

Climate Emergency and Sustainability Policy Development and Scrutiny Panel

Date: Monday, 30th September, 2019

Time: 4.00 pm

Venue: Council Chamber - Guildhall, Bath

Councillors: Karen Walker, Tom Davies, Alison Born, Shelley Bromley,
Sue Craig, Joel Hirst, Lucy Hodge, Lisa O'Brien and Grant Johnson

Reserve member: Dr Kumar

Panel members only - please note there will be a Panel pre-meeting at 3.30pm in the Council Chamber



Michaela Gay

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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.

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

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**Climate Emergency and Sustainability Policy Development and Scrutiny Panel - Monday,
30th September, 2019**

at 4.00 pm in the Council Chamber - 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 (Pages 5 - 10)

8. CORPORATE STRATEGY FRAMEWORK (Pages 11 - 16)
9. COUNCIL HOUSE BUILDING PROGRAMME UPDATE (Pages 17 - 24)
10. PANEL WORKPLAN (Pages 25 - 28)

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 senior officers.

The Committee Administrator for this meeting is Michaela Gay who can be contacted on 01225 394411.

BATH AND NORTH EAST SOMERSET

MINUTES OF CLIMATE EMERGENCY AND SUSTAINABILITY POLICY DEVELOPMENT AND SCRUTINY PANEL MEETING

Monday, 22nd July, 2019

Present:- **Councillors** Karen Walker, Tom Davies, Alison Born, Shelley Bromley, Sue Craig, Joel Hirst, Andy Wait (in place of Lucy Hodge), Lisa O'Brien and Grant Johnson

1 WELCOME AND INTRODUCTIONS

The Chairman welcomed everyone to the meeting.

2 EMERGENCY EVACUATION PROCEDURE

The Chairman drew attention to the emergency evacuation procedure.

3 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Councillor Hodge sent her apologies and was substituted by Councillor Wait. Dr Kumar sent his apologies.

4 DECLARATIONS OF INTEREST

There were none.

5 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

There was none.

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

Councillor Lisa O'Brien made a statement to the Panel regarding recycling 'difficult plastics' and public water fountains. *A copy of this statement is attached to these minutes.*

Councillor Warren, Cabinet Member for Climate Emergency and Neighbourhoods responded that her colleague Councillor Wood was aware of the recycling plastics solution and was looking into this.

Councillor Crossley, Cabinet Member for Community Services reported that he had had discussions with Wessex Water regarding public water fountains and that he was seeking a similar discussion with Bristol Water.

7 CLEAN AIR ZONE CHARGING ORDER

Cathryn Brown, Team Manager for Licensing and Environmental Protection and Chris Major, Group Manager for Transport and Parking introduced the report. They informed the Panel that there would be a report to the Cabinet on this issue in September 2019.

Panel members made the following points and asked the following questions:

In response to a query from Councillor Hirst regarding recognition for small businesses working in the city (for example window cleaners), the officer explained that a number of mitigations would be available, local businesses would be able to access loans or grants.

In response to a query from Councillor Hirst regarding anti idling measures, the officer explained that there are proposals for managing this including funding for additional staff on the ground.

Regarding pedestrianisation, the officer responded to Councillor Hirst by explaining that a range of options would be put forward as part of the CAZ project and the move towards a more sustainable agenda. Councillor Warren, Cabinet Member for Climate Emergency and Neighbourhoods, commented that finding alternatives to car travel is important to this administration. She explained that the CAZ project is prescribed by the Government so there are some restrictions regarding timescales and she was awaiting the outcome of bids submitted.

In response to a query about electric car charging points from Councillor Craig, the officer explained that the authority as requested funding for 120 charging points as part of their bid. He further explained that there would be some challenges in putting charging points in some areas of the city where there is dense housing. The issue of charging points for taxis was also raised.

Councillor O'Brien asked about the current independent review of the CAZ, the officer explained that this was a new review of the processes and frameworks.

