

Climate Emergency and Sustainability Policy Development and Scrutiny Panel

Date: Monday 17th January 2022

Time: 4.00 pm

Venue: Virtual Meeting - Zoom - Public Access via
YouTube

<https://www.youtube.com/bathnescouncil>

Councillors: Karen Walker, Joel Hirst, Shelley Bromley, Paul Crossley,
Grant Johnson, Ruth Malloy, Lisa O'Brien and Ryan Wills



Michaela Gay

Democratic Services

Lewis House, Manvers Street, Bath, BA1 1JG

Telephone: 01225 394411

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

E-mail: Democratic_Services@bathnes.gov.uk

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

Paper copies are available for inspection at the Guildhall - Bath.

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.

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

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

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.

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 can be found at:

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

5. Supplementary information for meetings

Additional information and Protocols and procedures relating to meetings

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

**Climate Emergency and Sustainability Policy Development and Scrutiny Panel - Monday,
17th January, 2022**

**at 4.00 pm in the Virtual Meeting - Zoom - Public Access via YouTube
<https://www.youtube.com/bathnescouncil>**

A G E N D A

1. WELCOME AND INTRODUCTIONS
2. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS
3. 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.

4. TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN
5. 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.

6. MINUTES - 22ND NOVEMBER 2021 (Pages 7 - 10)
7. 2022/23 DRAFT BUDGET ASSUMPTIONS (Pages 11 - 24)
8. COUNCIL HOUSE BUILDING PROGRAMME (Pages 25 - 30)
9. PANEL WORKPLAN (Pages 31 - 36)

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.

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BATH AND NORTH EAST SOMERSET

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

Monday, 22nd November, 2021

Present:- **Councillors** Karen Walker, Joel Hirst, Shelley Bromley, Paul Crossley, Dr Kumar, Ruth Malloy, Lisa O'Brien, Ryan Wills and Robin Moss (in place of Grant Johnson)

24 WELCOME AND INTRODUCTIONS

The Chair welcomed everyone to the meeting.

25 EMERGENCY EVACUATION PROCEDURE

The Chair drew attention to the emergency evacuation procedure.

26 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Councillor Grant Johnson gave apologies and was substituted by Councillor Robin Moss.

27 DECLARATIONS OF INTEREST

There were none.

28 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

There was none.

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

The Chair drew the Panel's attention to the Question and Answer document that had been circulated. *A copy of the document is attached to these minutes.*

30 MINUTES

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

31 FINAL STRATEGY FOR PLANTING TREES IN BANES

Mark Cassidy, Tree and Woodland Officer, Neighbourhood and Environmental Services, and Keith Rowe, Team Manager – Parks and Green Spaces, introduced the item and gave a presentation to the Panel which covered the following points:

- Background
- Key objectives
- Baseline Tree Data
- Appraisal of Publicly Accessible Land Council owned and third party land audited
- Private Tree Planting Issues and Opportunities – results of Ethos Consultation
- We commissioned Woodland Opportunity Mapping
- How do we get to 100,000 trees?
- Delivery Plan Actions
- Monitoring

Councillor Jess David (Cabinet Assistant) explained that the Tree and Woodland delivery plan was ambitious and was also a living document.

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

Councillor Moss asked about ‘1 tree per child’ and if this meant that children had their own tree. He asked if ownership could help prevent vandalism. He also asked how trees will be monitored in terms of whether they are thriving. The officer explained that children (and adults) who are involved in planting trees in their local area do seem to have more neighbourhood pride. He explained that ‘1 tree per child’ was mainly focused in schools or their vicinity. In terms of monitoring, the officer explained that the Council do monitor their own trees and invest in watering and mulching but do not monitor trees planted privately.

Councillor Moss asked if people could report progress online. The officer stated that people will be able to upload information on the virtual forest map.

Councillor Crossley asked if the virtual forest map goes down to garden level and are existing trees recorded in terms of diseases. He also asked if hedges count. The officer explained that yes, the system could be used regarding recording of diseased trees in an area. He also stated that the planting of a hedge does count towards the tree planting targets. In terms of existing trees being recorded, the officer explained that they will not be logged, only newly planted trees that contribute to the target set. He explained that ariel photography is how we tell how much canopy there is.

Councillor O'Brien asked if there were any planting restrictions regarding local or national planning policy. She also stated that Curo plant trees around social housing and have an officer responsible for this – do other social housing providers do the same? The officer explained that in ‘Woodland Opportunity Mapping’ which shows how certain areas benefit from certain views – landscape character is protected in planning which stops excessive tree planting in areas that are not appropriate. Regarding social housing providers, the officer stated that he was not in contact with any other than Curo. He stated that he can follow this up. Councillor Walker stated

that some social housing providers are very small so may not have an officer responsible for this.

Councillor Dr Kumar asked about the percentage of tree coverage in the area. He also asked what the average cost of planting a tree is and asked that the officer to explain carbon capture and monitoring. The officer explained that 16.5% is the average cover across BANES and that this is 22% across Bath. In terms of the cost per tree, the officer explained that this varies greatly from £1.50 for a cheap plant to £500 for a semi mature plant. He stated that the average cost for a standard tree (around 4 metres) is £450-£500 when dug into a pavement. The officer explained, regarding carbon capture, that aerial photography is consulted and this is quantified. He stated that this is the most necessary piece of work in terms of monitoring progress.

The officer explained that 1-Tree is a complex system worked up in America which gives an average of all trees of all sizes in terms of functioning canopy cover. We would not know the full picture of coverage without this.

Councillor Bromley asked the meaning of 'nature based solutions' – the officer explained that this referred to other forms of nature based mitigation of carbon.

Councillor Hirst stated that it looks like we are on track to achieve the target at this stage and asked what the stretch target is for the next 5 years and also what the barriers are. The officer explained that the delivery plan reflects the corporate targets. He stated that we will be able to refine targets, for example making a difference in terms of air quality – tree planting could be prioritized in certain areas to improve air quality. He further explained that the delivery plan is part of the Forest of Avon regional strategy. The West of England partnership have ambitions of doubling the rural and urban canopy cover by 2050/60. Canopy cover is how we should quantify, rather than numbers of trees.

Councillor Malloy asked how many trees out of the 100k would be likely not to survive approximately. The officer explained that ordinarily there would be a 80/90% success rate with tree planting. He further explained that when doing mass planting, 2 metre spacing allows for natural wastage and also allows for tree competition which means they establish faster.

Councillor Walker asked how Parish and Town Councils could get advice on getting the right trees in the right areas. The officer stated that he could give advice on this (including putting them in contact with grant funders). He explained he had attended two Parish Liaison meetings with the Forest of Avon. He explained the need to get the timing right regarding the grant funding and planting season.

The Chair thanked the officer.

32 PANEL WORKPLAN

The Panel raised the following points and noted the future workplan:

Councillor O'Brien stated that she was disappointed that the Climate Emergency Update had not come earlier as the Panel will not have time to input before the February Council meeting. She stated that she was disappointed in the information brought to the Panel in the area of Climate Emergency and concerned that there would only be more generalisations in January.

