

# Planning, Housing and Economic Development Policy Development and Scrutiny Panel

**Date: Tuesday, 15th January, 2019**

**Time: 2.00 pm**

**Venue: Kaposvar Room - Guildhall, Bath**

**Councillors:** Councillor Will Sandry  
Councillor Barry Macrae  
Councillor Rob Appleyard  
Councillor Colin Blackburn  
Councillor Fiona Darey  
Councillor David Veale  
Councillor Liz Richardson

Chief Executive and other appropriate officer  
Press and Public



NOTES:

1. **Inspection of Papers:** Papers are available for inspection as follows:

Council's website: <https://democracy.bathnes.gov.uk/ieDocHome.aspx?bcr=1>

Paper copies are available for inspection at the **Public Access points:-** Reception: Civic Centre - Keynsham, Guildhall - Bath, The Hollies - Midsomer Norton. Bath Central and Midsomer Norton public libraries.

2. **Details of decisions taken at this meeting** can be found in the minutes which will be circulated with the agenda for the next meeting. In the meantime, details can be obtained by contacting as above.

3. **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. We request that those filming/recording meetings avoid filming public seating areas, children, vulnerable people etc; however, the Council cannot guarantee this will happen.

The Council will broadcast the images and sounds live via the internet [www.bathnes.gov.uk/webcast](http://www.bathnes.gov.uk/webcast). The Council may also use the images/sound recordings on its social media site or share with other organisations, such as broadcasters.

4. **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. They may also ask a question to which a written answer will be given. **Advance notice is required not less than two full working days before the meeting. This means that for meetings held on Thursdays notice must be received in Democratic Services by 5.00pm the previous Monday.** Further details of the scheme:

<https://democracy.bathnes.gov.uk/ecCatDisplay.aspx?sch=doc&cat=12942>

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

6. **Supplementary information for meetings**

Additional information and Protocols and procedures relating to meetings

<https://democracy.bathnes.gov.uk/ecCatDisplay.aspx?sch=doc&cat=13505>

**Planning, Housing and Economic Development Policy Development and Scrutiny Panel -  
Tuesday, 15th January, 2019**

**at 2.00 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 - 6TH NOVEMBER 2018 (Pages 7 - 18)

8. CABINET MEMBER UPDATE

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

9. HOUSING OPTIONS FOR VULNERABLE PEOPLE (Pages 19 - 26)

This briefing paper provides the Panel with an overview of the schemes available and their target client group.

10. CORPORATE & BUDGET PLANNING 2019-20 (Pages 27 - 56)

This report presents the Council's Organisational Plan 2019/20 to the Panel for consideration and feedback as part of the Council's operational planning and budget development process.

Appendices 2 and 3 are to follow as soon as possible.

11. PANEL WORKPLAN (Pages 57 - 58)

This report presents the latest workplan for the Panel. Any suggestions for further items or amendments to the current programme will be logged and scheduled in consultation with the Panel's Chair and supporting officers.

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

**BATH AND NORTH EAST SOMERSET**

**PLANNING, HOUSING AND ECONOMIC DEVELOPMENT POLICY DEVELOPMENT AND SCRUTINY PANEL**

Tuesday, 6th November, 2018

**Present:-** Councillors Will Sandry (Chair), Barry Macrae (Vice-Chair), Colin Blackburn, Lisa O'Brien, David Veale and Liz Richardson

**Also in attendance:** Graham Sabourn (Head of Housing), John Wilkinson (Director of Economy and Growth), Simon De Beer (Policy & Environment Manager), Ann Robins (Planning and Partnership / Supporting People Manager) and Richard Daone (Planning Policy Team Leader)

**22 WELCOME AND INTRODUCTIONS**

The Chairman welcomed everyone to the meeting.

**23 EMERGENCY EVACUATION PROCEDURE**

The Chairman drew attention to the emergency evacuation procedure.

**24 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

There were none.

**25 DECLARATIONS OF INTEREST**

Councillor Liz Richardson declared a disclosable pecuniary interest during the Cabinet Member Update when the issue of Broadband was discussed as she is a TrueSpeed shareholder.

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

There was none.

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

Fiona Wilde made a statement to the Panel on the subject of tenancy agreements and Airbnb. A copy of the statement can be found on the Panel's Minute Book, a summary is set out below.

She explained that her landlord had put her tenancy onto a month to month basis and had refused to issue her usual fixed term agreement for a year and that she is unable to get clarity as to why things have changed.

She said that they refuse to answer whether or not they are in the process of selling the place that has been her home for 8 years. She added that they say that they have no plans to run an Airbnb, but this does not rule out them selling the flat to someone else who will.

She stated that she feels as though she has no option but to look for somewhere else to live as soon as she can.

She explained that she knows she has the right to be issued with a Section 21 Order, which will give her 2 months and after that she could ask for more time, but if the intention is to evict me, what advantage is there in postponing the situation for the sake of it, as flats will become more scarce and more expensive.

She stated that she is living with the constant anxiety of knowing that the rug may be pulled out from underneath her at any time. She added that she knows that there are waiting lists for flats because the housing stock in Bath has become so depleted and that it is entirely possible that she will become homeless before she can find anywhere to live and that terrifies her.

She said that her boyfriend had spoken to a local Councillor recently and mentioned that he had put in a complaint about the Airbnb upstairs from me but hadn't heard anything back. The Councillor said that the Council 'just don't have the resources' to chase up complaints, or to verify whether Airbnb hosts are staying within the 90 day limit.

She stated that Airbnb's promise of 'living like a local' is farcical. It is making those very locals homeless and is turning Bath into a kind of grotesque Georgian theme park where the privileged rub shoulders with tourists.

She asked the Panel what they would do in her position.

Councillor Liz Richardson thanked Fiona for her statement and said she had sympathy for the situation she is in. She asked whether she had looked at the Homesearch site as that has a number of options on it including Help to Buy schemes and Affordable Rent Properties.

Fiona Wilde replied that she hadn't, but could not afford to purchase a property.

Councillor Colin Blackburn said that he understood her situation, but just for clarification explained that B&NES currently does not impose a 90 day limit on Airbnb properties. He added that he recognised it would be tough to leave a place that you have made your home for a number of years.

Fiona Wilde said that she felt that she deserved more respect and should be told of their intentions sooner rather than later to be given a fair chance.

Councillor Barry Macrae said that there was nothing that the Panel could do immediately for her, but he urged her to gather evidence of being a good tenant for

the past eight years as that may help her when seeking a new place to live if she did have to move out.

The Chairman said that he could not imagine how it must feel with this possibility hanging over her. He thanked her being influential to the Council by raising the issue of Airbnb earlier in the year.

## **28 MINUTES - 11TH SEPTEMBER 2018**

The Panel confirmed the minutes of the previous meeting as a true record and they were duly signed by the Chairman.

## **29 CABINET MEMBER UPDATE**

Councillor Bob Goodman, Cabinet Member for Development and Neighbourhoods addressed the Panel, a summary of his update is set out below.

Local Plan Options – He stated that this was to be a very important document and that a significant amount of work had been undertaken with the Universities to address areas such as Student Accommodation. He added that the document would encompass the whole of the Authority.

Joint Spatial Plan – The examination in public was still due to take place after the Local Elections in May 2019.

Westfield Neighbourhood Plan – At its meeting on October 31<sup>st</sup> the Cabinet agreed to make and bring into force the Westfield Neighbourhood Development Plan as part of the Development Plan for the Westfield Neighbourhood Area.

Councillor Barry Macrae stated that he would like to see the Local Plan deliver what B&NES needs / deserves and to not bough to the pressure of any external influences.

Councillor Goodman replied that he would always look to fight for the best outcomes for the Authority.

Councillor Paul Myers, Cabinet Member for Economic and Community Regeneration addressed the Panel, a summary of his update is set out below.

He informed the Panel that he had circulated a statement from Gigaclear CEO Mike Surrey regarding the Devon and Somerset full fibre rollout.

The statement said that he would like to apologise for the delays in delivering a full fibre network across rural Devon and Somerset. He acknowledged that the project is running significantly behind schedule and accepted that their performance to date had fallen short of the high standards they set themselves.

He added that under new ownership and with a new management team now in place they have been able to review every aspect of the project in detail. He said that he would like to assure all stakeholders that Gigaclear will absorb any additional costs

incurred and commit that there will not be any increases to the level of public subsidy.

He stated that Gigaclear will present a new plan to Connecting Devon and Somerset to re-energise the rollout programme and that they remain committed to delivering fast broadband services to the region.

The Director for Economy & Growth added that he would update the Panel further in the coming weeks if information becomes available or at their next meeting.

Councillor Barry Macrae asked if this affected the wards of Midsomer Norton, Radstock and Westfield.

The Director for Economy & Growth replied that a number of schemes were in existence and that Gigaclear's role is to supply where the general market will not. He added that B&NES was one of the leading Local Authorities in using Gigabit Vouchers.

The Chairman asked what the orange sections of the attached map represented.

The Director for Economy & Growth replied that these were the areas that had been identified that were not due to be covered by the general market.

Councillor Colin Blackburn asked if an Authority wide map could be produced to show which supplier is doing what and where.

The Director for Economy & Growth replied that he did not think that would be possible. He added that for example a company such as TrueSpeed operate a demand driven model whereby 30% of a community agree to a pre-contract agreement.

Councillor Myers suggested that Councillors share any specific areas of concern with him and officers and then they could look to facilitate some options towards a solution.

Councillor Liz Richardson commented that the issue is raised at every Parish Council meeting. She said that it was important to distinguish the difference between standard packages, fibre cabinets and fibre to the home.

Councillor David Veale asked how many homes have been supplied with broadband through the schemes that have been mentioned.

The Director for Economy & Growth replied that he could supply to the Panel figures in relation to homes under the Connecting Devon and Somerset project.

The Chairman asked what effect the proposed 5G trial would have locally. He commented that he had also heard that BT were proposing to supply 4G wireless hubs to homes should home broadband fail to work.



The Director for Economy & Growth replied that he could provide a 5G briefing note to the Panel.

### Economy & Culture

- The Business Growth Team have successively secured funding from WECA to deliver a free open Wi Fi network for Bath City Centre and the town centres of Keynsham, Midsomer Norton and Radstock.
- The 5<sup>th</sup> Bath Digital Festival started on the 23<sup>rd</sup> October and will see over 85 workshops and events across the city covering everything from programming to robot wars, the Business Growth team have provided funding and support to make sure the event is a success.
- As of 1 October 2018 the Business Growth Team has taken over the management and day-to-day running of the Wansdyke Business Centre from GWE Business West. The focus to date has been in ensuring a smooth handover of operations to ensure “business as usual” for the centre’s commercial tenants.
- The Arts Development service will close at the end of January 2019.
- WW1 Centenary – A souvenir magazine ‘How We Remembered’ looks back on the WW1 Centenary locally and highlights some of the fantastic events and projects that have happened 2014-2018, almost all of them led by volunteers. The publication will be available (free) to residents in Libraries and other outlets during November.

### Bath Enterprise Zone

- Bath Quays North – Development partner procurement progresses, with Final Tender call date anticipated mid-November following confirmation of all requisite internal approvals.
- Bath Quays South – Initial enabling works package nearing completion on-site. Trees and vegetation removed and archaeology concluded with no significant finds and ground works commencing. Second work package 2B activities agreed with contractor incorporating technical solution. Package being priced by contractor.
- Bath Quays Bridge – BQS contractor to deliver Phase 2b work package identified - foundations to bridge substructure and river wall – work package being priced with inclusion of revised technical solution.