In response to a query from Councillor O'Brien regarding the charging points proposed by Bath Rugby, the officer confirmed that these would be in addition to the 120 that the authority had bid for.

Responding to a query from Councillor Born, the officer explained the current situation with the CAZ is that the authority is waiting to hear from the Government regarding funding bids. She added that there will be a report to Cabinet in September and that more information is available on the Bath Breathes website. www.bathnes.gov.uk/bath-breathes-2021-overview.

Councillor Born asked about electric car sharing clubs and the officer explained that proposals will be rolled out.

Councillor Davies asked about the loans available to businesses. The officer explained that he is working with central government on a package of measures.

Regarding questions from Councillor Hirst on Park and Ride vehicles carrying buses and the 42 bus service, the officer explained that the 42 service is a commercial service and subject to tender (as are 90% of bus services in the authority). He explained that there would be discussions with the RUH and others to determine which services are most needed to keep cars off the road. Regarding buses carrying bicycles, the officer explained that this would cause difficulty with some bus operators but he would continue to try and find solutions.

Councillor Bromley asked about security at Park and Ride sites if the opening hours are extended. The officer explained that the cost of an increase in CCTV and lighting on Park and Ride sights is included in the CAZ proposals.

In response to a question from Councillor Wait regarding the timescales for the response from the Government, the officer explained that it was due on 22nd July 2019 (today). The officer explained that the authority would assess the situation when the Government response was received.

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

8 REVIEW OF STATEMENT OF LICENSING POLICY AND CUMULATIVE IMPACT AREA

Cathryn Brown, Team Manager for Licensing and Environmental Protection gave a presentation to the Panel (*presentation slides are attached to these minutes*). She also introduced Geoff Cannon from Avon and Somerset Police. The presentation covered the following:

- What is the Statement of Licensing Policy
- Role in promoting the local economy
- Opportunity to celebrate what has already been achieved
- Code of best practice for licensed premises
- Review of Cumulative Impact Policy
- Existing Cumulative Impact Area (CIA)
- How incidents of crime and disorder in 'on trade' premises have changed since 2004
- Proposed Cumulative Impact Assessment
- Public consultation

The officer explained that the Panel's comments on the above would be fed into the formal consultation.

Panel members made the following points and asked the following questions:

Councillor Craig asked if feedback has been sought from residents as well as from the police. The officer confirmed that residents associations had been consulted.

In response to Councillor Craig's query regarding whether the police are always notified of anti-social incidents, the police representative explained that information from street marshals' mirrors the call information. He further explained that some

incidents are dealt with in-house and reported through the Pub Watch scheme. He confirmed that he looks at every single incident log to make sure all data is captured.

Councillor Davies stated that the cumulative impact area was being drawn down into the town more (away from Walcot Street) and commented that there is not a residents association in that area. The officer explained that Abbey Residents Association had been consulted and took contact details for Councillor Davies about confirming the boundaries of the residents associations in the area.

Councillor Hirst asked why the zone needs to be changed if it was working and also whether fast food outlets could be looked at. The officer explained that legislation demands that evidence must back up the reason for the boundary so to leave it as it is could attract challenge. She explained that licensing legislation is restrictive and there is no opportunity to influence the location of fast food outlets. It was explained that the public health team would be best placed to comment on this.

In response to a question from Councillor Wait the officer confirmed that there is no other CIA in the authority at this time.

Councillor Craig informed the Panel and officers of the new Kingsmead Square Residents Association. The officer asked that Panel members inform her of any other Residents Associations or groups that could be consulted.

In response to a question from Councillor Johnson, the police representative explained that there is a small increase in incidents in term time but that Bath University now encourages students to use on site facilities. The officer also added that the Council works closely with the Student Community Partnership on issues relating to student welfare.

Geoff Cannon (Avon & Somerset Police) commented that licensing services in the authority are well joined up and are recognised for best practice.

