved	Impact to Service Delivery	Strategic Directors Update on Saving Proposal for November 2014 PDS Panel
200	Heritage Services - Additional net profit over three years in line with the Heritage Services Business Plan.  We will improve our offer through the Roman Baths Development Phase 2 which has £4.188 million of capital allocated.	Continued record visitor numbers are likely to cause increased attrition on the site and risk visitor satisfaction levels, which are currently very high. Deterioration to the ancient monument cannot be reversed and therefore increased measures are needed to prevent this.  Taking into account our investment in the Roman Baths over the coming years, this is an excellent opportunity to improve the reputation of Bath to a wider number of people.	Profit in 2014/15 is likely to exceed this year's income target. This is mainly due to higher levels of admission and retail income at the Roman Baths and Pump Rooms. Day visitor numbers are 8% above target currently and could match last year's record levels. Funding has also been approved by the Heritage Lottery Fund for the Council to develop further the business plan for a major heritage project to convert buildings in York Street and Swallow Street into a Roman Baths Learning Centre and World Heritage Interpretation Centre. Any scheme will depend on future business case and funding being available.
550	<b>Sub Total - Other Cashable Efficiency Savings</b>		
2015-16 Saving £000	How saving to be achieved	Impact to Service Delivery	Strategic Directors Update on Saving Proposal for November 2013 PDS Panel
40	Additional advertising income (15/16 = bus shelters)	Risks of lack of market interests and possible planning constraints due to National and Council Planning Policy. Income targets to be reviewed.	Roll out of additional bus stops through Bath Transportation Package and Better Bus Area plus successful planning applications and good level of market interest indicate that this target is realistic.
40	<b>Sub Total - Additional Income</b>		
2015-16 Saving £000	How saving to be achieved	Impact to Service Delivery	Strategic Directors Update on Saving Proposal for November 2014 PDS Panel
200	Destination Management - Reduction in subsidy for significant elements of activity, combined with increased Spa income and reduced water monitoring costs	The focus is on creating an environment where we maximise the benefits that tourism brings to the area so that the Council can over time reduce the contribution it makes towards Destination Marketing. This will be done alongside actions to increase the income generated by the DMO and more broadly how the area can benefit from the Bath 'brand'.	This target for 2015/16 will not be achieved as the national legislation around the schemes being examined which would have raised additional income to facilitate this saving changed after this target was put in place. The corporate budgets now allow for this not being achieved in 2014/15.
100	Planning Policy & Environment teams - Reduction in level of spending within Planning Policy and Environment teams to be achieved after the major elements of Planning Policy are completed, including core strategy, gypsy & travellers DPD, Placemaking and CIL	Assumes reduction in Planning Policy work once these workstreams are complete, impact potentially greater because political priorities keep changing	The £100K reduction in level of spending in the Planning Policy and Environment will be challenging because of increasing level of work, however, it is anticipated that this saving will be achieved across the broader Development services
300	<b>Sub Total - Reduced Service Levels</b>		
937	<b>TOTAL SAVINGS</b>		



## 2015/2016 PROPOSED NEW CAPITAL PROGRAMME ITEMS

Wholly Externally / Grant Funded		
Scheme Description	Estimated Cost £000's	Notes
Innovation Quay - Enabling Infrastructure*	25,000	Enabling Infrastructure - Bath Quays
Enterprise Area - Flood Mitigation phase 2*	100	Full scheme subject to business case
A36 Lower Bristol Road Bus Lane*	3,000	Lower Bristol Road - Linked to Enterprise Area
Parks Service Schemes	200	Funded from S106 Agreements
<b>TOTAL</b>	<b>28,300</b>	

( \*Council guarantee or underwriting required)

Service Supported Borrowing (no additional revenue pressure)		
Scheme Description	Estimated Cost £000's	Notes
Leisure facility modernisation	12,000	Up to £15M (£3m from contractor) - subject to procurement process
Sawclose - pedestrianised highway space	100	Initial work; full scheme subject to business case
Passenger Transport Vehicles	1,380	Subject to business case
<b>TOTAL</b>	<b>13,480</b>	