### Housing

- Extension of Mandatory Licensing – As the Panel maybe aware the eligibility for mandatory licensing was extended on the 1st October. Now all HMO which house 5 people - regardless of the number of storeys – are required to be licensed. So far the Council has received 191 applications for new HMO

licences which is close to what was expected at this stage. Further applications are expected in December when 300 licence holders transfer from the Additional to the Mandatory scheme under the new mandatory licensing definition. The total number of HMOs licensed under the mandatory scheme is expected to be 1000.

- Empty Property Week 2018 – From the 15th to 21st of October, the Council participated in National Empty Homes week. The Council used the week to showcase the good work being done within the Council including releasing two infographics via the Councils social media platforms and website. One aimed at residents to encourage the reporting of empty properties, and the other alerting owners of the assistance available. A press release promoting the launch of the new Empty Residential Property Policy 2018, was circulated to local media.

### Heritage Services

- Business Performance: September performance was strong, with visitors exceeding budget at all three sites. YTD visitors at the Roman Baths were - 1.5%, an improvement on -2.0% YTD to August. The shortfall on admission income has improved to £33k (0.3%) and retail sales are now ahead of budget by 0.5%. Overall year-end performance is forecast to be +1.15% on the 18/19 profit target of £7.78million.
- Principal Archivist: Richard Meunier has been appointed to the post to start in the New Year. Richard is currently the Archivist at Queen Mary University London, where he is responsible for the archives of Barts Hospital and the London School of Medicine & Dentistry, as well as management of The Royal London Hospital Museum and its volunteers.

### Regeneration

- Housing Infrastructure Fund and Housing Deal (North Keynsham and Whitchurch) – Housing Infrastructure Fund Outline Business Case (HIF OBC) consultants due to be appointed mid-October, business case submission March 19. £250m bid joint with WECA and Bristol City Council, B&NES element likely to be circa £55m for North Keynsham link road and £5m for Whitchurch link road planning application
  - Landowner discussions progressing, including Avon Valley Wildlife and Country Park;
  - Consultation on vision for the sites and transport options to be co-ordinated with New Local Plan public consultation in November 2018;
  - WECA are resubmitting the Housing Deal proposal to Government, to secure additional housing enabling funding.

WECA Retail Proposal – Discussions are due towards the end of November regarding the possibility for schemes to bid for capital funding for retail in Town / City Centres.

## Market Towns

- Keynsham High Street: Outline Business Case approved subject to minor clarifications. Concept designs, further public consultation and full business case to commence once next tranche of B&NES capital funding approved by Officer Delegated Decision;
- Radstock Healthy Living Centre: NHS funding and B&NES Single Member Decision confirmed enabling detailed design to commence.

## Environment & Design Projects

- Bathscape – At the end of September, we heard that the Bathscape Landscape partnership has secured £1.65 million from the Heritage Lottery Fund for its ambitious scheme to restore local natural heritage and improve access to the stunning landscape surrounding Bath.

Councillor Lisa O'Brien asked when development of the Radstock Healthy Living Centre could be expected.

The Director for Economy & Growth replied that he believed that this would be due in 2020.

Councillor Liz Richardson asked if the funding secured for Bathscape was for the highlighted existing projects.

The Director for Economy & Growth replied that it would be used for new ideas as well as joining up existing projects.

Councillor Colin Blackburn asked if a figure could be given for the empty properties under Council control that have been brought back into use.

The Head of Housing replied that he would provide that information to the Panel.

The Chairman asked how many of the 191 applications for new HMO licences were in Bath and how many were in North East Somerset and in what condition the properties, particularly in North East Somerset were.

The Head of Housing replied that the applications were predominantly Bath based and that the inspections would take around two months to complete.

The Chairman thanked both Cabinet Members for their updates on behalf of the Panel.

## **30 BANES NEW LOCAL PLAN OPTIONS CONSULTATION**

The Group Manager for Policy & Environment introduced this report to the Panel. He explained that the review of the adopted Core Strategy / Placemaking Plan is now underway in order to ensure the District's policy framework is up-to-date and to reflect the requirements of the West of England Joint Spatial Plan. He said that prior to the preparation of the draft plan in 2019, a number of options for changes to policy

are being considered. He stated that these were agreed by Cabinet for public consultation in November 2018 and that views of the Scrutiny Panel are sought on the options to help inform the preparation of the draft Plan.

He added that the Consultation sets out the policy options for public engagement. These options are subject to a sustainability appraisal to assist in selecting the preferred policy and options are constrained by National Planning Policy, the Joint Spatial Plan and the Council's priorities.

Councillor Barry Macrae commented that he understood the process officers were required to undertake, but urged a note of caution to not be guided by national statistics.

He said that he would like to see additional housing come in the format that the local people actually require. He added that this housing should come with appropriate infrastructure such as schools and shops. He said that a holistic view was required.

The Group Manager for Policy & Environment replied that the Council does have some control over housing provision and that the need to align infrastructure has been made very clear. He added though that the figure of an additional 14,500 homes across B&NES has been established through the West of England Joint Spatial Plan, but there is some discretion as to where and what type of housing is built.

Councillor Liz Richardson fully commended the officers and Councillor Goodman for their work on the Plan and said that she felt that it was a fantastic document. She said that the proposed policy BTH4 regarding university accommodation was a master stroke and welcomed the universities involvement.

She said that she was sure that Parish Councils will have their views and hoped that the Plan would generate responses including those of a positive nature.

Councillor Lisa O'Brien said that she felt that there was an error in section 3.2.3 and that it should read 'increasingly' instead of 'unceasingly'. She commented that it was so important to get the correct future housing mix right including Affordable and Social Rent. She questioned whether one option could be for the Council to build their own homes in the future.

She stated that she agreed with section 4.2.5 which seeks to restrict student accommodation in the Central Area, Enterprise Zone and former MoD sites where this would undermine delivery of new homes and jobs.

She said that it was also interesting to read in section 4.2.7 that some cities have started to see an over-supply of Purpose Built Student Accommodation (PBSA) and resultant change of use from PBSA to visitor accommodation.

She said that the wording of 4.2.21 implies that the decision regarding the proposed Clean Air Zone has already been and suggested officers might want to amend this.

On the matter of the proposal to move the public household recycling centre at Midland Road to land at Odd Down she said that a recycling facility to the north of Victoria Park and therefore better serving the northern part of the city would be welcome.

The Group Manager for Policy & Environment replied that 30 – 40% affordable housing was being delivered on the majority of developments. He added that it has been a positive engagement with the universities and that work was ongoing to seek affordable rents for students.

The Chairman asked if the removal of permitted development rights had been considered regarding HMOs.

The Group Manager for Policy & Environment replied that it had not been raised at this point in time.

Councillor Lisa O'Brien asked where was the evidence that we require the provision of 500-750 new hotel bedrooms from 2011 to 2029 to widen the accommodation offer for the City.

The Team Manager for Planning Policy replied that the evidence came from the Visitor Accommodation Study that was undertaken to inform the Core Strategy. The requirement for 500-750 hotel bedrooms was also set in the Core Strategy. He added that this demand has been broadly met. The Local Plan will review the policy approach.

The Chairman asked the Panel if they were content with the approach detailed for public involvement regarding the consultation.

The Team Manager for Planning Policy said that the date of the meeting in Midsomer Norton had changed and that they would publicise this.

The Panel **RESOLVED** to;

- i) Note the contents of the report
- ii) Approve the consultation process as listed in Attachment 1

## **31 HOMELESSNESS & ROUGH SLEEPING**

The Head of Housing introduced this report to the Panel. He explained that the Homelessness Reduction Act 2017, which came into effect in April 2018 was the biggest change to homelessness legislation for 15 years. He added that B&NES had been working in a similar manner to this for the past 10 years so it was not as challenging for us as some other Local Authorities.

He stated that client interviews do now take around twice as long, between 2-3 hours, as a large amount of information is collected. He said that footfall had not increased as much as had been anticipated. He added that more complex issues are being identified with clients, particularly mental health.

The Team Manager for Strategy & Performance stated that in August 2018 the Ministry of Housing, Communities & Local Government (MHCLG) launched their Rough Sleeper Strategy and as part of the strategy B&NES had recently successfully secured around £660k of funding over the period of 2018/19 to 2019/20 to provide following additional services, including:

- Safesleep - 20 additional bed-spaces for rough sleepers between November and February.
- Advice and support within the Emergency Department at the RUH to divert patients from sleeping rough.
- A wider Housing First project for rough sleepers, providing 5 units of accommodation.
- Mental Health Clinicians embedded within the outreach team. Working alongside outreach workers, these specialists will be able to assess any mental health needs and enable access to services, both of which have previously proved to be a barrier to treatment.

Councillor Liz Richardson commented that the mental health work was welcome. She asked if any funds generated through HMO Licensing or penalties to landlords could be used for further homelessness accommodation. She commented that it will be interesting to see the numbers in this year's rough sleeper count.

The Head of Housing replied that the HMO Licensing Service is cost neutral and that income from fines is ring fenced for work associated with housing regulations. He added that in terms of funding there is normally a short notice period given in which to apply and said that currently MHCLG are showing a desire to fund this work year on year.

Councillor Barry Macrae commented that the work undertaken was positive, but was concerned with what would happen should the funding cease. He said that further prevention work was required and asked if future reports could focus on reducing numbers.

The Head of Housing replied that where possible officers will use the Reconnection Service to ascertain that accommodation is still available and that appropriate support can continue for rough sleepers that arrive from other parts of the country, having left accommodation and support networks behind.

Councillor Lisa O'Brien commented that the pro-active work of officers is laudable and felt that Councils have a moral duty to help those in need / vulnerable.

The Chairman commented that the figures relating to temporary accommodation for the area were really good. He asked if a violent incident occurred at Julian House would the service be withdrawn from the client(s) involved.

The Team Manager for Strategy & Performance replied that the team at Julian House do have a high tolerance level, but a point does come when individuals cannot be accommodated. She added that a blanket ban is never issued to allow for reconciliation.

The Chairman asked if the public should be advised better on how to help individuals.

The Team Manager for Strategy & Performance replied that money should not be given directly to individuals and suggested they should look to supporting initiatives to raise awareness.

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

### **32 PANEL WORKPLAN**

The Chairman introduced this item to the Panel. He said that they could expect to receive a report on the Council's Service / Financial Plans in January. He asked them to consider thinking of future items for after the Local Elections in May 2019 for the body that will have this remit of work.

Councillor Liz Richardson commented that it will probably not be relevant for the Panel to discuss the Joint Spatial Plan in March 2019 as the public examination is not due until after the elections. She suggested that they receive feedback on the Local Plan Options and further information relating to Broadband.

The Panel agreed with the proposals raised.

The meeting ended at 4.25 pm

Chair(person) .....

Date Confirmed and Signed .....