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

9 PANEL WORKPLAN

The Panel noted its future work plan with the following additions:

- Corporate Plan – September 2019
- Litter Review (referred from July 2019 Council) – date TBC
- Social Housing (referred from July 2019 Council) – date TBC

The Panel noted that any items suggested would be considered at the Chairs and Vice Chairs meetings and also at the agenda planning meeting with the Chair of the Panel.

The meeting ended at 5.15 pm

Chair(person)

Date Confirmed and Signed

Prepared by Democratic Services

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Bath & North East Somerset Council	
MEETING:	Climate Emergency and Sustainability Policy Development & Scrutiny Panel
MEETING:	30th September 2019
TITLE:	Corporate Strategy Framework
WARD:	All
AN OPEN PUBLIC ITEM	
List of attachments to this report:	
None	

1 THE ISSUE

- 1.1 This report is an opportunity to engage the Panel prior to further development of the Council's new Corporate Strategy.

2 RECOMMENDATION

The Panel is asked to;

- 2.1 Comment on the emerging strategic themes, process and approach for the new Corporate Strategy, particularly in those areas relating to the Climate Emergency theme
- 2.2 Consider the role of this PDS Panel in feeding into the new Corporate Strategy framework and providing policy development, scrutiny and review of its implementation

3 THE REPORT

Background

- 3.1 The Corporate Strategy is the Council's overarching strategic planning document, articulating the organisation's key aims and ambitions and guiding our activities and budget decisions.
- 3.2 The current Corporate Strategy, adopted in 2016, sets out the strategic direction for the Council to March 31st 2020. More recently, the Council published an Organisational Plan for 2019/20 and has adopted new Organisational Values to underpin this and is developing a People Strategy to help with culture development, workforce planning and skills and training for staff.
- 3.3 The election of a new Council in May of this year, and the subsequent appointment of a new Leader of Council and Cabinet, now provides an

opportunity for the creation of a new Corporate Strategy to reflect these changes. This will set out the new Council and Cabinet's priorities and focus for the next 4 years, guiding decision-making, business planning and resource allocation over that period.

Emerging Corporate Strategy

3.4 Four key themes are emerging as the new Corporate Strategy develops:

(1) Addressing the climate emergency

In March 2019, the Council resolved to declare a climate emergency across B&NES. In particular, the Council resolved to

- ✓ Pledge to provide the leadership to enable Bath & North East Somerset to become carbon neutral by 2030;
- ✓ Request that the Cabinet takes steps to identify work streams and budgets with the aim of making B&NES Council carbon neutral by 2030, across all functions, as our contribution to fighting climate change

These council-wide commitments have large and significant impacts on how we operate as an organisation. We need to provide local leadership to enable wide-ranging changes that meet our climate commitments.

In the light of this, a dedicated Cabinet role has been appointed to lead this area of work. In addition, of course, the Council is committed to leading by example to reduce or eliminate our own emissions.

A report is being taken to Council in October outlining work so far, but it is expected that addressing the climate emergency will require significant work with communities, businesses and partners to:

- make low carbon and energy efficient choices
- reduce vehicle pollution and improve public transport
- encourage low carbon developments
- retrofit buildings to improve energy efficiency

This PDS Panel has the key remit for tackling the climate emergency and will wish to consider its role in feeding into this priority area. However, the climate emergency - and the wide-ranging impacts of the issue- require other themes and the work of other panels to be co-ordinated and considered. In the further themes below therefore some key issues for climate emergency are identified for consideration by the panel.

(2) Delivering for local residents

This theme is focused on making sure that we are delivering the services that matter most to local people in the ways that best meet their needs. The strategy will include a number of specific commitments to secure more affordable and social housing, improve the quality of rented housing, tackle

congestion, improve public transport, walking and cycling facilities and deliver cleaner streets.

This theme can act as a key driver for addressing the climate emergency, example through improvements to public transport. However, improvements to the housing stock and building new homes can also contribute significantly. For example, the council’s housing company is planning for new homes at Sladebrook Road to be an exemplar for tackling the climate emergency and zero carbon policies. A report entitled Council House Building Programme is presented as a separate item on this agenda.