Councillor Walker explained that she had raised this with the Director and took on board Councillor O'Brien's concerns.

The meeting ended at 5.08 pm

Chair(person)

Date Confirmed and Signed

Prepared by Democratic Services

Bath & North East Somerset Council	
MEETING:	Climate Emergency & Sustainability Policy Development & Scrutiny Panel
MEETING:	17th January 2022
TITLE:	2022/23 Draft Budget Assumptions
WARD:	All
AN OPEN PUBLIC ITEM	
<p>List of attachments to this report:</p> <p>Appendix 1: 2022/23 Draft Savings and Income proposals</p> <p>Appendix 2: 2022/23 Draft Funding Requirements</p> <p>Appendix 3: 2022/23 Draft Emerging Capital Schemes</p>	

1 THE ISSUE

- 1.1 The Medium Term Financial Strategy was considered by the Cabinet at their 9th September 2021 meeting. It presents the future years Medium Term Financial Strategy that sets how the Council will need to respond to the budgetary impacts of Covid over the next 5 years.

2 RECOMMENDATION

The Panel is asked to;

- 2.1 Note and discuss the update to the Medium Term Financial Strategy budget assumptions.
- 2.2 Review and discuss the draft budget items in the supporting appendices

3 THE REPORT

- 3.1 The Medium Term Financial Strategy 2022/23 – 2026/27 Cabinet report and supporting detailed appendices were reviewed and discussed at the Corporate Panel on the 27th September 2021.
- 3.2 In readiness for the provisional settlement and finalisation of the Council's 2022/23 budget proposals we have:
- Developed proposals to address the budget gap.
 - Reviewed and refreshed the budget requirement in line with current financial forecasts and performance.

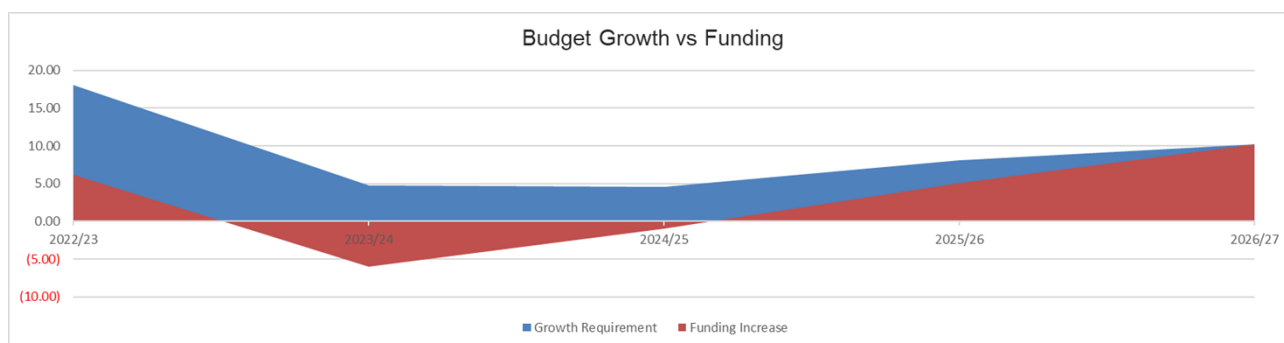
- Identified areas of risk and new funding requirements.
- Completed budget assurance meetings to test the appropriateness and robustness of new budget items.
- Reviewed and updated budget funding assumptions following the Spending Review headlines.

3.3 The 2022/23 Budget has incorporated the draft budget assumptions below:

- **Pay Inflation** – Estimated 2.00% per annum.
- **Council tax** – Assumed to increase within the limits set out by the 2021 Government Spending review.
- **Pension Costs** – Have been revised in line with the recent revaluation for the next two years followed by a 1% increase per annum from 2023/24;
- **Demographic Growth & Increase in Service Volumes** – Additional demand from new placement and market pressures in Adult & Children Social Care;
- **Inflation** – CPI projections held at existing planning levels of 2%, this will be refreshed for the detailed budget proposal based on ONS data. Financial risk is being recognised with corporate contingencies made in high risk areas.
- **Budget Pressures / Rebasing** – 2022/23 budget rebasing of income and expenditure budgets taking account of Covid and demand on services, with improvement in future years.
- **Capital Spending** – an allowance has been made to fund a minimal number of new schemes given current financial constraints;
- **Reserves** – Planned use of £3m corporate & £2.22m service reserves to manage the transitional pressures from reduced income, and £5m commitment against un-earmarked general reserve for unbudgeted Covid pressures.

3.4 The table below sets out the 2022/23 – 2026/27 draft revenue budget funding requirement and movement in funding:

Budget Planning	Future years assumptions					Total
	2022/23	2023/24	2024/25	2025/26	2026/27	
Growth Requirement	18.01	4.78	4.62	8.07	10.21	45.68
Funding Increase	6.14	(5.99)	(0.93)	5.05	10.17	14.44
Annual Funding gap	11.87	10.77	5.55	3.02	0.04	31.25
Savings Proposals	11.87	2.32	0.23	0.00	0.00	14.42
Remaining Funding Gap	(0.00)	8.45	5.32	3.02	0.04	16.83



The table below sets out the Council's draft net revenue budget for 2022/23 and future years alongside the available funding.

Budget Planning	Future years assumptions £m				
	2022/23	2023/24	2024/25	2025/26	2026/27
Budget Requirement (Previous Year)	130.07	136.21	130.22	129.29	134.34
Budget Adjustments	2.00	0.00	0.00	0.00	0.00
Pay & Pension	3.07	2.30	2.28	2.28	2.30
Demographic Growth	1.45	1.72	1.72	1.72	2.72
Contract Inflation	3.99	0.48	2.22	2.28	2.31
New Homes Bonus Pressure	1.03	0.61	0.00	0.00	0.00
Capital Financing	1.60	1.62	1.64	1.08	1.02
Settlement grant funding	1.35	0.00	0.00	0.00	0.00
Budget pressure / rebasing	3.52	(1.95)	(3.24)	0.71	1.86
Draft Budget Before Savings	148.08	140.99	134.84	137.36	144.55
Proposed Savings Plans	(11.87)	(2.32)	(0.23)	0.00	0.00
Estimated Savings Required	0.00	(8.45)	(5.32)	(3.02)	(0.04)
Budget Requirement	136.21	130.23	129.29	134.34	144.51
Funding of Budget Requirement					
Council Tax	108.76	110.65	115.66	119.14	122.72
Business rates retention	21.81	19.15	20.64	21.20	21.78
Business rates retail relief deficit (20/21) - s31 grant funded	0.00	0.00	0.00	0.00	0.00
Reserve transfer from Business Rates retail relief reserve	0.00	0.00	0.00	0.00	0.00
Reserve transfers From	0.43	0.43	0.00	0.00	0.00
Reserve transfers (To)	5.22	0.00	(7.00)	(6.00)	0.00
Funding of Budget Requirement Total	136.21	130.22	129.29	134.34	144.51

3.5 We are now finalising the detailed content for the budget proposal, the high level budget implications were presented at the Budget Engagement event on the 14th December.