**Prepared by Democratic Services**

This page is intentionally left blank



<b>Bath &amp; North East Somerset Council</b>		
MEETING:	<b>Planning, Housing &amp; Economic Development Policy Development &amp; Scrutiny Panel</b>	
MEETING DATE:	<b>15<sup>th</sup> January 2019</b>	EXECUTIVE FORWARD PLAN REFERENCE:
TITLE:	<b>Supported Housing Options &amp; Assistance</b>	
WARD:	All	
<b>AN OPEN PUBLIC ITEM</b>		
<b>List of attachments to this report:</b>		
Appendix 1: Table of Supported Housing Options & Assistance		

## **1 THE ISSUE**

- 1.1 The Council, working with partners, ensures the provision of a wide range of supported housing schemes and assistance designed to provide high quality housing solutions for vulnerable residents. The schemes are directly provided by the Council, or more usually commissioned by the Council and delivered by partners. Many of the schemes have a targeted client group, such as: young people; older people; learning disability; rough sleepers etc. Other schemes are less specific and may assist anyone who is homeless or are low-income homeowners.
- 1.2 This briefing paper provides the Panel with an overview of the schemes available and their target client group.

## **2 RECOMMENDATION**

The Panel is asked to;

- 2.1 Note the comprehensive range of supported housing and assistance available within the district for vulnerable residents.

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

3.1 This report is for information only, and as such, there are no financial implications arising from this briefing.

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

4.1 There are a number of statutory considerations that underpin the provision of housing options and supported housing for vulnerable people, including, but not limited to:

- (1) The [Housing Act 1996](#), the [Homelessness Act 2002](#) and the [Homelessness Reduction Act 2017](#), all place significant statutory duties on local housing authorities (the Council) to ensure that advice, assistance and other housing duties are available to households who are homeless or threatened with homelessness.
- (2) The [Equality Act 2010](#) places a range of obligations on the Council including the public sector duty which requires the Council to have 'due regard' to the need to eliminate the types of conduct which are prohibited under the Act and to advance equality of opportunity and foster good relations between people who have particular protected characteristics and people who don't.
- (3) The [Housing Grants, Construction & Regeneration Act 1998](#) and the [Regulatory Reform \(Housing Assistance\) \(England and Wales\) Order 2002](#) provide further duties and powers to provide housing grants and assistance to eligible households.
- (4) In addition there are other corporate statutory considerations such as, crime and disorder, safeguarding and public health.

### **5 THE REPORT**

5.1 The Council, working with partners, ensure the provision of a wide range of supported housing schemes and assistance designed to provide high quality housing solutions for vulnerable residents. This ensures that residents with specific housing needs are not excluded from securing suitable housing or are able to continue to remain in their own homes, rather than move to alternative specialist housing.

5.2 The provision can be usefully split into the following groups, albeit with some overlap:

#### **(1) Supported Housing Schemes**

These are housing schemes that provide on-site support in addition to accommodation. The scheme is usually targeted towards a specific client group, such as, young people, rough sleepers etc. Examples of these schemes include: The Foyer Project; Dartmouth Temporary Accommodation Scheme; Platform for Life etc.

The support is usually funded in one of three ways: through an additional charge on the rent and paid by the tenant, usually via housing benefit; paid for

directly by the Council to the provider; or paid as part of the rent. The latter can usually only be achieved through upfront capital investment by the Council, so that the rent is not used to service purchase debt. An example of this arrangement is Platform for Life. This scheme used a successful bid for Government funding to purchase 5x shared properties for young people. As there is no debt to service the rent can be used solely for support, property maintenance and management costs.

## (2) Non-supported Housing Schemes

These are housing schemes designed and targeted towards a specific client group, but without on-site support. The occupier may already be receiving support through existing mechanisms. Many of the learning disability schemes follow this model.

## (3) Other forms of assistance

This includes all other non-scheme based housing support. Examples include help and assistance (including financial support) for homeless households to securing suitable accommodation and also to enable vulnerable residents to continue to live in their own homes.

5.3 The full range of schemes funded, or commissioned by the Council, is detailed in appendix 1.

5.4 It is worth noting that confidence in the supported housing development had significantly declined following uncertainty created in November 2015 when the Government announced that all housing benefit, including for supported housing schemes, would be capped at Local Housing Allowance rates from 2018. This had the potential to make most schemes financially unviable. Indeed in response to a national survey 95% of supported housing providers said they would be forced to wind up schemes if the policy was introduced in full. Following formal consultations the Government announced in August 2018 that all supported housing schemes would continue to be funded by welfare system. This is welcome news and has now removed some of the uncertainty over the future of supported housing schemes.

## **6 RATIONALE**

6.1 None. No recommendations made, other than noting of report.

## **7 OTHER OPTIONS CONSIDERED**

7.1 None. Report for information only.

## **8 CONSULTATION**

8.1 None. Report for information only.

## 9 RISK MANAGEMENT

A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision making risk management guidance.

<b>Contact person</b>	Graham Sabourn, Head of Housing (01225 477949) Ann Robins, Team Manager (Housing Strategy & Performance) (01225 396288)
<b>Background papers</b>	None
<b>Please contact the report author if you need to access this report in an alternative format</b>	

**APPENDIX 1: SCHEME DETAILS**

SECTOR	SCHEME	CAPACITY	ACCESS ROUTE	DETAILS	PROVIDER
Young People	Platform for Life	20	Gateway	Shared housing scheme; 5 properties; 4 bed spaces per property; medium support; age range 18-24; revenue neutral; funded by Affordable Housing capital bid and successful government funding bid.	YMCA
	Supported Lodgings	20	Social/ Housing services	Accommodation within donor resident homes; low support; funded jointly by Housing & Social Services.	B&NES/ Residents
	Foyer	31	Gateway	Supported accommodation and employment/training support for young people aged 17-25	Curo
	Pathways	14	Gateway	Supported accommodation for young people aged 16- 18	Curo
Rough Sleepers	Manvers Street Hostel	20	Outreach/Self	Individual 'pods' for single homeless people, including 4 reserved for women. On-site support provided in addition to CCG-contracted GP practice.	Julian House
	Safesleep	20	Outreach/Manvers Street Hostel	20 extra dormitory beds for rough sleepers. Runs November – March	Julian House
	Barnabas House	12	Gateway	Supported housing for clients who have an entrenched history of homelessness or who have additional needs	Julian House
	Housing First	6	Task & Targeting Group	A home for life with wrap-around support to prevent loss of tenancy. Aimed at most entrenched and difficult to accommodate rough sleepers.	Curo/Julian House/DHI
Homeless	Rackfield House	20	Gateway	Supported housing for single people 18-65. Must be abstinent from alcohol/drugs.	Solon SW
	Rackfield House Post Alcohol	4	Gateway	Supported accommodation for people	Solon SW

SECTOR	SCHEME	CAPACITY	ACCESS ROUTE	DETAILS	PROVIDER
	Detox (PAD)			recovering from problematic alcohol dependency	
	The Paragon	10	Gateway	Supported accommodation for people over 18 with a history of homelessness and/or rough sleeping	Homegroup (Stonham)
	Newbridge	4	Gateway	Supported accommodation for vulnerable women	Homegroup (Stonham)
	Homefinders	c. 80	Housing Services	Grants & loans to cover deposits, agent fees & rent in advance to allow clients to secure private rented accommodation; revenue funded by Housing Services.	Bristol Credit Union
	Dartmouth Avenue & Temporary Accommodation Scheme	17 + 6 households	Housing Services	Temporary accommodation for households applying or accepted as statutorily homeless. TAS - 6 self-contained 1 or 2 bedroom flats in Bath for statutorily homeless households	Curo
Domestic Violence & Abuse	Bath Refuge	10 households	National Womens Aid Helpline/Self/Housing Services	Delivered via the 'traditional' shared housing model – these units can accommodate women and any children in their household.	Julian House
	Serena House	6 households	National Womens Aid Helpline/Self/Housing Services	Accommodation with support in Keynsham and Midsomer Norton. 3 of these units are self-contained one bedroom flats, with the remaining 3 units provided via shared accommodation.	Julian House/DHI
Older People	Care & Repair	-	Housing Services	Provide a range of support, including handy person and urgent repair service, to enable low-income elderly residents to remain in their own homes; revenue funded by Housing Services.	WE Care & Repair
Disabled People	Disabled Facilities Grants	250 p.a.	Access Team	Provide disabled residents with grant funding to undertake essential adaptations to enable them to remain in their own homes.	B&NES/Local contractors
Mental Health	Marlborough Lane	5	Gateway	Supported accommodation for people with	Bath MIND

SECTOR	SCHEME	CAPACITY	ACCESS ROUTE	DETAILS	PROVIDER
				mental health problems and low to medium support needs.	
	Sedgemoor Homelink	4	Gateway	Supported accommodation for people with mental health problems and low to medium support needs.	Sirona/Curo
Ex-offenders	Peter House	8	Gateway	Supported accommodation for ex-offenders who were resident in B&NES prior to serving a custodial sentence.	Julian House
Substance Misuse	Burlington Street and Barton Buildings	16	Gateway	Abstinence based supported housing for clients undergoing recovery from substance misuse.	DHI
Learning Disability	Henrietta Street	8	Gateway	Supported accommodation for people with autism	Julian House
	Bath Road. Keynsham. (tbc 2019/20)	6	Adult Services	Supported Dwellings as Social Rent for people with Learning Difficulty. Managed by Curo, Support provider via Adult Services.	Curo/Adult Services
	Sulis Urban Extension. Combe Hay. (tbc 2019/20)	6	Adult Services	Supported Dwellings as Social Rent for people with Learning Difficulty. Managed by TBC. Support provider via Adult Services.	Tbc/Adult Services
	Beechen Place MSN. (tbc 2019/20)	2	Swallow LD Charity	Supported Dwellings as Social Rent for people with Learning Difficulty. Managed by Aster Housing.	Aster/Swallow
	Housing Options for Learning Term Disability (HOLD) scheme. B&NES wide.	4 + 1 tbc	Advance Housing Association	Shared ownership scheme for people with learning difficulties. Partially Joint funded capital bid via B&NES and Dept. of Health & Advance.	Advance/Adult Services

This page is intentionally left blank



<b>Bath &amp; North East Somerset Council</b>	
MEETING/ DECISION MAKER:	<b>Planning, Housing and Economic Development Policy Development &amp; Scrutiny Panel</b>
MEETING/ DECISION DATE:	<b>Tuesday 15<sup>th</sup> January 2019</b>
TITLE:	Corporate and Budget Planning 2019-20
WARD:	All
<b>AN OPEN PUBLIC ITEM</b>	
<p>List of attachments to this report:</p> <p>B&amp;NES Organisational Plan 2019/20</p> <ul style="list-style-type: none"> <li>• Appendix 1 – Core Offer</li> <li>• Appendix 2 – Revenue Budget Savings Proposals</li> <li>• Appendix 3 – Emerging Capital Schemes</li> <li>• Appendix 4 – Feedback from the Forums</li> </ul>	

## 1 THE ISSUE

This report presents the Council's Organisational Plan 2019/20 to the panel for consideration and feedback as part of the Council's operational planning and budget development process.

## 2 RECOMMENDATION

The panel is asked to;

2.1 Review and comment on the draft Organisational Plan.

2.2 Identify any areas or feedback the panel would like to refer to the relevant Portfolio holders and Cabinet for further consideration as part of the operational planning and budget development process.

2.3 Comment on the proposed Core Offer, budget savings templates, or Emerging Capital Bids as outlined in Appendices 1, 2, and 3.