(3) Focusing on prevention

Given the challenges facing our social care system, the corporate strategy will set out the council’s approach to prioritising our preventative services, focusing on timely interventions before a crisis is reached. In reshaping our approach to social care, working closely with the CCG, there are significant opportunities to address the climate emergency whilst also creating warmer homes and tackling fuel poverty, all contributing to the theme of prevention.

(4) Giving people a bigger say

The strategy will set out commitments to engage residents and work with them to shape local services. Given the wide-reaching nature of the climate emergency, a programme of partnership working and local community engagement will be vital, for example, through initiatives such as Citizens Juries.

Timetable

3.5 These four themes are currently being refined and will be further developed, linked to the budget being prepared for February 2020. Further engagement will be carried out later in the year as this work progresses, seen in this high level timetable:

September	Presentation by Council Leader to Area Forums on administration’s approach and emerging priorities Cabinet report setting out Medium Term Financial Strategy and emerging Corporate Strategy
September – December	Ongoing work by Council to prepare draft Corporate Strategy and budget options, including presentations to Area Forums on climate emergency
December – January	Further engagement on the draft Corporate Strategy and budget proposals, including through the Policy Development and Scrutiny Panel process
February 2020	Adoption of Corporate Strategy and budget

Policy Development and Scrutiny

3.6 Policy Development and Scrutiny (PDS) members have a key role throughout the lifetime of the Corporate Strategy. This includes providing challenge on the priorities to ensure they are reflective of local needs, sharing from successes

and previous experience, and considering the robustness of resource allocation and performance management to ensure delivery on the Strategy's commitments.

- 3.7 As part of this, the Panels may also want to consider the best way to utilise their 'policy development' role and how each Panel can feed into the relevant parts of the Strategy as it develops and is implemented. For instance, this could take the form of specific review work which identifies recommendations for Cabinet on key priority areas. For this Panel, as above, there is a direct remit for the 'Addressing the Climate Emergency' theme. However, also as stated above, the climate emergency theme is a key driver across the entire strategy and the remits of all the Panels.

4 STATUTORY CONSIDERATIONS

- 4.1 The Corporate Strategy is the Council's overarching strategic plan and forms a key part of the Policy and Budget Framework in the Council's constitution. It is an essential communication tool and will provide a clear framework for officers and members to work within. It will outline the key priorities of the Council and help to guide activity and decision making.

5 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 5.1 The Corporate Strategy will outline the Council's key priorities over the next 4-5 years. This will form a key consideration in the allocation of Council resources as part of the annual budget setting process.
- 5.2 The Medium Term Financial Strategy was presented to Cabinet in September 2019 setting out more detail on the financial context facing the Council and the approach that will be used to inform the annual budget process. Further information on Council budget proposals will be presented later in the year, as set out in the timetable in this report.

6 RISK MANAGEMENT

- 6.1 A risk assessment related to the issue and recommendations will be undertaken, in compliance with the Council's decision making risk management guidance.

7 CLIMATE CHANGE

- 7.1 As stated in the body of the report, addressing the climate emergency and helping to achieve carbon neutrality by 2030 has been identified as a key theme for the new administration, in line with Council's declaration of a climate emergency. This is one of the key themes in the strategy and will require a significant cross-organisational and community mobilisation. A report updating on progress is due to be reported to Council in October.

8 OTHER OPTIONS CONSIDERED

- 8.1 None

9 CONSULTATION

9.1 The Cabinet Member for Resources has been consulted on the drafting of this report as well as the S151 Officer and Monitoring Officer.