There are assumptions built into our current projections that will require engagement and consultation these include:

- We will need to make reductions in cost to enable us to live within our means, whilst continuing to deliver frontline services that support residents such as Adult and Childrens Social Care.
- We will need to increase Council tax to enable the Council to fund inflationary pressures, increases in service demand and ensure a fixed income stream into the Council.
- We will need to think and invest in services differently ensuring capital investment addresses Council priorities.

3.6 The draft Budget Report will be presented to the Corporate PDS Panel on the 31st January with the final report going to Cabinet on the 10th February and Council on the 15th February.

4 STATUTORY CONSIDERATIONS

- 4.1 The annual Medium Term Financial Strategy and planning process allocates resources across services with alignment of these resources towards the Council's corporate priorities.

5 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 5.1 These are contained throughout the attached report and appendices.

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 This is an information only report about the Council's Medium Term Financial Strategy, it therefore does not include any decisions that have a direct impact on Climate Change.

8 OTHER OPTIONS CONSIDERED

- 8.1 None

9 CONSULTATION

- 9.1 The Cabinet Member for Resources and Economic Development (Deputy Leader) has been consulted on the drafting of this report as well as the Chief Executive and Monitoring Officer.

Contact person	Andy Rothery, Chief Financial Officer (S151 Officer) (01225 477103)
Background papers	2021/22 Revenue and Capital Budget Setting reports, 2020/21 Revenue and Capital Outturn Report, 2021/22 Quarter 1 Revenue and Capital Budget Monitoring.
Please contact the report author if you need to access this report in an alternative format	

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Appendix 1 - 2022/23 Draft 2022/23 Savings and Income Generation Proposals

2022/23 - 2024/25 Budget Savings and Income Generation Proposals						
Savings Title	How to be achieved	Portfolio Holder / Director	22/23 Saving £000	23/24 Saving £000	24/25 Saving £000	Risk to delivery of saving (RAG)
Portfolio: Economic Development and Resources						
Capital Financing and Treasury Management	To review the Councils capital borrowing requirement to align with the capital delivery programme, review opportunities for Council debt financing and strategic investment of core balances.	Cllr Richard Samuel / Andy Rothery	2,000		(1,000)	G
Unfunded pensions	Rebase corporate budget for historic pension liabilities in line with reduction in actual charges	Cllr Richard Samuel / Andy Rothery	100			G
Business Rates	Release unallocated provision held for business rate revaluation increases on Council properties	Cllr Richard Samuel / Andy Rothery	45			G
Rebase pool car budget	A realignment of the Council's pool car budget will be achieved by careful contract management and a retender of the contract in May 2022.	Cllr Richard Samuel / Cherry Bennett	10			A
Strategy, Engagement and Marketing Vacancy	Delete vacant Executive Policy Officer post	Cllr Richard Samuel / Cherry Bennett	27	8		G
Reduce Corporate Communications Budget	Rebase marketing materials and production budget in line with expenditure plan.	Cllr Richard Samuel / Cherry Bennett	34			A
Legal Administration Support and Subscriptions Reduction	Over the last two years Legal services have implemented electronic trial bundling and electronic sealing of contracts and moved to using online encyclopaedia. This has resulted in an easing of capacity pressures for the legal support administration team. Utilise online resources in place of industrial subscription materials.	Cllr Richard Samuel / Cherry Bennett	36			A
Reduce budget for the annual canvass	The Canvass Reform which was introduced by the UK Government in 2020 has made the annual canvass process simpler and clearer for residents and has resulted in a reduction in printing, postage and administrative costs.	Cllr Richard Samuel / Cherry Bennett	10			G
Corporate Estate - Repairs and Maintenance	One-off efficiencies across the running costs and repairs and maintenance budgets across the corporate estate.	Cllr Richard Samuel / Chris Major	75	(75)		A
Vacancy / Turnover Factor	Implement a 2% vacancy factor savings across the organisation to account for in-year turnover	Cllr Richard Samuel / Cross Council	1,300			G
Wedding / corporate hire organisation	Increased wedding and private hire revenue across the organisation as a result of a consolidation of activity delivery into one service. Increased revenue delivered through increased volume and a review of prices.	Cllr Richard Samuel / Sophie Broadfield	20	30	25	A
Business and Skills Staffing Budget	Do not recruit a vacant post in the Business and Skills team	Cllr Richard Samuel / Sophie Broadfield	34			G
Organisation Restructure	The year two savings of the senior management structure review to ensure that it is fit for purpose and is able to effectively deliver the Corporate Plan.	Cllr Richard Samuel / Cherry Bennett	58			G
Reduction in West of England Combined Authority (WECA) Levy	A one-off reduction in Local Enterprise Partnership (LEP) contribution for 2021/22, but reverses in 2022/23.	Cllr Richard Samuel / Andy Rothery	(40)			G
Income - Commercial Estate	Align budget to in-year activity and business plan for Investment and new lettings.	Cllr Richard Samuel / Andy Rothery	1,000	1,000		A
Economic Development and Resources Total			4,709	963	(975)	
Portfolio: Climate and Sustainable Travel						
Sustainability Budgets	Rebase staffing budgets to fund new structure proposal	Cllr Sarah Warren / Sophie Broadfield	34			A
Income - Staff Recharges	Review of all staff recharges to capital, revenue and external projects	Cllr Sarah Warren / Sophie Broadfield	73			A
Climate and Sustainable Travel Total			107	0	0	
Portfolio: Adults and Council House Building						
Physical Disability & Sensory Impairment Purchasing Activity	Budget rebase in line with reducing current purchased care costs	Cllr Alison Born and Cllr Tom Davies / Suzanne Westhead	750			G
Rebase budget on spend on resources	Budget rebase following review of services and resources	Cllr Alison Born and Cllr Tom Davies / Suzanne Westhead	300			G
Transformation Projects	Efficiency outputs from transformation projects x 6 within Adult Social Care	Cllr Alison Born and Cllr Tom Davies / Suzanne Westhead	1,000			A
Community - Contract Management Framework	Review of contract management for services	Cllr Alison Born and Cllr Tom Davies / Suzanne Westhead	338			A
Community - Review of Care Package Delivery	Review of existing packages to identify any efficiencies	Cllr Alison Born and Cllr Tom Davies / Suzanne Westhead	1,000			G
Income - Granting Funding - support of Adult Social Care	Additional Improved Better Care Fund funding to be used against the Protection of Social Care activity within the plan.	Cllr Alison Born and Cllr Tom Davies / Suzanne Westhead	200			G
Adults and Council House Building Total			3,588	0	0	

