

Climate Emergency and Sustainability Policy Development and Scrutiny Panel

Date: Monday, 24th October, 2022

Time: 4.00 pm

Venue: Council Chamber - Guildhall, Bath

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



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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>

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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Further details of the scheme can be found at:

<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,
24th October, 2022**

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 4.4 Appendix 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 STATEMENTS, PETITIONS OR QUESTIONS RELATING TO THE BUSINESS OF THIS MEETING

At the time of publication no notifications had been received.

7. MINUTES (Pages 7 - 12)

8. CABINET MEMBER UPDATE

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

9. ECOLOGICAL EMERGENCY ACTION PLAN (Pages 13 - 30)

There will be a presentation on this item. Slides are attached.

10. ANNUAL HOMELESSNESS UPDATE (Pages 31 - 42)
11. COUNCIL HOUSE BUILDING PROGRAMME (Pages 43 - 48)
12. PANEL WORKPLAN (Pages 49 - 52)

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, 10th October, 2022

Present:- **Councillors** Joel Hirst, Shelley Bromley, Paul Crossley, Grant Johnson, Ruth Malloy, Lisa O'Brien and Dr Kumar

Apologies for absence: Councillors: Karen Walker and Ryan Wills

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

Councillors Karen Walker and Ryan Wills sent their apologies for the meeting.

27 DECLARATIONS OF INTEREST

There were none.

28 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIRMAN

There was none.

29 QUESTIONS, STATEMENTS AND PETITIONS FROM THE PUBLIC OR COUNCILLORS

Mr Tim Newark made a statement to the Panel on the subject of Gulls.

There were no factual questions.

Mr Robin Kerr made a statement to the Panel on the subject of Gulls.

There were no factual questions.

30 MINUTES

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

31 RENEWABLES

The Chair invited Councillor Sarah Warren, Cabinet Member for Climate and Sustainable Travel, Jane Wildblood, Strategic Manager - Climate & Environmental Sustainability and Robin Spalding, Renewable Energy Programme Manager to give a presentation to the Panel which covered the following:

- Renewable Energy Update – Introduction from Councillor Sarah Warren
- Targets and Policy Context
- Current Funding Opportunities
- The Corporate Work Programme and Project Pipeline
- The Council's Corporate Estate
- Corporate Project Pipeline
- Corporate Pipeline Next Steps
- The District Wide Challenge
- The Role of Community Energy
- Tackling the Challenges - Next Steps
- Useful Reference Material

It was explained that this was a policy development item and officers and the Cabinet Member welcomed the Panel's input and ideas on how to encourage more renewables.

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

Councillor Dr Kumar asked how realistic the net zero aim was with so much challenge still outstanding. The officer acknowledged that there was a challenge but reported that there had been a real increase in the last two years. Also the outcome of discussions with commercial and public sector means that others will come online which will see a further increase. In response to a query regarding Bath University, the officer reported that her team works closely with the University, meeting with them regularly to look at opportunities for bids and projects and also to share expertise.

Councillor Crossley stated that the Council's job was to show that the challenges are not undeliverable. He suggested some sites for solar and renewables such as private car parks and other landowners and also owners of large buildings such as churches. The officer explained that her team was focused on delivering in-house first (Council Estate buildings) and the next stage will be looking further afield – she agreed on the suggestion about roof spaces.

Councillor Bromley stated that local energy provision would give us more security. She also asked about community buy in – allowing people to buy shares. The officer stated that this was the model of Community Energy Projects. Councillor Singleton added that a minimum investment was £100.

Councillor O'Brien noted the solar/renewable ideas with regard to rural areas but stated that she supported the idea of using roof space in Bath (warehouses, community centres etc) also there would be more people to invest.

Councillor Johnson noted that 4 solar projects had been delivered by the Council so far with 2 of the 4 Council schools included. He asked why it takes so long to deliver these projects. The Cabinet Member explained that it takes time to get the right

officers in the right posts and to get the policy framework in place and also that technology is coming down in price. She explained that we can now start to move faster and that it is often about getting things in place at the right time, especially regarding schools. She added that the Pixash Lane development was a template.

Councillor O'Brien asked about water (river) and wind power. The officer explained that, regarding water, surveys had been done and so far, most sites would not have enough 'head' (power) to justify it. Technology development may change this with time. Regarding wind, the Government is talking about relaxing rules on this. There has to be landscape assessments and community acceptance.