9.2 As the Corporate Strategy is further developed, a programme of engagement will be undertaken as set out above.

Contact person	Andy Thomas, Head of Strategy Engagement & Marketing, (01225 394322)
Background papers	B&NES Corporate Strategy 2016-20 - https://www.bathnes.gov.uk/sites/default/files/bnes_corporate_strategy_2016-2020.pdf B&NES Organisational Plan 2019-20 - https://democracy.bathnes.gov.uk/documents/s54461/E3106z%20Annex%2010%20Organisational%20Plan%202019-20.pdf
Please contact the report author if you need to access this report in an alternative format	

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Bath & North East Somerset Council	
MEETING	Climate Emergency & Sustainability Policy Development & Scrutiny Panel
MEETING DATE:	30th September 2019
TITLE:	Council House Building Programme Update
WARD:	All
AN OPEN PUBLIC ITEM	
List of attachments to this report:	
Appendix 1: High Level Programme Plan	

1 THE ISSUE

1.1 Cabinet have informally expressed a clear ambition to deliver a council house building programme to support and complement the existing affordable housing programme. The rationale for this has been articulated principally as:

- increasing the delivery of affordable housing, particularly rented homes; and
- having greater control over the homes being delivered, including design and environmental standards, rent, allocations and management.

1.2 This report provides the panel with an update on the programme plan. It also seeks the panel's view on the broad principle of developing a council housing programme and how panel would like to be involved in the process.

2 RECOMMENDATION

The Panel is asked to:

- 2.1 Note the ambition of Cabinet to deliver a council housing programme and the high level programme plan, attached in appendix 1;
- 2.2 Provide an initial view on the principle of delivering council housing again as articulated by Cabinet in paragraph 3.6.

2.3 Provide a view on the proposal to involve Panel in the process as detailed in paragraph 3.18.

3 THE REPORT

BACKGROUND

3.1 Affordable housing is a phrase used in many different situations and often means different things to different people. In the updated National Planning Policy Framework (2019) the Government has expanded the definition of Affordable Housing to state that it is “Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).” However, for practical purposes it can usefully be categorised as:

- Social rent. Housing owned by registered housing providers¹ (RPs) for which target rents are determined through national rent regime, usually around 50-60% of market rents.
- Affordable rented tenure. Housing owned by registered housing providers and where rent is no more than 80% of the local market rent (inc. service charges, where applicable).
- Intermediate housing. Comprise homes for sale or rent provided at a cost below market levels, such as: shared ownership; discounted market sale; discounted private rented schemes; and rent to buy type schemes.

3.2 Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, are not considered to be affordable housing.

3.3 The Council transferred its affordable housing stock to Somer Community Housing Trust (now Curo) in April 1999 through a process known as a Large Scale Voluntary Transfer (LSVT) agreement. This decision was supported by a detailed business case which allowed for a significant post transfer repair and improvement programme. Key to this positive business case was the ability of Somer to raise capital by borrowing against the housing assets. This ability to borrow on the open market compared favourably to the restrictive nature of borrowing for Council housing in place at the time. This council borrowing restriction, known as the Housing Revenue Account (HRA) cap, has since been lifted.

3.4 Since the LSVT the delivery of affordable housing has typically been secured through either:

- Section 106 planning agreements negotiated between developers and the Council, with the resultant affordable housing being purchased by RPs.
- 100% affordable housing schemes delivered by RPs.
- Bespoke schemes, usually specialist support schemes, commissioned by the Council.

¹ Housing providers, such as Housing Associations or Council Housing Departments registered with Homes England.

- 3.5 Since April 2016 and up to 31st March 2019 the Council has delivered 669 affordable homes. The 669 properties comprise 434 (65%) for rent (371 social rent & 63 affordable rent) and 235 (35%) intermediate/affordable home ownership. Individual schemes, particularly larger schemes, can unduly affect the proportion of the types of homes delivered when viewed over a short time span. It is therefore helpful to note that over the past 8 years the Council has delivered 1,582 affordable homes comprising 1,145 (73%) for rent and 437 (27%) intermediate/affordable home ownership. This rate of delivery confirms that the delivery of affordable housing in the last 8 years has been excellent, particularly in relation to intermediate affordable home ownership.
- 3.6 Cabinet want to build upon and enhance this success with a council house building programme. In this context council housing means affordable homes that are directly delivered by the Council and with the Council having control over the management of the homes. It is important to note that this would support and complement the current affordable housing programme, rather than replace it. The rationale for this programme has been articulated principally as:
- increasing the delivery of affordable housing, particularly rented homes; and
 - having greater control over the homes being delivered, including design and environmental standards, rent, allocations and management.