Appendix 1 - 2022/23 Draft 2022/23 Savings and Income Generation Proposals

2022/23 - 2024/25 Budget Savings and Income Generation Proposals						
Savings Title	How to be achieved	Portfolio Holder / Director	22/23 Saving £000	23/24 Saving £000	24/25 Saving £000	Risk to delivery of saving (RAG)
Portfolio: Children and Young People, Communities and Culture						
Review of the delivery of the Library and Information service	A review of service delivery options for Keynsham and Midsomer Norton Libraries, a review of the mobile library service operations, and the relocation of some information services into Bath Central Library.	Clr Dine Romero / Amanda George	100	26		A
Customer Contact Strategy	Introduction of web bot, enabling customers to self-serve via the website.	Clr Dine Romero / Amanda George		30		A
Education Commissions	A contribution of £50k will be taken from the Education Commissioning budget to the staffing salary costs. This is acceptable overhead to the Dedicated Schools Grant (DSG). A 50k revenue saving will then be taken from the budget.	Clr Dine Romero / Chris Wilford	50			G
Home to School Transport (HTST) - Alternative Provision	Centralise Alternative Provision onto one site to reduce transport costs.	Clr Dine Romero / Chris Wilford		40		A
Inter-Agency Adoption Fees	Budget rebase due to lower use of this service since the creation of Adoption West	Clr Dine Romero / Mary Kearney-Knowles	50			A
Foster Care Transformation Project	Revised savings projections from this transformation project, that aims to increase the amount of Foster Carers, and reduce the use of other residential placements	Clr Dine Romero / Mary Kearney-Knowles	711	711	711	A
Reunification Transformation Project	Revised savings projections from this transformation project that aims to reunite children and young people with their families, and therefore exit from residential placements.	Clr Dine Romero / Mary Kearney-Knowles	495	495	495	A
Bath West Children's Centre Service	Provide service in a different way that will not affect front line services.	Clr Dine Romero / Mary Kearney-Knowles	36	(36)		G
Income - Early Years Trading Income	Since moving to an on-line traded offer the Early Years teams has seen a significant increase in traded training uptake.	Clr Dine Romero / Chris Wilford		20		G
Income - Events and Weddings Fees	To increase fees and charges for Weddings and Events.	Clr Dine Romero / Chris Major	31			G
Children and Young People, Communities and Culture Total			1,473	1,286	1,206	
Portfolio: Neighbourhood Services						
Reprofile Staffing Budgets	Rebase budget for superannuation payments (unused element as not all are paying into pension)	Clr Dave Wood / Chris Major	10			G
Parks Service Redesign	Play and Community Development post, through restructuring	Clr Dave Wood / Chris Major	17			A
Parks Service Redesign	Reduced hours for parks management post (current postholder 4 days per week)	Clr Dave Wood / Chris Major	10			G
Fleet Review	Reduce roll on roll off (RORO) fleet and driver (vacant post & vehicle written off currently)	Clr Dave Wood / Chris Major	85			G
Recycling Shift Patterns	Implement new shift pattern to increase ability to sort plastics	Clr Dave Wood / Chris Major	40			G
Increased Sorting at Recycling Centres	Implement additional sorting of ferrous from non ferrous at recycling centres.	Clr Dave Wood / Chris Major	5			G
Reduce Big Belly Bins Budget	Funding for big belly bins no longer required, no reduction in service	Clr Dave Wood / Chris Major	40			G
Service Redesign	Restructuring 3 x part time depot based support positions into 1 full time post.	Clr Dave Wood / Chris Major	25			G
Garden Waste	Stop using garden waste sticker use in-cab information only	Clr Dave Wood / Chris Major	8			G
Fleet Review	Reduce van hires at Ashmead	Clr Dave Wood / Chris Major	10			G
Drainage Service Redesign	Review resources required to deliver service through reduction in staffing overheads, securing service improvements through use of one-off funding	Clr Dave Wood / Chris Major	52			G
Street Lighting columns	Changes to planned maintenance regimes for Street Lighting columns, adopting a risk based approach and capitalising where possible	Clr Dave Wood / Chris Major	156			A
Area working	Efficiencies from a focus on area based working across the service	Clr Dave Wood / Chris Major	80			A
Temporary reduction in corporate supported borrowing revenue needs	The Waste Depot project capital financing is being re-profiled and there was an opportunity to use the revenue set aside for Corporate Supported Borrowing (CSB) for two years - 2020/21 and 2021/22. This adjustment reverses the previous one-off saving.	Clr Dave Wood / Chris Major	(400)			G
Odd Down Sports Ground	Investment to enhance income generating activities	Clr Dave Wood / Rebecca Reynolds	45			A
Golf	Revised community provision at Entry Hill and Approach courses resulting in a reduction in subsidy	Clr Dave Wood / Rebecca Reynolds	10			A
Income - Commercial Waste Fees and Charges	Increased commercial fees and charges	Clr Dave Wood / Chris Major	10			A
Income - Advertising Income	Fund Waste comms expenditure through advertising income	Clr Dave Wood / Chris Major	7			G
Income - Increase Wedding Ceremonies	Increase in number of wedding ceremonies - new room available for bookings and improved sales through links to Heritage and Parks	Clr Dave Wood / Cherry Bennett	54			G
Income - Parks Concessions	Increase income through awarding further concessions	Clr Dave Wood / Chris Major	10			A
Income - Parks Land Hire	Rebase land hire charges income as already exceeds budget	Clr Dave Wood / Chris Major	22			G
Income - Capitalisation of Parks Staff	Charge appropriate staffing costs to capital projects	Clr Dave Wood / Chris Major	50			G
Income - Film Income	Rebase film income as always exceeds budget	Clr Dave Wood / Chris Major	5			A
Income - Allotments	Rebase allotments income as already exceeds budget	Clr Dave Wood / Chris Major	7			G
Income - Memorial Sales	Increase income through sales of memorials and increase variety of offer	Clr Dave Wood / Chris Major	15			A
Income - Cremations	Review of cremation charges	Clr Dave Wood / Chris Major	29			A
Income - Sale of Recyclates	Increased income for sale of recyclate	Clr Dave Wood / Chris Major	334			R
Income - Garden Waste Fees	Rebase income budget and increased garden waste fees	Clr Dave Wood / Chris Major	268			G
Neighbourhood Services Total			1,004	0	0	