- 2.4 Feedback any comments from this panel to the Resources PDS panel on the 4<sup>th</sup> February to allow the Resources panel to collate all PDS panel responses to the Cabinet and Council.

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

- 3.1 The resource implications are contained within the draft Organisational Plan and its appendices.

### 4 STATUTORY CONSIDERATIONS AND BASIS FOR PROPOSAL

- 4.1 This report sets out the framework for the operational planning and budget processes which lead to the statutory and legal requirements for the Council to set a balanced budget in February 2019.
- 4.2 Proportionate equality analysis is being carried out on the proposals within the Organisational Plan by the Council's Communities Team.

### 5 THE REPORT

- 5.1 The Organisational Plan forms an important part of Bath and North East Somerset Council's strategic planning framework. The plan translates the Council's strategy and vision for the future into a more detailed annual Organisational Plan, setting its key activities and projects for the Council to achieve this.
- 5.2 The Organisational Plan is an annual plan, which has been aligned with the budget planning process, although it will reference the Council's longer term direction of travel.
- 5.3 The Organisational Plan for the first time introduces the Council's new Core Service Offer and its 3 new priorities which are outlined below:
- (1) Protect and Care for our most vulnerable
  - (2) Nurture residents health, safety and wellbeing
  - (3) Provide ways for everyone in the community to reach their full potential.
- 5.4 Full details of the Core Offer are set out in Appendix 1 to the report. In essence, a core services offer is the best service offer we can deliver based on the resources currently available to us. Council activity will be funded according to priority outcomes, but we will continue to fulfil our statutory duties, offer support to those most in need, and assist with the economic development of the area.
- 5.5 The plan outlines the draft budget savings proposals (Appendix 2) where appropriate, which will be proposed as part of the budget setting process for the Council 2019 – 20 budgets which will be considered by the Cabinet and Council at their meetings in February. The Medium Term Financial Strategy agreed in October 2018 outlined that savings would be delivered as part of the authority's assessment of its **long term delivery model and Core Services Offer** through:-
- **Priority based resourcing** to develop options to reduce spend by:-

- Reducing or stopping services but maintaining a Core Services Offer;
- **Maintain commercial income to;**
  - Increase discretionary charges only where appropriate;
  - Ensure statutory charges are based on full cost recovery.
- **Shared services where appropriate/ right sizing:-**
  - Review shared service opportunities with the CCG, WECA, and other local authorities;
  - Assess future staffing and management requirements through new ways of working/digital/estates to deliver the core offer.
- **Targeted capital spend:-**
  - Minimise the impact of capital spend by reviewing schemes and minimising new additions through prioritisation.
- **Managing Demand (and the processes surrounding demand)**
  - E.g. signposting and investing in self-help and early intervention to reduce demand on specialist roles.
- **Contract Savings**
  - Review of all contract spend to reduce costs.
- **Capital Programme**
  - A review of the capital programme is being carried out as part of preparing next year's budget with the following objectives:
    - To ease staffing capacity issues;
    - Ease financial pressures
    - Ensure schemes still meet key priorities;
    - Review financial and delivery risks;

5.6 The plan also outlines the Emerging Capital Bids for 2019/20 (Appendix 3) that will be proposed as part of the budget setting process to be considered at the same meetings. The key principles for new bids were outlined in the Medium Term Financial Strategy in October 2018 and agreed the following principles:

- To continue to review all existing schemes and simplify, reduce, pause or stop as necessary;
- Minimise new schemes except those that meet corporate priorities;
- Agree an affordable limit for new schemes requiring corporate borrowing;

- Ensure adequate investment in assets supporting key service provision (including meeting health and safety requirements or replace obsolete or inefficient assets/equipment);and
- Deliver or work with partners to deliver high priority government funded programmes and WoE programmes where they meet corporate priorities.

5.7 During November and December 2018 the concept of the Core Offer and the general direction of travel in terms of the Council finances were discussed at a number of Community Forums events (see section 8), Resources PDS panel and a number of staff events. The feedback from the forum events can be found at Appendix 4 to this report.

5.8 The final 2019/20 budget proposals will be presented to Cabinet on the 6<sup>th</sup> February 2019 for recommending to Council on the 19<sup>th</sup> February 2019.

5.9 Cabinet will consider the feedback received and prepare the Organisational Plan for final consideration and agreement at Cabinet and recommend a budget to the February meeting of Council. This plan will be effective once a balanced budget has been agreed.

## **6 RATIONALE**

6.1 The Council is required to set a budget which identifies how its financial resources are to be allocated and utilised.

6.2 The attached Organisational Plan sets out the context and process for the Councils operational planning and budget development.

## **7 OTHER OPTIONS CONSIDERED**

7.1 The Organisational Plan sets out a package of options that reflect the Council's overarching vision and Corporate Strategy

## **8 CONSULTATION**

8.1 Meetings have been held with Officers and Cabinet Members during the development of the Operational Plan. A number of Community Forums were held during November and December 2018 (see below). The concept of the Core Offer and the general direction of travel in terms of the Council finances were discussed.

(1) Chew Valley Forum 26<sup>th</sup> November 2018

(2) Somer Valley Forum 29<sup>th</sup> November 2018

(3) Keynsham Area Forum 3<sup>rd</sup> December

(4) Joint 3SG, Bath City, Cam Valley and Bathavon Forum 10<sup>th</sup> December

8.2 A programme of engagement with staff affected will be developed and undertaken as appropriate

## **9 RISK MANAGEMENT**

9.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision making risk management guidance.

<b>Contact person</b>	<i>David Trethewey, Director Partnerships &amp; Corporate Services</i> <i>Donna Parham, Director of Finance</i>
<b>Background papers</b>	
<b>Please contact the report author if you need to access this report in an alternative format</b>	

This page is intentionally left blank

## Organisational Plan 2019-20

### Executive Summary

Bath and North East Somerset continues to be a beautiful, highly sought after area with a vibrant economy and a strong Council that has delivered significant savings since 2010 without serious reductions to front line services. However, into the future Councils will no longer have sufficient resources to sustain funding for all of their current activity. This is because of reduced Government grant and increasing demand. We intend for Bath and North East Somerset to be known for the excellent health and overall wellbeing of its residents. This means we must carefully prioritise what we spend.

As part of the Council's strategic planning and budget process, the new **Medium-Term Financial Strategy** (MTFS) has set out the unprecedented scale of our financial challenge. This highlights the additional demands upon the Council, especially for social care, the scope to use new ways of working, notably digital communications, and the need for more prioritisation of activity and spend. For some services, this may also mean a different relationship with customers and communities.

This Organisational Plan pulls together the key activities that services will need to focus on over the next 12 months in order to deliver the Council's refocused corporate priorities:

- ➔ Protect and care for our most vulnerable
- ➔ Nurture residents' health, safety and wellbeing
- ➔ Provide ways for everyone in the community to reach their full potential

The Plan has been developed across all service portfolios and summarises the **Core Services Offer** that will be used to prioritise how resources will be used to deliver these corporate priorities to the public, it also outlines the proposals for budget savings. This will mean difficult decisions over what services B&NES can provide and how services will be delivered, with our local community groups, Parish Councils and the voluntary sector playing an increasingly important role.

The plan is divided into five main sections:

**Section 1: Corporate Overview - Financial Context, Challenges and Achievements**

**Section 2: What we plan to do - Approach to Savings and Core Services Offer**

**Section 3: New Ways of Working - How the Council will do things differently**

**Section 4: Delivery of the Plan - Managing Risk and Performance**

**Section 5: Conclusions**

## Section 1: Corporate Overview

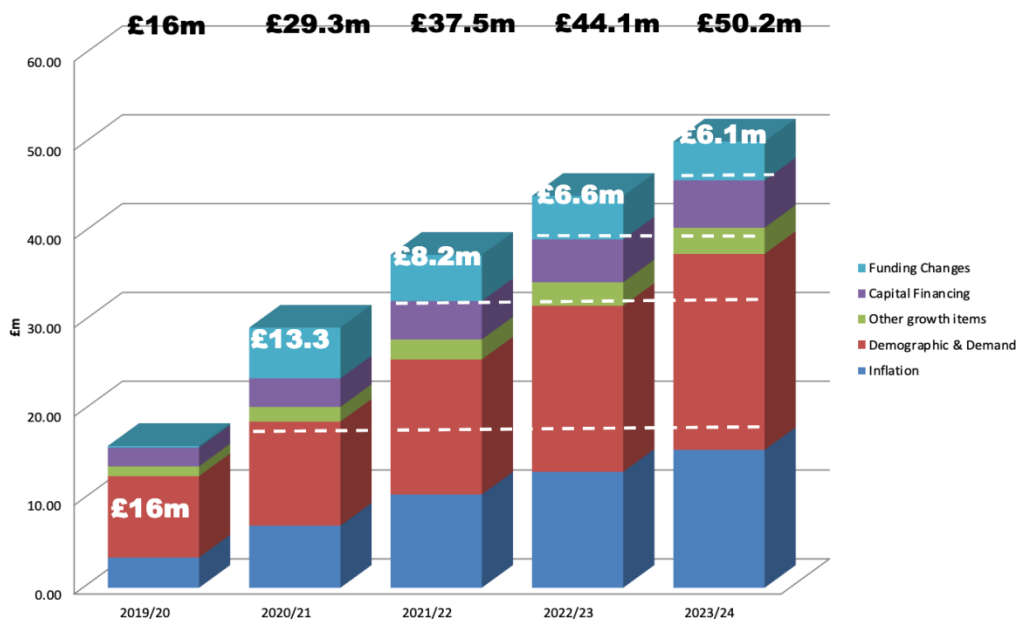
This Council, along with all local authorities, has experienced historically unprecedented reductions in funding. It faces difficult decisions about the services it should provide, and to what standard it should provide them. Some services remain a statutory priority whilst for others there is more scope for local discretion. Over the last few years the Council has been very successful in achieving efficiency savings and increasing commercial income. However, a further 'step change' is required given the size and impact of savings still to be made. The MTFS outlines the key areas of focus to deliver a balanced budget over the next five years including a review of priorities to ensure sustainable finances in the future.

### 1.1 Financial Context

Since 2010 all Councils have received less general grant funding from central Government each year. By 2020/21, Revenue Support Grant (RSG) will have reduced to zero from £21m in 2015-16. Government policy has been for local authorities to replace these grants with income from business rates, specific grants, the New Homes Bonus (a grant paid by central Government to reflect and incentivise housing growth) and increased commercial activity. This is in addition to running services more efficiently and embracing new technology to save money. Critically, in setting its spending assumptions for each local authority the Government assumes that each authority automatically increases Council Tax by the maximum amount allowed.

In reality, increasing service demand and demographic pressures continue to outstrip available funding. Our MTFS published in October 2018 outlined that the funding gap to 2023 was estimated to be £50.3 m, meaning the Council would need to reduce its net spend by around 44.5% (15.2% of gross spend) over the next five years. In the shorter term savings of £29.3m were required over the next two years.