PROGRAMME PLAN

3.7 The attached high level programme plan provides an overview of the programme highlighting some of the key issues to be addressed, timescales and milestones. In summary this involves: identifying and short-listing the available options and models of delivery; commissioning professional advice on short-listed options, particularly around financial modelling, legal and operational issues; presenting recommendations and if agreed seeking a formal Council decision to proceed; and finally moving to implementation phase.

3.8 Some of the key issues which will be addressed through this process include:

What type of Council Housing

3.9 There are a number of council housing models being adopted by various local authorities or that could be developed by this Council. These range from traditional social rented models, developed, delivered and managed wholly by the Council, "purchase & repair schemes", through to joint ventures with development & management partners. There are also options to deliver housing which meets other strategic objectives, such as, providing an intermediate housing solution for local key workers, including shared equity models.

3.10 A preliminary aspect of this project is therefore to short-list the options for detailed analysis and assessment. This will be done through a meeting with relevant Cabinet members and facilitated by an independent and specialist housing consultancy. **The Chair of this panel has been invited to the facilitated meeting.**

Understanding Scale of Delivery & Land Availability

3.11 A key aspect of delivering a council housing programme is land availability. Given that private sector developers can sell their consented affordable housing to any RP, and that this system is working effectively, it is likely that the Council would wish to initially limit aspirations to delivering Council housing to land and assets that the Council owns or controls. An initial desktop exercise, and which will require further detailed analysis, has identified the potential to deliver between 35 - 70 homes over the next 5 years.

3.12 However, it should be noted that there is also an unquantified potential to access further land through the following routes over the medium to longer term and which could significantly lift the quantum of delivery:

- Future, and as yet unidentified, surplus operational assets and land that can be re-purposed or released for redevelopment.
- Commercial estate assets held for investment income that are disposed of for capital, re-investment or estate diversification.
- Regeneration sites held or assembled to intervene in the market to support the delivery Council policy.
- Participation in development projects where the Council utilises grant funding to deliver locally.
- Opportunistic acquisition of land brought to the market or as a special purchaser through direct negotiation.

Housing Revenue Account Limitations

3.13 When the Council sold its housing stock in 1999 it also closed the Housing Revenue Account. The Housing Revenue Account (HRA) is a government prescribed system detailing how to record expenditure and income associated with running a Council's own housing stock and closely related services or facilities, which are provided primarily for the benefit of the council's own tenants. It can be administratively costly to establish and maintain. However, Councils that do not have an HRA can build up to 199 council homes without opening a HRA by borrowing prudentially through their General Fund.

Financial & Business Model

3.14 Building, managing and maintaining affordable rented housing stock has the potential to be a significant change in the Council's operating model. However, until the short-listed options have been subject to detailed financial modelling it is impossible to quantify the impact and risks with any degree of confidence.

3.15 It is also important to note that whilst affordable housing will usually generate a revenue stream this is unlikely to be sufficient to fully cover the costs associated with the development and construction of the homes, voids, management, maintenance and bad debt. As such affordable housing generally requires significant public subsidy. The financial modelling will aim to identify the public subsidy requirement and the potential to secure Homes England (HE) affordable grant or alternative funding to offset this financial gap.

Required Skill Set

- 3.16 The Council has always maintained a well-developed skill set around housing enabling, commissioning, tenancy and housing regulation. Over recent years, the Council has also significantly improved its in-house scheme development and construction skills, not least with the creation of ACL/ADL. Further work is required to ensure that we fully and effectively leverage our existing skill sets. However, we need to acknowledge that there is currently a significant skill gap relating to social housing management.