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2022/23 - 2024/25 Budget Savings and Income Generation Proposals						
Savings Title	How to be achieved	Portfolio Holder / Director	22/23 Saving £000	23/24 Saving £000	24/25 Saving £000	Risk to delivery of saving (RAG)
Portfolio: Transport Services						
Road Safety capital recharge	Increased capital recharge for appropriate costs	Clr Manda Rigby / Chris Major	20			G
Street works Service redesign	Review staffing requirement to deliver service	Clr Manda Rigby / Chris Major	51			A
Parking Service Redesign	Civil Enforcement Officers (CEOs)	Clr Manda Rigby / Chris Major	61			G
Parking Service Redesign	Service Performance	Clr Manda Rigby / Chris Major	44			G
CCTV	To undertake a service redesign and restructure to ensure the service can respond, react and be more flexible in responding to emergencies, incidents and planned events. Also review camera maintenance budget.	Clr Manda Rigby / Chris Major	17			A
Traffic Management	Increased capital recharge for appropriate costs	Clr Manda Rigby / Chris Major	27			G
Income - Street works	Increased Section 74 income	Clr Manda Rigby / Chris Major	10			G
Income - Traffic Management	Increase Traffic Regulation Order (TRO) income	Clr Manda Rigby / Chris Major	39			G
Income - Parking Charges Review	Increased parking charges	Clr Manda Rigby / Chris Major	606			G
Income - Permit Review	Increase cost of permits for reserve space parking in residential car parks	Clr Manda Rigby / Chris Major	15	15		G
Income - Parking Charges Review	Introduce hourly based charging in Midsomer Norton and Radstock	Clr Manda Rigby / Chris Major	20	55		G
Income - Parking Charges Review	Evening Civil Enforcement Officer (CEO) patrols in Bath City Centre	Clr Manda Rigby / Chris Major	9			G
Income - Parking Charges Review	Introduce Pay and Display (cashless) parking in locations where free limited waiting exists and is abused	Clr Manda Rigby / Chris Major	10			G
Transport Services Total			929	70	0	
Portfolio: Planning						
Dog Warden Service	Redesign service to focus on stray collection and support additional enforcement through neighbourhood services investment strategy for 2022/23	Clr Tim Ball / Chris Major	35			A
Building Control and Public Protection Staffing Budget	Delete vacant Business Support and Information officer post	Clr Tim Ball / Chris Major	10			G
Pest Control	Review of Pest Control fees and charges.	Clr Tim Ball / Chris Major	21			A
Springs Maintenance Budget	Reduce Springs maintenance budget	Clr Tim Ball / Chris Major	17			A
Purchase and Publications Budget	Additional low level budget line reductions across Building Control and Public Protection teams such as in equipment purchases and publications.	Clr Tim Ball / Chris Major	7			G
WECA funding	One-off funding in 2021/22 from WECA to cover costs associated with officer time working on projects that benefit the West of England Combined Authority area. Saving reversed for 2022/23.	Clr Tim Ball / Sophie Broadfield	(35)			G
Planning Restructure	Mini restructure.	Clr Tim Ball / Sophie Broadfield	9			G
Licensing	Delayed purchase of new canopies for Southgate Street traders in 2021/22 resulting in one-off saving. Saving reversed for 2022/23 budget.	Clr Tim Ball / Chris Major	(7)			G
Pest Control / Urban Gulls	Gull Count was deferred in 2021/22, resulting in a one-saving. This is reversed in the 2022/23 budget.	Clr Tim Ball / Chris Major	(4)			G
Building Control and Public Protection Staffing Budget	Post held vacant during 2021/22 resulting in a one-off saving. Saving reversed for 2022/23.	Clr Tim Ball / Chris Major	(38)			G
Income - Spa Water	Income from additional spa water supply contract.	Clr Tim Ball / Chris Major	20			A
Income - Building Regulations	Increase in Building Regulation charges by 3%	Clr Tim Ball / Chris Major	15			A
Income - Land Charges	Increase in Land Charges fees by 3%	Clr Tim Ball / Chris Major	10			A
Planning Total			60	0	0	
OVERALL SAVINGS AND INCOME GENERATION PROPOSALS			11,870	2,319	231	

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Appendix 2 - 2022/23 Draft Funding Requirements

2022/23 - 2024/25 Funding Proposals					
Funding Title	Description of Funding Requirement	Portfolio Holder / Director	22/23 Funding £000	23/24 Funding £000	24/25 Funding £000
Portfolio: Economic Development and Resources					
Finance Staffing Budget	Investment into staffing budget to meet additional demand and Council support requirements	Cllr Richard Samuel / Andy Rothery	130		
External Audit Fee	External Audit Fee increase related to additional audit work required in relation to Value for Money (VFM) and revised auditing standards.	Cllr Richard Samuel / Andy Rothery	45		
Apprenticeship Levy	To rebase levy in line with current pay costs.	Cllr Richard Samuel / Andy Rothery	40		
Coroners and Mortuary	Increase in costs of Avon Coroner and Mortuary service.	Cllr Richard Samuel / Andy Rothery	35		
Licences	Microsoft Licenses Renewal cost increase and new Liquid Logic licence requirements for Children's and Adults services.	Cllr Richard Samuel / Andy Rothery	285	25	30
ICT Staffing Budget	Recurrent investment into the IT staffing budget is required to keep a suitable resource in place to manage IT system development and projects that will enable service redesign and improvement.	Cllr Richard Samuel / Andy Rothery	300		
Legacy Savings	Recurrent pressure from undeliverable centralisation targets on performance and business intelligence functions.	Cllr Richard Samuel / Andy Rothery	167		
Flu Vaccination	Flu Vouchers roll out across the Council.	Cllr Richard Samuel / Cherry Bennett	15		
HR Staffing Budget	Additional resource required to create senior management capacity and deliver priority projects.	Cllr Richard Samuel / Cherry Bennett	155		
Mailroom	Digitalisation of Mailroom services, this will enable scanning and emailing of all mail.	Cllr Richard Samuel / Chris Major	123		
Corporate Accommodation Income Target	To rebase the Corporate Estate income budget in line with planned use of estate.	Cllr Richard Samuel / Chris Major	300		
Corporate Estate Staffing Budget	To ensure the Corporate Estate 'Delivery Maintenance Team' is adequately resourced to support both capital projects and revenue repairs, maintenance and compliance activities across the organisation.	Cllr Richard Samuel / Chris Major	661		
Director of Regeneration	Budget rebase to recognise full revenue cost of post.	Cllr Richard Samuel / Sophie Broadfield	35		
Heritage Income	Budget alignment to business plan.	Cllr Richard Samuel / Sophie Broadfield	(95)	(2,008)	(3,204)
Pay Inflation	Salary inflation estimated at 2% and allowing for annual staff pay increments and member allowances	Cllr Richard Samuel / Various	733	380	382
Contractual Inflation	Annual increases in contract costs within the portfolio	Cllr Richard Samuel / Various	193	195	197
Corporate Pay Inflation Contingency	Corporately held contingency budget for 2022/23 pay award	Cllr Richard Samuel / Andy Rothery	1,000		
Pensions	Rebasing Pensions Deficit recovery and allowance for future Pensions Contributions from next revaluation	Cllr Richard Samuel / Andy Rothery	(528)	600	600
Corporate Contracts Inflation Contingency	Corporately held contingency for inflationary increases in contracts including energy	Cllr Richard Samuel / Andy Rothery	1,671	(1,671)	
Corporate Social Care Contingency	Corporately held contingency for Adult & Children's Social Care demand and inflation pressures	Cllr Richard Samuel / Andy Rothery	2,000		
Capital Financing	Revenue Funding to support borrowing costs of new and emerging capital schemes	Cllr Richard Samuel / Andy Rothery	1,600	1,622	1,640
Corporate Budget Adjustments	Corporate Base Budget Adjustments including New Homes Bonus & Covid support grants	Cllr Richard Samuel / Andy Rothery	2,379	614	
Economic Development and Resources Total			11,244	(243)	(355)
Portfolio: Climate and Sustainable Travel					
Investment in Climate and Ecological Emergency Staffing	To fund Head of Service and team resourcing requirements to lead the delivery of Council Climate objectives.	Cllr Sarah Warren / Sophie Broadfield	91		
Pay Inflation	Salary inflation estimated at 2% and allowing for annual staff pay increments	Cllr Sarah Warren / Various	25	20	20
Contractual Inflation	Annual increases in contract costs within the portfolio	Cllr Sarah Warren / Chris Major	1	1	1
Climate and Sustainable Travel Total			117	21	21
Portfolio: Adults and Council House Building					
ASC Care Reforms	Market Sustainability and Fair Costs of Care Grant Funded Costs	Cllr Alison Born and Cllr Tom Davies / Suzanne Westhead	493		
Pay Inflation	Salary inflation estimated at 2% and allowing for annual staff pay increments	Cllr Alison Born and Cllr Tom Davies / Various	467	385	385
Contractual Inflation	Annual increases in contract costs within the portfolio	Cllr Alison Born and Cllr Tom Davies / Various	1,380	1,266	1,291
Demography	Growth in numbers of service users	Cllr Alison Born and Cllr Tom Davies / Suzanne Westhead	734	999	999
Adults and Council House Building Total			3,074	2,650	2,675