**MTFS 2019/20 - 2022/23 Cumulative Budget Gap (based on current assumptions)**





**Notes:**

- *Inflation - Contractual and pay inflation allowance*
- *Demographic & Demand - Increased costs due to Demographic growth and increased service volumes (includes some rebasing of undeliverable savings items)*
- *Capital Financing- Revenue impacts of financing the Council's capital programme*
- *Funding Changes - Changes in Government grant funding, Council Tax and Business Rate income*
- *Other Growth Items - One-off costs and risk provision allowance for future savings delivery*

*The budget gap outlined in the Strategy does not include any increases in Council Tax - an increase of 3% per annum reduces the overall five-year gap by £14.3m.*

The Council has a good track record in making savings. Through efficiencies, good service planning and management, and new income streams, we have delivered savings of £55.4m between 2013/14 to 2017/18. A further £17m is expected in this financial year - a total of £72.4m over six years. This has been done with perceived minimal impact on frontline services.

For more detailed information on the Council's Financial Strategy, please read the Medium-Term Financial Strategy 2019/20-2023/24 which can be found online here:

<https://democracy.bathnes.gov.uk/documents/s53201/E3003z%20BATHNESMTFS.pdf>

## **1.2 The changing role of the Council**

To keep pace with increased demand, rising costs and reduced funding, we have no choice but to change the way we do things. We no longer have sufficient resources to be a universal provider of all services. We have already become a smaller organisation and this will continue, this does mean that we can no longer try to provide everything that we have in the past and to that same level, less money and people will mean fewer and different services. However we still want Bath and North East Somerset to be known for the excellent health and overall wellbeing of its residents. This means we must carefully decide what we spend by prioritising what services we deliver directly, what services we will commission from others, how we will work with other agencies and communities and what services we will withdraw from and over what timescale.

We have developed our three **corporate priorities** to help focus and prioritise services for our most vulnerable adults, children and families, and we will continue to deliver a range of high-quality statutory services within available resources.

We will also continue to invest in important local priorities such as public health, public protection, waste collection and cleansing, transport improvements, leisure centres and economic growth.

## **1.3 Pressures and Challenges**

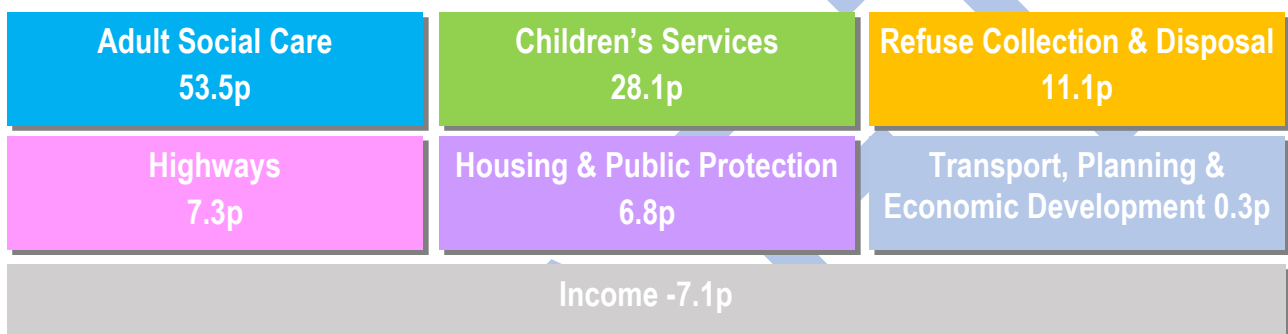
In common with all "upper tier" local authorities i.e. those that provide Adult Care and Children's Services we are experiencing increased demand for services and growing expectations at a time when there is less money

and fewer resources available. Both of these service areas have continued to improve efficiency and make changes to contribute to savings.

### Rising cost and demand for social care

Social Care covers everything from protecting some children before they are born through to ensuring people without a family and/or financial means receive a dignified burial, obviously there are a huge range of requirements in between these two extremes. We have invested in and improved the efficiency and effectiveness of social care services for adults and children & young people. In future, we must continue to prioritise caring for our most vulnerable residents.

However, it's important to understand the impact of rising costs and growing demand in this area. For every £1 of Council Tax being spent by the Council, nearly **82p** is spent on Adult Social Care and Children's services:



Why is the cost of care rising?

- ➔ Older people are living longer with complex combined health conditions which are costly and reflects our rapidly increasing & ageing population profile.
- ➔ Number of looked after children has risen by 40% in the past 5 years - supporting the 21 children with the most complex needs will cost over £3m in 2018-19.
- ➔ A decrease in local fostering households has led to an increase in independent fostering agency nights at an average cost of £112 per night.
- ➔ An increasingly challenged care market, struggling to recruit and retain staff, which is impacting on the availability and sometimes the quality of care home placements.
- ➔ The ongoing impact of Government's laudable national living wage policy and other wage pressures which are above inflation.
- ➔ Greater responsibility for children & young people with special educational needs and disabilities (SEND); the number of those with Education, Health & Care Plans rose from 692 in 2014 to 1062 in 2017 (a 53% increase), also the age range for those entitled to such support rose from 2-19 years to 2-25 years.

Prioritising these services means that all of our other services have to be funded from what is left - requiring some really hard decisions on where our money is best spent.

## **Reduced funding and increased reliance on business rates**

Local government has experienced continued reductions in funding, as mentioned earlier RSG will have reduced from £21m in 2015/16 to zero by 2020/21. We will have replaced around £8.8m of this through increased heritage and commercial income activities over the same time period.

The time horizon of the MTFS is five years with a detailed focus on the next two years for financial planning purposes. There is significant uncertainty beyond 2019/20 because the national approach to funding local government is under review. The Government's 'Fairer Funding Review' will assess the relative needs and pressures of local authorities to ensure the distribution of funding between them is fair.

The steady reduction in and eventual loss of RSG means the Council is under increasing pressure to become self-funding. This requires the Council to support economic growth to increase Business Rates receipts, support appropriate housing development to grow New Homes Bonus (note this is being replaced in 2020/21) and increase Council Tax receipts, raise money through commercial activities and by bringing in investment to the local area. This means a growing role for the Council investing in and securing a resilient local economy with new homes, offices and jobs. It also means we need to maximise Government funding via successful bids for specific projects and schemes.

## **Inflation and national living wage**

We are conscious that any rise in inflation and the national living wage\* will push up everyone's costs. Because we spend millions each year, even a small percentage rise in line with inflation impacts significantly on our budget.

*\*The National Living wage will rise by 4.9% from April 2019, increasing from £7.83 to £8.21 per hour, while the National Minimum Wage average rate for all age groups will rise by 4.4%.*

## **Rising maintenance costs**

It's not only the costs of care that's rising. We are facing higher costs for disposing of our waste to landfill, and maintaining our buildings, roads and green spaces.

## **Loss of economies of scale to support children with SEND**

Schools are funded separately via a dedicated grant given to the Council to administer. As schools become academies, Government takes back the element of the grant payable to the local authority in order to make payments directly to the academies. This means that the grant is progressively reduced and therefore the Council has to reduce the services provided to schools. It is estimated that over 80% of schools will have converted to academies by September 2019 and that all remaining schools will formulate plans to convert in the coming years.

It is important to note that our ongoing responsibility towards children and parents has not been removed. We remain responsible for supporting the growing number of children with SEND, we continue to have a duty to ensure there are sufficient school places to meet demand, to help to coordinate the schools admissions

system and to ensure that children leaving education have access to alternative provision, this despite losing many economies of scale. These responsibilities are funded through the Council's main revenue funding and allowed for in the budget proposals.

In summary, this means the Council continues to face a very real financial "squeeze" into the future. This is for reasons beyond our direct control and is no different to any upper tier local authority. Delivering future savings continues to be challenging and there are no easy choices which is why we have developed our three corporate priorities, so that we remain financial viable in the long term.

## **1.4 What have we already done?**

In 2015 we started a rigorous review of spending aimed at cutting waste and increasing efficiency. We've also been growing our income opportunities through prudent investment in property, housing and the economy and capitalising on Bath's heritage and tourism assets.

### **We have already saved £55m**

Since 2013, we've saved £55m, primarily through restructuring and re-designing services, social care efficiencies, reducing our estate, and improving our technology and capital financing arrangements.

In delivering these savings we have sought to minimise the impacts on front line services, for instance, we have used alternative delivery methods. We continue to be regarded as a good authority by independent inspectors (Ofsted). We have also kept Council Tax as one of the lowest in the South West.

### **We are investing in our economy and infrastructure**

Key strategic development projects such as Bath Quays and the regeneration of the Somer Valley will bring new offices and homes to the area, providing more opportunities and jobs for local people, whilst generating extra income from Council Tax and Business Rates, and providing more opportunities and jobs for local people. In addition, the New Home Bonus (a grant paid by central government to reflect and incentivise housing growth) will bring in £5.1m in 2019/20 that we can spend on frontline services.

### **'Invest to save' opportunities**

Some projects require us to invest significant funds in the short term so that they're sustainable, relevant and affordable into the future. The money saved (and income generated) over the longer term means that these investment projects make sound financial sense.

- ➔ We've combined our Library and One Stop Shop in Keynsham and Midsomer Norton. Along with investment in our community libraries, this work will save £450k a year from 2020 and ensure that all of our libraries thrive.
- ➔ New leisure facilities in Bath and Keynsham are an investment in health that will help reduce care costs in the future. The new contract with our partner GLL will deliver significant income back to the Council to offset (some of) the costs

- ➔ New waste services are designed to encourage residents to reduce waste and recycle more. On average a lorry load of rubbish costs us £1,000 to dispose of but we earn £100 for every load of recyclable waste; 75% of people's household waste is recyclable.

### **Good track record winning grants**

We have a good track record of winning bids for Government grants that attract investment into the area and raise money which help to fund projects that people care about. Recent examples include:

- ➔ Up to £30m to support the Bath Quays and Somer Valley Enterprise Zone, helping to create up to 2,500 local jobs at Bath Quays and around 400 jobs in the Somer Valley
- ➔ £1.1m a year Disabled Facilities Grants to support aids and adaptations for disabled people
- ➔ £3.5m to support affordable homes
- ➔ £7m of highway and transport improvement, including £2m to resurface Keynsham Bypass
- ➔ A share in a £200m scheme to bring superfast Broadband to Bath and North East Somerset
- ➔ Being chosen to pilot a scheme aimed at supporting new industries, creating jobs and stimulating investment in the local economy
- ➔ £18.3m for new and expanded primary school provision.
- ➔ Bath's Sydney Gardens. The UK's only surviving Georgian Pleasure Garden – will be restored thanks to a National Lottery £2.7m grant.

### **Secured Investment from WECA**

Having championed the creation of WECA, the Council and residents will benefit from extra revenue into the local authority budget and from a share of £1 billion investment in adult skills development and transport infrastructure, including major roads and rail networks, as well as cycling and walking routes:

- ➔ Annual revenue benefit of £2.5m per annum for the Business Rate Pilot.
- ➔ A share of £3.9m to help improve the skills of up to 3,000 adults
- ➔ £75k to progress the Safer Routes to Schools Scheme
- ➔ £400k towards improvements to the A39 / B3116 'Two Headed Man' junction
- ➔ £700k towards improvements to the A39/A368 'Bence's Garage' junction
- ➔ £40k towards improving cycle networks, including employer grants to encourage cycling to work
- ➔ Investment of £10m to support the University of Bath to establish a new Institute for Advanced Automotive Propulsion Systems
- ➔ Funds to develop the road improvements schemes at Freezing Hill Lane and Hicksgate
- ➔ £3.3m "love our High Street" initiative

### **We have become more self-sufficient**

We are appropriately capitalising on Bath's heritage assets and tourist attractions, as well as raising significant income from our commercial estate and services. Finding opportunities to raise income from these activities will become increasingly important in the coming years. Some examples include:

- ➔ ADL Development - our property development arm buys unused council property, refurbishes it and puts it back on the market. Its sale or rental income is then ploughed back into Council services. ADL will make considerable financial contributions in future years.