Housing Management

- 3.17 If required this could be commissioned or developed in-house. However, it is important to note that any HE affordable housing grant would be conditional on the landlord being an RP. To meet this requirement the Council could seek to secure RP status or enter an agreement with an existing RP that would satisfy any HE requirements. Clearly this condition would not be applicable if the Council was not utilising HE financial assistance.

CONSULTATION WITH PANEL

- 3.18 Given the significance of this programme Cabinet have expressed a clear wish to fully engage with the Panel. The view of Panel on the following proposal would be helpful:

- The Chair of the Panel, or a nominated deputy, attends the facilitated meeting to discuss and short-list the Council housing options to be taken forward for detailed analysis;
- That the Cabinet Member for Planning, Homes and Economic Development provides regular verbal updates to Panel;
- Panel to again be consulted, and their views considered by Informal Cabinet, once the outcomes of the commissioned research are known and before any decisions on how to proceed are made.

4 STATUTORY CONSIDERATIONS

- 4.1 This report does not immediately give rise to legal implications. However, should the Council be minded to directly acquire or develop housing for social rent or other similar uses then consideration would need to be given to the power relied upon. Section 9 of the Housing Act 1985 would be the obvious and appropriate power.
- 4.2 Section 74(1) of the Local Government and Housing Act 1989 requires that the development must be accounted for in the Council's Housing Revenue Account albeit there is a saving that permits the Secretary of State, by direction, to permit up to 199 properties before this must occur.

5 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 5.1 This report does not immediately give rise to any resource implications. However, building, managing and maintaining affordable rented housing stock would be a significant change in the Council's operating model and potentially create significant revenue and resource implications for the Council's medium

term financial plans. As such further detailed financial and business case modelling will be commissioned to ensure that the financial aspects are fully understood and the development and management operations efficiency structured.

6 RISK MANAGEMENT

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

7 CLIMATE CHANGE

7.1 Housing, both in terms of construction and usage, is a key contributor to climate change. A Council Housing programme would give the Council the ability to ensure that the construction and design of the homes is as energy efficient as reasonably practicable. Indeed Cabinet have advised that the rationale for a Council House building programme includes having greater control over the homes being delivered, including design and environmental standards.