Appendix 2 - 2022/23 Draft Funding Requirements

2022/23 - 2024/25 Funding Proposals					
Funding Title	Description of Funding Requirement	Portfolio Holder / Director	22/23 Funding £000	23/24 Funding £000	24/25 Funding £000
Portfolio: Children and Young People, Communities and Culture					
Customer Services and Libraries	To rebase the CSLI (Customer Services and Libraries) budget, which includes the libraries income budget.	Cllr Dine Romero / Amanda George	125		
Inclusive Communities Succession Planning	Create an apprentice/entry level post to ensure succession planning in is place across the service, including across the equalities team.	Cllr Dine Romero / Cherry Bennett	25		
Childcare Voucher Scheme	Income from Childcare Voucher Scheme no longer achievable as scheme is ending.	Cllr Dine Romero / Chris Wilford	72		
EYES Data	Ongoing service supported borrowing cost from installations of the new EYES data.	Cllr Dine Romero / Chris Wilford	60		
Educational Psychology	Additional staffing resource required to meet increased sustained demand across the service.	Cllr Dine Romero / Chris Wilford	200		
Bus Regulations	The introduction of Public Service Vehicle Accessibility Regulations (PSVAR) regulations for Buses mean fare charges need to cease from September 2022.	Cllr Dine Romero / Chris Wilford	65		
Children's Staffing Budget	Funding for the establishment of Assistant Director of Children's Services.	Cllr Dine Romero / Mary Kearney-Knowles	130		
Education Transformation	Home To School Transport, increased contract costs	Cllr Dine Romero / Chris Wilford	800		
Foster Care Transformation Project	Ongoing resources to deliver the transformation savings.	Cllr Dine Romero / Mary Kearney-Knowles	214	22	26
Reunification Transformation Project	Ongoing resources to deliver the transformation savings.	Cllr Dine Romero / Mary Kearney-Knowles	101	10	11
Pay Inflation	Salary inflation estimated at 2% and allowing for annual staff pay increments	Cllr Dine Romero / Various	676	370	336
Contractual Inflation	Annual increases in contract costs within the portfolio	Cllr Dine Romero / Various	260	304	337
Demography	Growth in numbers of service users	Cllr Dine Romero / Mary Kearney-Knowles	708	711	713
Children and Young People, Communities and Culture Total			3,436	1,417	1,423
Portfolio: Neighbourhood Services					
Increased Recycling Demand	Service investment to meet increase in recycling tonnage.	Cllr Dave Wood / Chris Major	350		
Market Supplement	Investment in staffing budgets to address driver shortages.	Cllr Dave Wood / Chris Major	105		(105)
Increased Green Waste Demand	Investment to meet uptake in garden waste subscriptions.	Cllr Dave Wood / Chris Major	161		
Registrars Staffing Budget	Additional salary budget required following increase in demand following legislation changes.	Cllr Dave Wood / Cherry Bennett	65		
Pay Inflation	Salary inflation estimated at 2% and allowing for annual staff pay increments	Cllr Dave Wood / Various	420	328	334
Contractual Inflation	Annual increases in contract costs within the portfolio	Cllr Dave Wood / Various	346	249	254
Demography	Landfill tax	Cllr Dave Wood / Chris Major	7	7	7
Neighbourhood Services Total			1,454	584	490
Portfolio: Transport Services					
City Centre Security	Investment on City Centre Security annual operating costs.	Cllr Manda Rigby / Chris Major	128		
Parking Income	Alignment of parking income budgets to current performance.	Cllr Manda Rigby / Chris Major	(2,500)		
Emergency Response Equipment	One off Replacement of Equipment for Emergency Response in 2021/22. This reverses out the one-off funding.	Cllr Manda Rigby / Chris Major	(10)		
Park and Ride Contract	Rebasing the budget to current contract terms.	Cllr Manda Rigby / Chris Major	250		
Pay Inflation	Salary inflation estimated at 2% and allowing for annual staff pay increments	Cllr Manda Rigby / Chris Major	159	128	130
Contractual Inflation	Annual increases in contract costs within the portfolio	Cllr Manda Rigby / Chris Major	136	133	135
Transport Services Total			(1,837)	261	265
Portfolio: Planning					
Urban Gulls	To fund the Urban Gulls contract.	Cllr Tim Ball / Chris Major	35		
Licensing	Rebased street trading licensing income.	Cllr Tim Ball / Chris Major	147		
Casino	Rebased casino income with no replacement operator.	Cllr Tim Ball / Chris Major	121		
Legacy Planning Savings	Additional salary budget to meet demand resulting from substantially increased case numbers.	Cllr Tim Ball / Sophie Broadfield	95		
Pay Inflation	Salary inflation estimated at 2% and allowing for annual staff pay increments	Cllr Tim Ball / Various	119	93	95
Contractual Inflation	Annual increases in contract costs within the portfolio	Cllr Tim Ball / Sophie Broadfield	2	2	2
Planning Total			519	95	97
OVERALL FUNDING PROPOSALS			18,007	4,785	4,616