- ➔ Heritage Services – our museums and galleries generate significant funds for the Council. The Roman Baths is the second most profitable museum in the country, in 2017/18 it is anticipated that this would deliver an extra £1.52m more than 2016/17\*.

*\*These figures are based on estimates in the budget monitor as at October 2017.*

## 1.5 Pressing Government for Change

We have asked the Government to recognise the challenges we face and the solutions that might help, and have identified 20 key areas where a shift in approach or legislation could help us address pressures or mitigate additional future costs. We've included these as part of our response to the Government's Fairer Funding Review and have highlighted below four areas that we think are of particular concern to local people.

- ➔ **Council funding for student households** - Students are rightly exempt from paying Council Tax but Councils are no longer compensated by Government for this loss of income. As students in the city of Bath account for almost a quarter of all residents, such compensation would equate to over £3m in additional Council Tax income. In addition we receive no Business Rates on student accommodation, which is often run by highly profitable businesses.
- ➔ **Ability to introduce a Local Tourism Levy** - Visitors are important to our economy, but they also impact upon Council resources and services with around 5.8 million visitors every year. If a Local Tourism Levy was introduced, it would help. For example, a £1 nightly surcharge per room would bring in around £2.4m each year to be reinvested into the local area to help maintain over 5,000 listed assets and support the public realm, arts and culture.
- ➔ **Special Education Needs and Disabilities (SEND)** - We welcome the SEND reforms however we now face a significant increase in workload and support costs as a result and have asked the Government to transfer additional money to fund this important area.
- ➔ **Removal of non-domestic rate exemption for listed buildings** - This would not require a significant change in law and would enable us to bill for rates on empty, listed properties. We are currently missing out on £2.4m per year due to this exemption, income that could be used to provide services.

## 1.6 We are still delivering and improving good services

Despite the challenges, everyone continues to **'get the job done'** and provide residents and visitors with a high level of service, for example:

- 19,800 miles of road salted and 5,000 potholes repaired annually
- 17 parks, 60 play areas and 55 open spaces maintained
- 20,000 tonnes of recycling collected (including 5,000 tonnes of food waste) annually
- 2,400 care packages and 1,800 Education, Health and Care Plans
- Launched 'FixmyStreet' app with 687 fixes in one month

- Recycled 60% of the rubbish we collected
- Opened three community libraries and granted planning permission for the Hope House Centre
- Two 'South West in Bloom' gold awards
- Street Cleansing Apprentice of the Year in APSE Innovation Awards
- Launched our new combined staff and Chair's Community Awards with local partners
- Outstanding fostering and adoption services
- Good Child Protection services (Ofsted 2017)
- Some of the best schools in the South West
- 4 Green Flag parks and open spaces
- Exceptional award-winning heritage and tourist attractions
- Silver standard for our homelessness services

This is a very small sample of what we do for residents, workers and visitors every day.

DRAFT

## **Section 2 - What we plan to do**

£12m of additional savings will be delivered in 2019/20-2020/21

In addition to the £55 m already saved to 2018, we are delivering further savings of £12 m to 2021. This includes:

- Digital redesign of services (£2.4m)
- Heritage Services additional income (£1.0m)
- Savings from reviewing contracts (£2.0m)
- Further public transport efficiencies (£0.5m)
- Savings in office accommodation (£0.6m)
- Restructuring our Youth Connect Services (£0.3m) - £0.2m delivered in 2018/19
- Managing increasing demand for Adult Care through new commissioning arrangements (£2.4m)

Savings templates for 2019/20 can be found in Appendix 2.

### **Summary of what else we need to do...**

1. We need to find new ways of working which (i) support service delivery whilst radically cutting cost i.e. moving more services on-line (ii) rationalize our use of offices and (iii) cut travel time and cost.
2. We will prioritise the services we deliver in order to make the necessary savings while protecting our most vulnerable.
3. We must find better ways to work with residents, partners, voluntary organisations and parishes to help manage demand into the future and find ways to preserve locally valued services even if not provided or funded by the Council.
4. We need to become self-sufficient through increased commercial approaches and by growing and investing in our local economy (more homes, offices and jobs).

The scope for finding and delivering further large savings from efficiencies is limited and will require a radical shift around how services are delivered.

## **2.1 Core Services Offer**

Central to the success of the savings strategy and the Council's health and wellbeing ambitions for Bath and North East Somerset's residents is the delivery of the services under the new **Core Services Offer**, details of which are set out in **Appendix 1**.

In essence, a core services offer is ***the best service offer we can deliver based on the resources currently available to us***. Council activity will be funded according to priority outcomes, however we will continue to fulfil our statutory duties, offer support to those most in need, and assist with the economic development of the area.



## Key Messages:

Corporate Priority	Our Core Offer	What we can do as a Community
<p><b>Protect and care for our most vulnerable</b></p> <p><i>Fact: B&amp;NES provides support which enables 1,551 vulnerable adults to live independently in their own homes and also provides residential care for 1,000 people</i></p>	<p>We will prioritise support for people's health and care needs with a focus on helping people stay in their own homes.</p>	<p>We can all be good neighbours! Going online to access council services saves money to protect the front line - each face-to-face enquiry costs £9.00 whilst the same online costs 15p</p>
<p><b>Nurture residents' health, safety and wellbeing</b></p> <p><i>Fact: The Council receives over 1,100 service requests for Environmental Protection each year, ranging from noise complaints to filthy and verminous premises</i></p>	<p>We will work with the community and businesses to support health and safety, and provide public health functions and advice.</p>	<p>We can take responsibility for promoting our own good health and also consider how we can contribute at local level, whether recycling or being involved in litter picking</p>
<p><b>Provide ways for everyone in the community to reach their full potential</b></p> <p><i>Fact: Last year, 8 of the 9 interns in our Project Search programme went on to employment</i></p>	<p>We will promote a strong local economy, affordable homes and local transport. We will focus our support on young people to develop their skills.</p>	<p>There are a whole range of ways we can get involved in our communities – this could range from helping out at a community library to helping a child with their reading, or paid fostering</p>

As part of the Core Services Offer, we are introducing the **Bath & North East Somerset Deal** (the 'B&NES Deal'). It is based on the very successful approach adopted by other Councils and is an informal agreement between the Council and everyone who lives or works in the area to work together to create a better place to live work and visit.

## 2.2 Our Commitment to achieve the Core Offer

For the B&NES Deal, we need to be clear about:

- ➔ What we can realistically deliver within foreseeable resources
- ➔ How we listen to and work with communities
- ➔ What you will see us start to do less of - letting you know in advance about changes, and trying to work things through with you
- ➔ How the council would like communities to work with us as we look for new ways of delivering our priorities

Above all, we need to encourage listening and engagement, find ways to work together, and focus on our priorities using mechanisms like our new Parish Charter. This was developed jointly between our Parish Councils and B&NES, and encourages listening and working together.

## 2.2 Additional Areas of Focus

The time horizon for the MTFS is five years and the key strands for savings are:-

- ➔ **Maintaining commercial income** to increase discretionary charges only where appropriate, and ensure statutory charges are based on full cost recovery.
- ➔ **Shared services** where appropriate / right sizing:
  - Review shared service opportunities with the CCG, WECA, and other local authorities
  - Assess future staffing and management requirements through new ways of working / digital / office estates to deliver the core services offer.
- ➔ **Managing Demand**, for instance, signposting and investing in self-help and early intervention to reduce demand on specialist roles. This includes through more integration with the CCG, reducing unnecessary referrals and ensuring that other statutory services play their full part in supporting vulnerable children and adults and building on our conversations with voluntary sector and local communities.
- ➔ **Reviewing Contract Spend** of all contracts for services to reduce costs.
- ➔ **Reviewing Capital Programme** to ease staffing capacity issues and financial pressures, ensure schemes still meet key priorities and reduce financial and delivery risks.
- ➔ **Achieving greater self-sufficiency** - we have asked Government for powers to raise more local funding such as through the tourism levy and incorporated this as part of our response to the Fairer Funding Review.
- ➔ **Being an enabler:** we will support the community to act locally. For example, the recent launch event of Compassionate Communities talked about how we can make the most of existing supportive family/friend/neighbour networks and to help people to build new ones.

The above strands of work will stretch over a number of years.

## Section 3 - New Ways of Working

We recognise our core services offer will only be successful if we:

- a) **Change** how we currently do things;
- b) **Support** our service delivery partners in contributing to the overall wellbeing of the area; and
- c) **Work together** with residents on developing a sustainable offering for the future.

As part of our new approach, we have agreed a new **Organisational Vision** and a set of **values and behaviours** to help us stay focused on what matters and deliver our corporate priorities:

### Our organisational vision...

**We are outcomes driven, working to provide the right services and solutions for our communities.**

**Our culture is open, owns decisions and is resilient.**

**We trust each other to act in the best interest of residents, customers and colleagues.**

### We will...

- ➔ **Learn** from everything we do. We apply our learning to continually make improvements.
- ➔ **Use evidence** to make informed decisions to find cost effective solutions and reduce demand.
- ➔ **Embrace** diversity and value everyone's contribution.
- ➔ **Be resourceful** and efficient by reviewing our processes, removing duplication and making digital preferences.



As part of their Directors' Plans, services have identified a number of new and improved ways that we can work together. The table below provides an example of these for each service area to show what this means for frontline services as they support the core services offer:

Directorate	Examples of New Ways of Working
<b>Children &amp; Young People</b>	In line with the Children and Young People Plan 2018-2021, we will have a greater focus on: intervening early; on ensuring a 'Think Family' approach; and on providing support for families where adults are experiencing complex difficulties associated with poor mental health, drug and alcohol problems, and domestic abuse.
<b>Development</b>	Increase apprenticeships, graduate interns, graduate trainees etc.: <ul style="list-style-type: none"> <li>➔ Investigate the possibility of creating graduate trainees or interns in Planning, Environmental Health etc.</li> <li>➔ Explore opportunities for apprenticeships to support succession planning for Pest Control, Planning and Environmental Health and other teams</li> </ul>

Directorate	Examples of New Ways of Working
	➔ Use Local Authority Building Control approved apprenticeship training courses for Assistant Building Control Surveyor to be able to use the apprenticeship levy for training
<b>Economy &amp; Growth</b>	We are increasingly working with Bath Spa University, the University of Bath and Bath College to make more of the teaching and research excellence and talent within those institutions to support the area's economic development, particularly linking to business. This includes the potential to develop and deliver a shared space in the Enterprise Zone and a Talent Institute, with a focus on health and well-being.
<b>Education Transformation</b>	Linking Early Years Leads in Multi Academy Trusts with the local authority to close the attainment and achievement gap for our most deprived children and raise standards.
<b>Environment</b>	We will continue to develop our local community and volunteer networks to support the added value and discretionary elements of our environmental services. We will continue to work with our public and private sector partners to identify innovative delivery models and work in more formal partnerships when we can demonstrate better outcomes and value for money for our communities.
<b>Finance</b>	We will continue to align to the new needs of the Council, improve financial reporting and complete the simplification of our processes and systems. We will be assisting with the enabling of all payments through the website as well as finalising our projects for centralisation of debt management and procurement.
<b>Integrated Commissioning</b>	The new domiciliary care service model will expect a "re-abling" approach from care workers, rather than a "do-for" approach. This will be developed as part of the new model during 2019-20.
<b>Legal &amp; Democratic</b>	Look to develop a "shared service" model with at least one other local authority to deliver efficiency savings and build service resilience.
<b>Partnership &amp; Corporate Services</b>	A joined up multi-disciplinary team has been set up to facilitate a new agile and customer focused way of working across the organisation including digital transformation.
<b>Public Health</b>	In order to manage essential work with current staffing levels, particularly involving commissioning, it is likely that some of the work of leading broader strategic partnerships (e.g. physical activity and food) and contributing health input to some of the wider determinants of health (such as spatial planning, transport and housing) will diminish.
<b>Safeguarding &amp; Quality Assurance</b>	Changing the culture by implementing the 'three conversations' and iThrive model*.