8 OTHER OPTIONS CONSIDERED

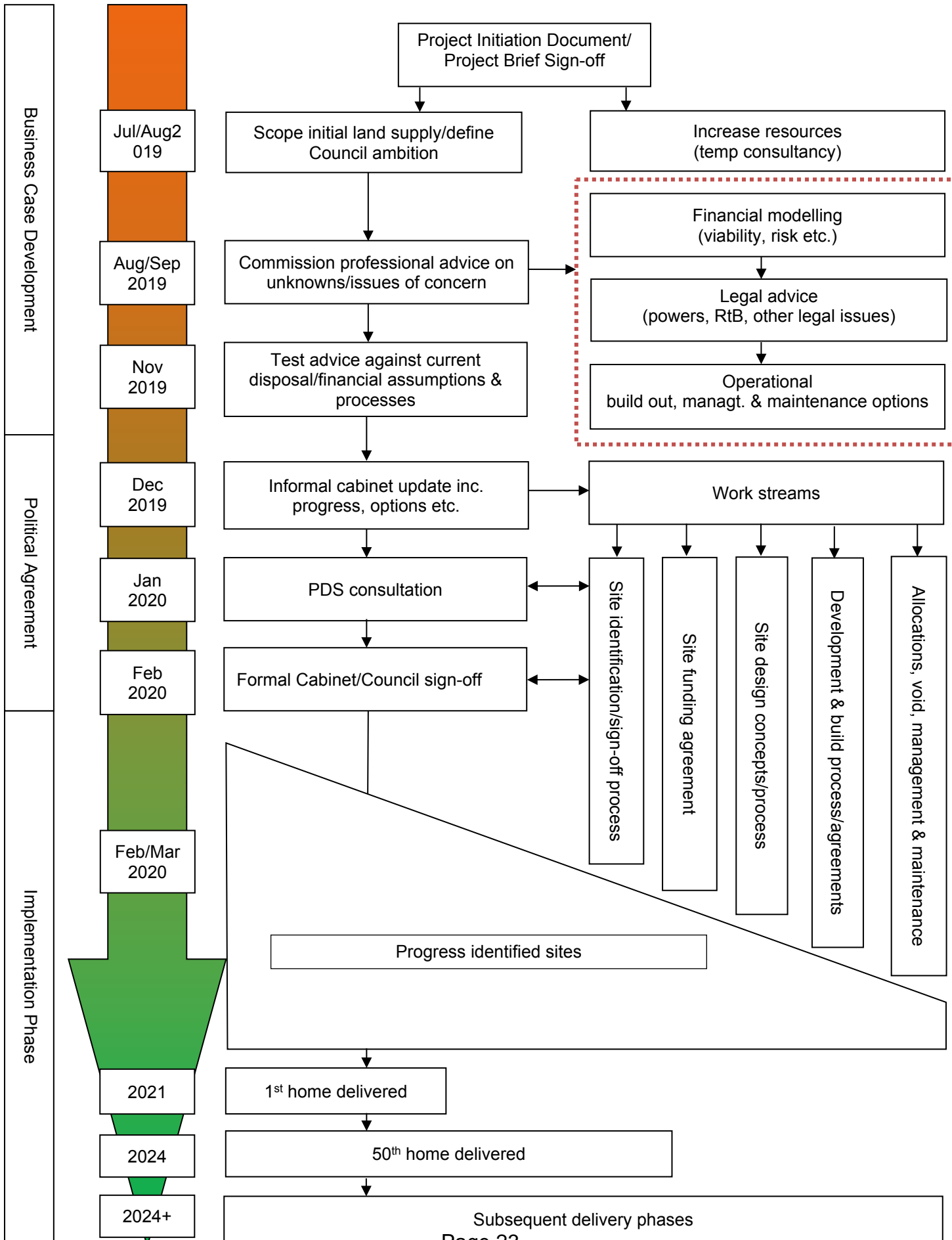
8.1 There are a number of Council housing options that are being explored. These will be short-listed through a facilitated workshop with relevant Cabinet members.

9 CONSULTATION

9.1 The s151 Officer and Monitoring Officer have been made aware of this report. No other consultation has taken place.

Contact person	Graham Sabourn, Head of Housing, (01225 477949).
Background papers	None
Please contact the report author if you need to access this report in an alternative format	

B&NES Council House Building High Level Programme of Work



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CLIMATE EMERGENCY AND SUSTAINABILITY

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 (). 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
30TH SEPTEMBER 2019				
30 Sep 2019	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	Corporate Strategy	Andy Thomas Tel: 01225 394322	Director Partnership & Corporate Services
30 Sep 2019	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	Council House Building Programme - Update	Graham Sabourn Tel: 01225 477949	Director of Economy & Growth
18TH NOVEMBER 2019				
18 Nov 2019	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	Littering Review (initial report) TBC	Sarah Alder Tel: 01225 394187	Director Environment
20TH JANUARY 2020				
16TH MARCH 2020				
18TH MAY 2020				
20TH JULY 2020				
21ST SEPTEMBER 2020				

Ref Date	Decision Maker/s	Title	Report Author Contact	Director Lead
16TH NOVEMBER 2020				
ITEMS TO BE SCHEDULED:				
	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	Climate Emergency Action Plan	Jane Wildblood Tel: 01225 477685	Director Partnership & Corporate Services
The Forward Plan is administered by DEMOCRATIC SERVICES: Democratic_Services@bathnes.gov.uk				

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