Appendix 3 - Draft Emerging Capital Schemes

	22/23 Budget (£'000)	23/24 Budget (£'000)	24/25 Budget (£'000)	25/26 Budget (£'000)	26/27 Budget (£'000)	5 year Total (£'000)	Description
Corporate Support Borrowing							
Contingency	2,828					2,828	Increase overall contingency to £5m to provide for construction inflation risks.
Carrswood Day Care Centre	750					750	Replacement roof required as a defect has led to corrosion of the zinc.
CCTV	250	300				550	Replacement of cameras and IT, also develop options for future control room.
Collections Study Centre	500					500	Develop business case for alternative Fashion Collection locations to seek further grant support.
Commercial Estate Refurbishment	300	500	500	500	500	2,300	To address the repair backlog of existing tenancies.
Green Vehicle Replacement	201	175	242	136		754	Uplift for electric vehicle replacement in Council Fleet.
Haycombe Crematorium		1,500				1,500	End of life equipment replacement.
Keynsham Memorial Bridge	750					750	Substantive replacement required from condition surveys carried out.
Parks Improvement Fund	100	100				200	Basic refurbishments to assist concessions.
Play Area Refurbishment / Equipment	-	-	128	350	350	828	Programme for steady state replacements.
Property Improvement Youth Centres	(540)					(540)	Remove 20/21 scheme not pursued. Condition surveys in 22/23 will develop future plans.
Waterspace			50	50	50	150	Match funding for WECA grant applications.
Waterspace - River Moorings	250					250	To deliver River Mooring Strategy.
Pixash Lane		8,400	800			9,200	Budget alignment following tendering of works. Includes £3m Grants.
Waste Infrastructure modernisation	2,000	2,100	10,100			14,200	Waste Infrastructure investment.
Developer CIL							
Green Infrastructure	150					150	Includes Nature Recovery and Delivery Plan.
Libraries	120					120	IT Investment.
SEND	250					250	Need for new Secondary bases.
Strategic Transport Infrastructure	800					800	Cycling and Walking / Liveable Neighbourhoods / Other CRSTS Match.
Grant Adjustments							
Disabled Facilities Grants				1,442	1,442	2,884	Extension of grant allocations into future financial years.
Somer Valley Enterprise Zone	-	2,000	2,900	20	-	4,920	EZ Access & A362 Improvements, re-align programme to grant award.
Special Education Needs & Disability (SEND) Provision	727					727	Realignment to grants received.
Service Supporting Borrowing/Revenue/Other							
Social Rent Programme	11,741					11,741	November '21 Cabinet Decision, with borrowing repaid by rents, ringfenced receipts & grants TBC.
Affordable Housing	5,000					5,000	Headroom for borrowing if potential proposals can be funded by rents and savings.
Bath Christmas Market	20	20	20	20		80	Capital works to chalets / signs funded from revenue.
Entry Hill Leisure	385					385	New uses for open space. Borrowing only, additional grant and other funding to be confirmed.
Heritage Infrastructure Development	-	350	350	350	350	1,400	Extension of headroom for Museums self-funded projects.
Parking body worn cameras	10					10	Extension of existing budget.
Parking pay & display	230					230	Continue to replace equipment enhancing digital information.
SEND Residential Provision	4,000					4,000	12 Bed Unit proposal being worked up to offer more local provision.
Vehicle Replacement	201	174	242	1,122	1,292	3,031	Core programme changes within base revenue provision.
Total Additional Programme (Confirmed)	31,023	15,619	15,332	3,990	3,984	69,948	

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Bath & North East Somerset Council		
MEETING:	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	
MEETING DATE:	17 th January 2022	EXECUTIVE FORWARD PLAN REFERENCE:
		n/a
TITLE:	Council House Building Update	
WARD:	All	
AN OPEN PUBLIC ITEM		
List of attachments to this report:		
None		

1 THE ISSUE

- 1.1 The administration set a manifesto commitment to deliver Council Housing in addition to the social housing currently being delivered through established enabling activities. This report provides the panel with an update on progress to date and key future decisions.

2 RECOMMENDATION

The Panel is asked to;

- 2.1 Note current progress on meeting the manifesto commitment to deliver Council Housing, and
- 2.2 Provide an initial view on the direction of travel and other matters of principle the panel considers appropriate.

3 THE REPORT

Background

3.1 Since the transfer of the Council Housing stock to Curo (formerly Somer) in 1999 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 Registered Providers (also known as Housing Associations).
- 100% affordable housing schemes delivered by Registered Providers.
- Bespoke schemes, usually specialist support schemes, commissioned by the Council but delivered by partners.

3.2 Delivery through this route has been very positive and in the last 10 years (up to March 2021) the Council has delivered around 1,902 affordable homes. These comprise 1,397 (70%) for rent and 505 (30%) for intermediate/affordable home ownership. In addition, there are a further 593 affordable housing units that have planning consent and are awaiting build-out.

3.3 Despite this positive rate of delivery demand for affordable housing in the district remains very high. There are now approximately 6,000 households on the Council's waiting list for social housing, with typically only around 600 properties becoming vacant each year.

3.4 This high demand for social housing is, at least in part, a factor of high local housing prices. Indeed, at a ratio of 12.5x average house price to average earnings the district remains one of the least affordable outside London¹. Using a typical mortgage multiplier of 3.5x income means that around 75% of all first-time buyers are unable to afford an average terraced property within the district. Renting is also expensive with the average market rent for a 2-bedroom flat currently around £1,096 per month. It should also be noted that these figures are averages with the city being significantly less affordable.

3.5 It is in this context that the Council wishes to utilise Council resources, including surplus land and properties to further support the delivery of Council Housing where feasible and practical to do so.

Current Progress on Council House Building

3.6 Over the past 18 months the Council has been actively developing its own affordable housing schemes, initially concentrating on where the Council can add greatest value, notably around supported housing schemes. Schemes currently completed or well advanced include:

- Temporary Accommodation Scheme (13 units)
Hub & spoke model providing the Council with enhanced capacity and capability to ensure that we meet our statutory responsibilities to provide temporary accommodation to eligible homeless households. The scheme will be managed directly by the Council.
- Supported Housing Scheme (20 units)

¹ Hometrack Housing Intelligence (October 2021)
Printed on recycled paper

Scheme providing supported accommodation for former rough sleepers and which built upon the good work achieved with rough sleepers during the covid pandemic. The Council will retain the landlord function but housing management & support functions will be provided by specialist partner agencies.

- Platform for Life Scheme (4 units)

This scheme will provide supported move-on accommodation for former rough sleepers in a shared house setting. The house will accommodate up to 4 residents. The Council will retain landlord functions but housing management & client support functions will be provided by specialist partner agencies.

- Shared Ownership (2 Units)

The original plan was to transfer these Aequis developed properties to another RP. However, this proved problematic and importantly the business case for shared-ownership properties supported the Council retaining ownership.

3.7 In November 2021 the Cabinet took the decision to extend this programme to potentially deliver a further tranche of up to 58 affordable Council Houses by utilising eight surplus buildings and sites. These homes would be delivered directly by the Council. As such the Council would be responsible for commissioning all aspects of the delivery, including design; financing; securing planning consent; build-out; and ongoing ownership of the land and residential units. The homes will be offered to eligible residents on social rented tenure, the most affordable rent tenure.

3.8 This overall programme provides the Council with a number strategic benefits, including:

- Secure “additionality” through 100% affordable housing schemes.
- Allowing the Council to have greater control over the homes delivered, potentially including accelerated delivery; low-carbon developments and potentially innovation through Modern Methods of Construction (MMC).
- Provides the Council with enhanced operational resilience, through increased housing options for front-line services, notably Housing and Adults.
- Relatively quick to mobilise and deliver.
- Develops in-house skill and competence.
- Reassures Homes England and the Regulator of Social Housing of our commitment to provide low-cost housing.
- By focusing on existing Council sites/schemes the option is complementary, rather than in competition, with the activities of our Homewest Registered Providers.