*\* The iThrive model is based on tierless provision around key stages of staying well (which includes self management), getting help and Crisis, with the intention of recognising that people will need to move around those levels and be supported appropriately at all stages. This builds on the model already in place across children and adolescent mental health in B&NES, thus providing an integrated all age model.*

We have also committed to review all of the Councils access channels to deliver “digital by default” and to review our response time to our general enquires and complaints.

## **Section 4 - Delivery of the Plan**

### **4.1 Corporate Risk Management**

Delivering against the Council’s priorities with a smaller budget is challenging and not without risk. Increased demand, rising costs and reduced funding means we have to carefully prioritise so that key risks are managed or mitigated. The benefits gained in managing risk are positive and should deliver better quality strategic, operational and financial management, statutory compliance, improved service delivery and the avoidance of unnecessary costs or reputational damage.

However, we need to do this within a smaller organisation and our actions need to be proportionate. As a consequence, we are refreshing our risk management strategy to ensure that we continue to focus key management actions in the right areas to enable delivery of key priorities.

Our aim is to continue to manage risks at three different levels:

- ➔ **Corporate / Strategic** - Impacts are cross-Council or of very high significance
- ➔ **Operational / Divisional** - Impacts are localised on delivery of functional or team objectives
- ➔ **Major Projects** - Impacts are significant against delivery of key Council priorities

An overarching principle of our new strategy is to develop our risk management processes and procedures alongside existing and newly developing corporate arrangements. This should have the clear advantage of achieving and demonstrating an embedded risk management process, and reduces the need for additional reporting.

### **4.2 Performance Management**

The Council’s new performance framework is based on a small number of high-level **vital signs**. This ensures that we keep clear line of sight of critical matters during the upcoming changes, with operational and delivery matters discussed through quarterly, narrative-based business review meetings.

The vital signs and contextual information are reviewed with Directors’ Group on a quarterly basis, with a written briefing taken to Cabinet. In 2019/20, this information will be published online.

## **5. Conclusions**

The Council has a very good track record on making savings as our contribution to managing wide public spending. We have made some difficult decisions and continue to face further challenges. However, we have a robust approach which combines maximising efficiency, becoming more commercial, asking Government for greater freedom to innovate and working more closely with our communities and parishes. This plan sets out how we will deliver further savings whilst continuing to protect front line services into the future.

This page is intentionally left blank

## Appendix 1 - Core Services Offer

### We will protect and care for our most vulnerable

- ➔ Ensure a robust safeguarding system to protect children and adults at risk
- ➔ Assess and meet needs of children and young people where they have suffered significant harm or are at immediate risk of significant harm
- ➔ Provide an alternative home for children unable to live with their parents or extended family, and ensure all their needs are met into adulthood
- ➔ Assess and meet the needs of children with Special Educational Needs and Disabilities
- ➔ Assess and meet social care and support needs for adults
- ➔ Provide effective housing options for vulnerable households, including the homeless

### We will nurture residents' health, safety and wellbeing

- ➔ Provide / commission services for families in our area that support them to raise their children
- ➔ Provide priority public health functions and advice to promote good health and reduce health inequalities
- ➔ Assess the needs of carers and provide appropriate support
- ➔ Help ensure our communities are kept safe
- ➔ Work with the community and businesses to support the health and safety of everyone who lives, visits and works in the area
- ➔ Provide a waste and recycling service and encourage all residents to reduce waste
- ➔ Maintain public buildings, highways and assets so they are safe to use
- ➔ Help to secure a sustainable, low carbon future

### We will provide ways for everyone in the community to reach their full potential

- ➔ Secure sufficient school places in our area and identify school capacity issues
- ➔ Contribute to maintaining a viable and sustainable economy
- ➔ Plan for and seek local and national funding to support the delivery of homes including affordable homes, jobs and sustainable transport options to meet community needs
- ➔ Support those furthest from the employment market or experiencing a mental health crisis to gain and sustain employment
- ➔ Provide a modern library and information service
- ➔ Use the area's distinctive heritage, hot springs and natural environment to support economic prosperity and enrich the lives of the local community
- ➔ Contribute with partners towards early intervention to prevent, delay or reduce need and promote independence
- ➔ Monitor performance of all schools and early years settings with a specific focus on disadvantaged groups of learners
- ➔ Identify children missing out on education and act to meet their educational needs
- ➔ Support young adults that have left our care until the age of 25

**Note:** There will be some services that do not directly support the corporate priorities, but which the Council has a legal duty to provide, for example, enabling residents to register births, deaths and marriages. We will continue to deliver these services within the resources available.

This page is intentionally left blank



# Working Together on our budget, our plans and our communities

## Budget Q&As 2018

### Chew Valley Forum

Date: 26<sup>th</sup> November 2018

Venue: The Library Chew Valley School

No of attendees: 16

**Presenters:** Mike Bowden introduction, Cllr Charles Gerrish. The presentation given can be found [here](#). Following the presentation a question and answer session was held.

<b>Question 1:</b>	<b>Assuming it were to go through will the Bath Clean Air Zone (CAZ) affect revenue?</b>
Answer 1:	Any revenue raised from charges would first go towards the zone's on-going operating costs. Any surplus revenue would have to be re-invested in projects that encourage cleaner transport and travel in and around Bath.
<b>Question 2:</b>	<b>Might the Clean Air Zone also come with bigger costs?</b>
Answer 2:	The costs for implementing the Clean Air Zone are being met from central government funding.
<b>Question 3:</b>	<b>What modelling has been done for Brexit given the income from tourism?</b>
Answer 3:	The Local Government Association are providing advice to local councils. The fall in the pound has led to an increase in visitors from abroad and from UK visitors staying in the UK.
<b>Question 4:</b>	<b>A significant number of carers come from overseas – are you concerned that the care sector could implode as a result of Brexit?</b>
Answer 4:	We do share these concerns and lobbying has taken place through the LGA. It is recognised that caring should not be seen as a low-skill profession.
<b>Comment 1:</b>	<b>Carers may have qualifications that may not be recognised here in future.</b>
<b>Comment 2:</b>	<b>There has been a massive increase in people with mental health needs but not all organisations can cope or are qualified to address these.</b>
Response 2:	We are dependent on external funding to deliver services and work closely with organisations such as DHI (Developing Health and Independence). There is some funding from the Government to assist but demand is outstripping supply.
<b>Question 5:</b>	<b>You mentioned a 40% increase in looked after children – this seems high – why the increase?</b>
Answer 5:	There are a number of factors, including unaccompanied asylum seeking children and an increase in children with significant health conditions. our numbers were low to start with, but the increase has now brought us up to the national average. it is hard to pinpoint a single factor but we are a small population so one or two large families can impact the percentages.
<b>Comment 3:</b>	<b>You said that 82p in the pound is spend on adult and children's social care but need to make a £50m saving over the next 5 years. By the time you get to this, you will only be delivering care and tiny bit of something else.</b>
Response 3:	We hope not – we hope to generate more income, for example through our housing company. We are being very pro-active in this respect.
<b>Comment 4:</b>	<b>The Wigan Deal was presented to the Clinical Commissioning Group and is a powerful story. Getting communities to work better together and the 'invest to</b>

	<b>save' model are critical.</b>
Response 4:	Yes adult social care in particular is a national problem. We understand that the Government is preparing a green paper on this issue. We are still waiting for this but it could change things.

## **Somer Valley Forum**

**Date: 29<sup>th</sup> November 2018**

**Venue: Midsomer Norton Town Hall**

**No of attendees: 15**

**Presenters:** Martin Shields introduction, Cllr Charles Gerrish and Ashley Ayre. The presentation given can be found [here](#). Following the presentation a question and answer session was held.

<b>Question 1:</b>	<b>There needs to be a level playing field for businesses in the High Street. There are too many charity shops – can we do anything about this?</b>
Answer 1:	There have been some recent changes for smaller shops in respect of business rates. Cllr Myers has also secured investment in Bath and Midsomer Norton High Streets from a WECA fund of up to £10m.
<b>Question 2:</b>	<b>I'm very disappointed that the arts have been cut, especially in the light of escalating mental health issues – they can be very helpful with this. Is it worth cutting in light of this?</b>
Answer 2:	If we continued to fund this service, we would have to cut something else. We don't want to cut services but we do need to balance the books.
<b>Question 3:</b>	<b>The figure of £100 income for every lorry of recycling has been around for some time but the Chinese are becoming more discriminating on what they will accept. Will this figure change?</b>
Answer 3:	We do not send our recycling materials to China - it is dealt with more locally. However, the costs of disposal of waste will increase so we do need people to recycle more. We can interest organisations in buying recyclable items that they can re-use and officers are currently looking at how to maximise these opportunities.
<b>Question 4:</b>	<b>In terms of the Capital Programme Review, we know about Bath Central Library – are there any others?</b>
Answer 4:	Some projects have been taken out of the programme as they have been completed. Other schemes have been reviewed so spend figures and profiles may be updated.
<b>Comment 1:</b>	<b>Reporting via Fix My Street has been very successful. I reported a broken manhole cover at 8.45am and it was fixed by 11am the same day. It is easy to moan but many things do get done.</b>

## **Keynsham Area Forum**

**Date: 3<sup>rd</sup> December 2018**

**Venue: Keynsham Community Space**

**No of attendees: 28**

**Presenters:** Martin Shields introduction, Cllr Charles Gerrish and Ashley Ayre. The presentation given can be found [here](#). Following the presentation a question and answer session was held.

<b>Question 1:</b>	<b>The media have led us to believe the Council will make an extra contribution to Policing – is this true?</b>
Answer 1:	The Council collects the precept for a number of organisations including the Police. They set their own precept. The Council does not fund the Police directly – the precept comes from Council Taxpayers.