New Corporate Borrowing (will require revenue funding)		
Scheme Description	Estimated Cost £000's	Notes
Enterprise Area - Waste Reprovision	100	Initial work; full scheme subject to business case
BWRE/Green Park	150	Enabling development strategy for site
Haycombe Cemetery Entrance	60	For improved entrance way
Radstock and Westfield Implementation Plan	150	Development of small scale projects to support Economic Development
River Corridor Fund including safety works (ROSPA guidelines)	150	
Getting Around Bath Transport Strategy - walking and cycling	100	Initial work linked to future grant funding
Great Western Mainline Electrification	1,200	Total £1.5M to support / add value to Network Rail works
Saltford Station - reopening feasibility work	250	Continued progression of Saltford Station options and feasibility
<b>TOTAL</b>	<b>2,160</b>	

This page is intentionally left blank

## HOUSING AND MAJOR PROJECTS PDS FORWARD PLAN

This Forward Plan lists all the items coming to the Panel over the next few months.

Inevitably, some of the published information may change; Government guidance recognises that the plan is a best assessment, at the time of publication, of anticipated decision making. The online Forward Plan is updated regularly and can be seen on the Council's website at:

<http://democracy.bathnes.gov.uk/mgPlansHome.aspx?bcr=1>

Page 35

The Forward Plan demonstrates the Council's commitment to openness and participation in decision making. It assists the Panel in planning their input to policy formulation and development, and in reviewing the work of the Cabinet.

*Should you wish to make representations, please contact the report author or Mark Dumford, Democratic Services (01225 394458). A formal agenda will be issued 5 clear working days before the meeting.*

*Agenda papers can be inspected on the Council's website and at the Guildhall (Bath), Hollies (Midsomer Norton), Riverside (Keynsham) and at Bath Central, Keynsham and Midsomer Norton public libraries.*

# Housing and Major Projects PDS Forward Plan

## Bath & North East Somerset Council

Anticipated business at future Panel meetings

Ref Date	Decision Maker/s	Title	Report Author Contact	Strategic Director Lead
<b>HOUSING &amp; MAJOR PROJECTS POLICY DEVELOPMENT AND SCRUTINY PANEL - 18TH NOVEMBER 2014</b>				
18 Nov 2014	HMP PDS	Saw Close Casino & Hotel	John Wilkinson Tel: 01225 396593	Louise Fradd
18 Nov 2014 20 Jan 2015	HMP PDS HMP PDS	Registered Providers Presentation	Graham Sabourn Tel: 01225 477949	Louise Fradd
18 Nov 2014	HMP PDS	Facing the Challenge of Universal Credit	Graham Sabourn Tel: 01225 477949	Louise Fradd
18 Nov 2014	HMP PDS	Medium Term Plan and 2015/16 Budget Update	Graham Sabourn Tel: 01225 477949	Louise Fradd
<b>HOUSING &amp; MAJOR PROJECTS POLICY DEVELOPMENT AND SCRUTINY PANEL - 20TH JANUARY 2015</b>				
20 Jan 2015	HMP PDS	Boat Dwellers & River Travellers Update		Louise Fradd
20 Jan 2015	HMP PDS	Corporate Gypsies & Travellers Policy	Graham Sabourn Tel: 01225 477949	Louise Fradd

Ref Date	Decision Maker/s	Title	Report Author Contact	Strategic Director Lead
20 Jan 2015	HMP PDS	Additional HMO Licensing Update	Graham Sabourn Tel: 01225 477949	Louise Fradd
20 Jan 2015	HMP PDS	Manvers Street Development		Louise Fradd
20 Jan 2015	HMP PDS	Homelessness Update		Louise Fradd
20 Jan 2015	HMP PDS	Paulton - Development Update		Louise Fradd
<b>HOUSING &amp; MAJOR PROJECTS POLICY DEVELOPMENT AND SCRUTINY PANEL - 10TH MARCH 2015</b>				
<b>FUTURE ITEMS</b>				
21 Jan 2014	HMP PDS HMP PDS	Former MoD Sites	John Wilkinson Tel: 01225 396593	Louise Fradd
The Forward Plan is administered by <b>DEMOCRATIC SERVICES</b> : Mark Durnford 01225 394458 Democratic_Services@bathnes.gov.uk				

This page is intentionally left blank