3.9 Officers are now tasked with starting the process of creating viable schemes on these sites which will be subject to approval through the Council’s Corporate Capital sign-off procedures. Where planning permission is required any proposed scheme will be subject to statutory public consultation.

3.10 It should be noted that at this stage no formal decision has been made concerning the Housing Management functions of these additional 58 units. Housing Management functions include: property allocation and letting; rent and service charge collection; tenancy management; repairs and maintenance; and wider social conditions. Options include the Council performing the Housing

Management functions or commissioning a third party to undertake this role. There are clearly benefits and risks of both approaches. Further investigation is therefore ongoing to ensure that an informed decision can be made in due course.

4 STATUTORY CONSIDERATIONS

4.1 The delivery of Council Housing is supported by the following:

- Local Government Act (section 2) which allows Councils to act to promote or improve the economic, social or environmental wellbeing of their area.
- Localism Act 2011 (sections 1-7) which provides the local authority's general power of competence.
- The Council is registered with the Regulator of Social Housing as a Local Authority Registered Provider of Social Housing.

5 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

5.1 The capital costs of the 39-unit supported housing and shared-ownership programme are estimated at approximately £3.3m. This is being funded by tenant rents supported borrowing of £298k, Government grants of £1.49m, shared-ownership sales of £360k and a Council subsidy of £1.18m coming principally from right to buy capital receipts. The programme is revenue neutral.

5.2 The capital costs of delivering the additional 58-unit social rented programme are estimated to be approximately £12.1m. This will be funded by tenant rents supporting borrowing of £6.4m, Government grants of £3.4m (to be confirmed) and Council subsidy of £2.3m coming principally from right to buy capital receipts. The programme, when using typical industry standards for Management, Maintenance, Voids & Bad Debts would be revenue neutral. The model assumes a nil capital receipt for the surplus buildings and sites, though these assets would be retained and enhanced.

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 EQUALITIES

7.1 A formal equalities impact assessment has not been undertaken on the overall programme. However, the delivery of low-cost housing, particularly affordable housing, has a positive impact on equality. It provides affordable housing options for those residents who are unable to compete on the open-market and may otherwise be forced to leave the area or reside in unsuitable housing conditions. Nationally social housing also supports a disproportionate number of residents from minority ethnic groups, particularly black households; low-income residents including carers and those with a disability; and lone parents.

8 CLIMATE CHANGE

8.1 Housing is a key contributor to climate change. Any Council specified housing will be designed to meet the highest energy efficiency standards and where new-

build the AECB (or similar) standard for energy efficiency, thus contributing to meeting the Council's Climate Emergency targets.

8.2 Current outcomes, include:

- Modelling has indicated that the measures to be incorporated in the refurbishment of 23 Grosvenor Place, subject to listed building consent, would reduce both energy and carbon usage by almost 40% compared to the current baseline.
- In the case of Theobald House Temporary Accommodation Scheme the modelling has indicated that the refurbishment would create significantly greater energy and carbon savings than above due to the ability to also being able to deploy air-source heating and wall insulation.
- The new build shared-ownership properties delivered by Aequis at St Joseph's Terrace, Sladebrook Road, have achieved an EPC A rating and are predicted to be carbon neutral in use.

9 OTHER OPTIONS CONSIDERED

9.1 Throughout the programme other options have been considered, depending upon the strategic objectives of the scheme and any funding conditions or requirements. The broad alternatives considered were as follows:

- Supported Housing Schemes

In relation to the former rough sleeper accommodation, and given funding and time constraints, the only other option was not to proceed with the schemes. This would mean that the Council did not access Government funding and did not deliver much needed supported accommodation for former rough sleepers.

In relation to the temporary accommodation scheme the alternatives considered included continuing to "spot purchase" accommodation and/or commission more temporary accommodation from existing providers. The former was discounted as it has not proved reliable or consistent, is often poorly located and does not require the level of support clients often require. The latter was discounted based on cost, deliverability and ensuring the Council has resilience, particularly when dealing with clients with specific needs.

- Shared Ownership Units

The original plan was to transfer these Aequis developed properties to another RP. However, this proved problematic and importantly the business case for shared-ownership properties supported the Council retaining ownership.

- Utilising Eight Surplus Sites for Social Rented Council Houses

As an alternative to direct delivery a joint venture/partnership approach with a Registered Provider was also considered. Whilst both delivery routes are practical and feasible the direct delivery route has been recommended on

these eight sites as this is more aligned to the corporate objectives, notably: providing the Council with full control over the design & build of units; enhanced operational resilience and quick to mobilise and deliver.

10 CONSULTATION

- 10.1 Internal officer consultation, including with finance and legal services. In Sept 2019 this Panel was also consulted on initial plans to develop a Council housing programme.

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	

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.

Ref Date	Decision Maker/s	Title	Report Author Contact	Director Lead
17TH JANUARY 2022				
17 Jan 2022	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	Council House Building Programme	Graham Sabourn Tel: 01225 477949	Chief Operating Officer
17 Jan 2022	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	Council Budget		Chief Finance Officer (S151)
24TH JANUARY 2002				
24 Jan 2022	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	Air Quality Data		Chief Operating Officer

Ref Date	Decision Maker/s	Title	Report Author Contact	Director Lead
24 Jan 2022 24 Mar 2022	Climate Emergency and Sustainability Policy Development and Scrutiny Panel Council	Annual Report - Climate Emergency	Jane Wildblood Tel: 01225 477685	Director of Sustainable Communities
14TH MARCH 2022				
14 Mar 2022 Page 31	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	Liveable Neighbourhoods	Chris Major Tel: 01225 39 4231	Chief Operating Officer
14 Mar 2022	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	Bath Transport Delivery Action Plan - TBC	Sophie Broadfield Tel: 01225477416	Chief Operating Officer
16TH MAY 2022				
18TH JULY 2022				
19TH SEPTEMBER 2022				
14TH NOVEMBER 2022				
ITEMS TO BE SCHEDULED:				

Ref Date	Decision Maker/s	Title	Report Author Contact	Director Lead
	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	Electric Vehicle Charging Points	Chris Major Tel: 01225 39 4231	Chief Operating Officer
	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	Energy Efficiency Retro-fitting Bids	Chris Mordaunt Tel: 01225 396282	Chief Operating Officer
	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	Waste Centres	Carol Maclellan Tel: 01225 394106	Director of Public Health and Prevention
	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	Littering Review (progress report)	Carol Maclellan Tel: 01225 394106	Director of Sustainable Communities

Ref Date	Decision Maker/s	Title	Report Author Contact	Director Lead
	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	Discovery Card Review		Director of Sustainable Communities
	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	Bath Quays North Regeneration		Chief Operating Officer
The Forward Plan is administered by DEMOCRATIC SERVICES: Democratic_Services@bathnes.gov.uk				

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