<b>Question 2:</b>	<b>There is a budget line of £250k for Saltford Station. The Leader of the Council has been quoted as saying that no trains will stop there, so will this budget item be dropped?</b>
Answer 2:	The Council continues to support the proposal.
<b>Comment 1:</b>	<b>Saltford Parish Council has had a letter from Network Rail contradicting what the Council has said regarding a station's viability.</b>
Response 1:	The proposal for a station at Saltford is now the responsibility of the West of England Combined Authority (WECA) and the Council has agreed to allocate a budget line. However, WECA is proposing a light rail which will include more stops with such a system.
<b>Question 3:</b>	<b>Where will the traffic go if there is light rail on the road?</b>
Answer 3:	The light rail would run alongside the existing rail line, not on the road.
<b>Question 4:</b>	<b>I appreciate the work that Councillors and officers do to produce these budgets. I am dismayed at the £50m cuts over the next 4 – 5 years. The Government has been condemned by the United Nations. I am impressed that Cllr Gerrish is on top of his brief. However, I would have liked to see this information in a booklet beforehand. I propose that a meeting of the citizens of Keynsham be arranged so we can go through the budget and come up with suggestions. There are public loan boards – have we got anything like that? Do we fine bad landlords?</b>
Answer 4:	<p>Yes we do fine bad landlords and there have been articles in the press about this. The Council does not have any PFI commitments and has reviewed its borrowing but the penalties of paying off loans sometimes outweigh the savings. The last borrowing in October was at a cheaper rate than a loan taken out in April due to the diligent work of officers.</p> <p>This Forum is not solely for the citizens of Keynsham but a wider geographic area. The whole point of the Forum meetings is to reach out to the community and there is a limit to what we can resource in terms of organising and holding further meetings. The Forum meetings are also non-political. The budget presentation will be circulated to the Forum and if you have any further questions or suggestions, these can be passed to officers. We will look at how we engage in the future.</p>
<b>Question 5:</b>	<b>Is it correct that Business Rates go to Central Government?</b>
Answer 5:	They did, with a proportion coming back to the Council – around 46% with the rest shared amongst other Local Authorities. When the Council joined WECA we were able to retain them which gave us £2m income. However, there is a review by the Government on the amount of business rates that local councils will be able to retain which has not yet been confirmed.
<b>Question 6:</b>	<b>So, if we could retain 100% of Business Rates, we wouldn't have a deficit issue?</b>
Answer 6:	The budget pressures continue, an example being that the law changed which required Council's to continue to support young people with Special Educational Needs until they are 25, not 18. There are no funds from Government to support this and we do not have the necessary educational facilities within our district. Therefore, we have to pay to transport such students to suitable colleges outside the area.
<b>Comment 2:</b>	<b>There has been a reduction in Youth Services annually for years. Keynsham Town Council has taken them over here. It is good to hear about the staff mutual but you haven't told us how this works.</b>
Response 2:	The staff mutual will be able to access external funding that the Council cannot. The staff will no longer be employed by the Council and the youth centre buildings the Council own will be run differently – this is how savings will be made. The Council will make a £500k provision to support the mutual.

<b>Question 7:</b>	<b>So it is being done on a wing and a prayer?</b>
Answer 7:	No – a business case has been prepared and will be ratified by the Council.
<b>Comment 3:</b>	<b>Charities such as the Citizens Advice Bureau (CAB) get a grant to help the most vulnerable which you say is one of your priorities. However, if you cut their £5m grant by 10%, there will be a reduction in their services. I have volunteered with them for 12 years and they help a lot of people.</b>
Response 3:	<p>We have no plans to re-negotiate our contract with the CAB as part of this budget.</p> <p>The Government recently announced that the CAB nationally will take on the advisory service for Universal Credit, so they will get funds from central Government. We commission £130m worth of services a year from the third sector and community groups and need to keep this under review but have not reduced the grant to the CAB. However, balancing the books does mean cuts elsewhere. With just over 81p in the pound going on vulnerable children and adults, this is a challenge.</p> <p>We have just signed with the CAB for the next year and as well as funding, we give them free access to our premises including office space.</p>
<b>Comment 4:</b>	<b>The Keynsham Winter Festival took place last week and volunteers from Keynsham Wombles collected just 7 bags of litter. This is astonishing for an event that attracted 6,000 people. In previous years, they have collected 30 bags of litter so the messages around this are filtering through.</b>

## **Joint 3SG Bath City, Cam Valley and Bathavon Forum**

**Date:** 10<sup>th</sup> December 2018

**Venue:** Brunswick Room, Guildhall, Bath

**No of Attendees:** 32

**Presenters:** Ashley Ayre introduction and Cllr Charles Gerrish. The presentation given can be found [here](#). Following the presentation a question and answer session was held.

<b>Question 1:</b>	<b>When Ben Howlett was MP the estimated no of jobs created from Bath Quay's site was 5,000 jobs and now you state that there will be 9,000 jobs created. How can you achieve those numbers?</b>
Answer 1:	It is important that we create jobs locally particularly highly skilled jobs. There are a vast amount of people who travel out of the area for work and those travelling in. This will help reduce in and out commuting.
<b>Question 2:</b>	<b>There are 43 empty shops in Bath what type of employment space will be created.</b>
Answer 2:	We are looking at creating more office accommodation to attract new businesses into the area.
<b>Question 3:</b>	<b>You talked about building affordable homes, can you confirm that there will be an increase and not a net decrease?</b>
Answer 3:	I am unable to give the exact figures regarding housing growth numbers but it's important that we identified sites and current constraints such as lobby government about Air BnB and HMOs. Although it's not that straight forward, as HMOs are not always taken up as student houses, they are also used by young professionals.
<b>Question 4:</b>	<b>Explain the thinking behind the housing company.</b>
Answer 4:	The Council used to provide social housing. In early 2000, the Council took a decision to pass its housing stock to the social housing provider, which was Somer Housing, now known as Curo. From that point the Council ceased to have a housing revenue account. The property company is at arms length, although the Council is the sole shareholder. The company is converting a number of empty premises above the shops. These have remained empty for a number of years. This is an opportunity to convert them into residential uses. We are also converting our former

	Council offices in Keynsham into 95 new homes, some will be available for sale and some rented. The income will come back to the Council.
<b>Question 5:</b>	<b>I understand the principle, but why can't the Council just deliver them?</b>
Answer 5:	We cannot compete with the social housing provider. The property company can bring forward sites that wouldn't have happened otherwise. There is a site in lower Weston that we are working with the Duchy. It's a unique site and we are looking at developing sustainable properties.
<b>Question 6:</b>	<b>Clearly there is a growing expectation for volunteers to step forward, is there evidence that there are enough volunteers to take up the slack</b>
Answer 6:	There are never enough volunteers. Good neighbours and being neighbourly is different from volunteering.
<b>Question 7:</b>	<b>There is advice that 15% of the transport budget should be allocated to cycling and walking, will you ensure that the transport budget is adequately split to fund cycling and walking initiatives?</b>
Answer 7:	I suggest we take this away and find out more.
<b>Question 8:</b>	<b>There is a shortfall in the budget of £6million before Council tax increases. What would 1% Council tax rise be?</b>
Answer 8:	1% raises about £800k. Council tax rises are capped.
<b>Comment 6:</b>	<b>There is often confusion between volunteering and the voluntary sector. Many voluntary organisations are quite sizeable and have paid professionals. It is very different.</b>
<b>Comment:7</b>	<b>There are many young professional and young vulnerable people who need housing to rent particularly those under 25.</b>
Response: 7	We are working with the YMCA on a housing project.
<b>Question 9:</b>	<b>In terms of working together, placed based commissions, health and education, what are you doing to help those young people who are excluded from school.</b>
Answer 9:	The majority of schools in B&NES are now Academies. We commission alternative provision working with and involving schools and other partners. The education service is shrinking. We do monitor exclusions and challenge them.
<b>Question 10:</b>	<b>Within the presentation you highlight the negative impact of the Universities on the Council tax and the loss of HMOs, what are you doing to ensure they pay their way?</b>
Answer 10:	We are having conversations with both universities. There is a degree of engagement and we hope to reach a degree of understanding.
<b>Question 11:</b>	<b>The average salary is £27.5k, how many properties in the Keynsham development will be within their price range?</b>
Answer 11:	We are developing 95 new homes, some will be under £150k and will be available for local people. We will go back to the Board and ask for more information.
<b>Question 12:</b>	<b>One good thing that has happened is the waste collection which must have saved money and is also good for the environment. Have you got other ideas to make improvements, such as encouraging businesses to recycle?</b>
Answer 12:	This is a very good point. Our enforcement teams are very proactive and take action against businesses.
<b>Question 13:</b>	<b>How do you guarantee that affordable housing doesn't get taken over by investment?</b>
Answer 13:	This is a decision for the Company Board and it is an issue that we will be addressing with them.

<b>Question 14:</b>	<b>In your presentation you refer to the Wigan Deal. They ask citizens to commit to doing their bit. Are you planning to roll out something similar? How can we help you with developing ideas and work with you?</b>
Answer 14:	We are using the basis of the Wigan Deal. A meeting last month of the voluntary sector focussed on how we can work together and promote the services that are available locally. An example given was the Frome Model, there is an opportunity to create something similar in Banes. We are keen to hear new ideas.
<b>Question 15:</b>	<b>In relation to your acquisitions for commercial property with another local authority are you also looking at property for housing and what is the % debt to the value of the property?</b>
Answer 15:	The Council owns a number of commercial properties throughout the city, most of which are within retail. The retail sector is not very buoyant and therefore it's important to diversify our holdings. Rather than dispose of property we are acquiring additional property. The level of debt is lower than the private sector. The previous administration agreed to purchase an old bank building on Milson Street. The overall proportion of debt is 30% of the property value.
<b>Question 16:</b>	<b>Does the Council subsidise refugees and can we accept further refugees? There is a family who is in unsuitable housing.</b>
Answer 16:	The families accepted under the Government's scheme come with a funding package. Some of the grant is to help set up their accommodation. With regard to additional families this will be subject to suitable accommodation. We currently have 18 unaccompanied children in the resettlement scheme. With regard to the specific case you mention we should talk after the meeting about this.
<b>Question 17:</b>	<b>There are more cuts that need to be found, at what point will we no longer be able to achieve the cuts?</b>
Answer 17:	The Fair Funding review will be announced in the Spring. This may give us some answers. The model is currently unsustainable. We have first class special schools and therefore we do attract people from outside the area to relocate. The additional pressure to fund SEN up to the age of 25 have added further pressure on local authority budgets as there was no additional funding available.

## PLANNING, HOUSING AND ECONOMIC DEVELOPMENT POLICY DEVELOPMENT AND SCRUTINY PANEL

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>

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, 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), Civic Centre (Keynsham) and at Bath Central, and Midsomer Norton public libraries.*

Ref Date	Decision Maker/s	Title	Report Author Contact	Director Lead
<b>15TH JANUARY 2019</b>				
15 Jan 2019	PHED PDS	Housing Options for Vulnerable People	Graham Sabourn Tel: 01225 477949	Director of Economy & Growth
15 Jan 2019	PHED PDS	Corporate & Budget Planning 2019-20	Steve Harman  Donna Parham Tel: Mob: 07530263207  Tel: 0122539	Director Finance - Section 151 Officer
21 Jan 2019	CTE PDS			
28 Jan 2019	CYP PDS			
30 Jan 2019	HWSC			
<b>12TH MARCH 2019</b>				
12 Mar 2019	PHED PDS	Joint Spatial Plan	Lisa Bartlett Tel: 01225 477281	Director Development and Public Protection
<b>ITEMS YET TO BE SCHEDULED</b>				
	PHED PDS	Local Industrial Strategy (WECA)	John Wilkinson Tel: 01225 396593	Director of Economy & Growth
The Forward Plan is administered by <b>DEMOCRATIC SERVICES</b> : Mark Durnford 01225 394458 Democratic_Services@bathnes.gov.uk				