There was some discussion around using spa water to heat buildings. The officer explained that while the system works for the Abbey, it would not have worked for the Guildhall but this was considered at the time.

Councillor Hirst asked about financial models – partnerships with residents who want to invest. The officer explained that this had been explored in the past and that some Local Authorities used 'green bonds'. This will be revisited.

32 GULLS STRATEGY

The Chair invited Aled Williams, Environmental Protection Manager to introduce the item. The officer gave a presentation covering the following:

- Gulls overview
- Gulls Strategy and Action Plan
- 2022 Actions

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

Councillor Crossley asked how we justify the support given to single households regarding Gulls. The officer explained that work would be carried out on a number of properties at the same time which shares the cost of equipment. There is a limited budget so we look at areas where we can make the best use of the resources we have often based on a demonstrable threat to public health or public safety.

Councillor Johnson asked how we will manage the increase in Gull numbers if the numbers have not been cut down by measures taken so far. The officer explained that Council's are restricted by National Health England's licensing regime. He explained that there is a section of society who disagree with any interference at all.

Councillor Dr Kumar asked what the numbers showed as a result of the counting in May. The officer explained that that had been a 4% increase. He explained that if Local Authorities and society wish to control these numbers, licensing changes would be needed which would require lobbying the Government/National Health England.

Councillor Hirst asked if there was a role for community volunteers and also asked if other ideas had been considered such as hawks. The officer explained that there were community champions such as the public speakers at the meeting today. He

also explained that there has been a scrutiny day on the issues in the past looking at many ideas.

33 HERITAGE SERVICES STRATEGIC APPROACH

The Chair invited Robert Campbell, Head of Heritage Services to give a presentation to the Panel which covered the following:

- Introduction/Business Context
- Vision
- Mission
- Strategic Priorities
- Overall outcomes
- 2021/22 Review
- The Fashion Museum – Re-fashioning Bath
- A National Treasure
- The Situation
- Inequality in BANES
- City Centre Regeneration
- Opportunity: Sustainability and Fashion
- Our Vision
- Fashion Collection Archive
- The New Museum
- Hubs for inclusive cultural engagement and levelling up
- Current Status
- Residents Discovery Card
- Main Project Goals
- Systems and the process of applying
- Roll out
- Key Benefits and Challenges

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

Councillor O'Brien asked about the reasons and process of moving out of the Assembly Rooms. The officer explained that the National Trust owned the building and was taking it back for business reasons – a National Trust immersive experience.

Councillor Dr Kumar asked where the items will be kept in the interim and also if the new building would be fully accessible. The officer explained that the items would be kept in Dents (A Heritage Glove maker based in Warminster). He further explained that the new building would be accessible, accessibility standards would be exceeded where possible.

Councillor Johnson praised the presentation and asked about how the strategy fed into the content of exhibitions – for example in the Victoria Art Gallery which did not have many contemporary artists. The officer explained that the quality of any exhibition is subjective but there will soon be a new senior curator and we will be looking at a new strategy including content of exhibitions.

Councillor Malloy asked about a visitor centre in Bath – information will be sent to Panel members on this.

34 CABINET MEMBER UPDATE

Councillor Sarah Warren, Cabinet Member for Climate and Sustainable Travel, gave the following update:

- The Local Plan Partial Update (LPPU) is rolling through the phases and near completion, this will make bringing in renewables more straight forward.
- A Climate and Biodiversity Festive was held last month.
- Liveable Neighbourhoods – work is progressing. We are working through consultation and co-design with the community.
- Active Travel schemes – successful bid for funding. There are new officers in post and work is progressing.
- Regarding buses – not such good news. As of today there are new timetables and BANES has been let down by First Bus and WECA. We continue to campaign hard.
- E-scooters – there has been geographical expansion, they can now be used to travel to the University.

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

Councillor O Brien asked how many Liveable Neighbourhoods would be on stream shortly. The Cabinet Member explained that there would be 3 pilots shortly and they would be working through the programme.

Councillor Bromley asked if the University is promoting use of E-scooters. The Cabinet Member stated that she believed there had been promotions.

35 PANEL WORKPLAN

The Panel noted the future workplan and noted that Mayor Dan Norris would be attending the November 2022 meeting.

The meeting ended at 6.00 pm

Chair(person)

Date Confirmed and Signed

Prepared by Democratic Services

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Ecological Emergency Action Plan

Presentation to CES Scrutiny Panel

Nature has been collapsing at an alarming rate:

1970-2018



Wild Vertebrates
60% Decline



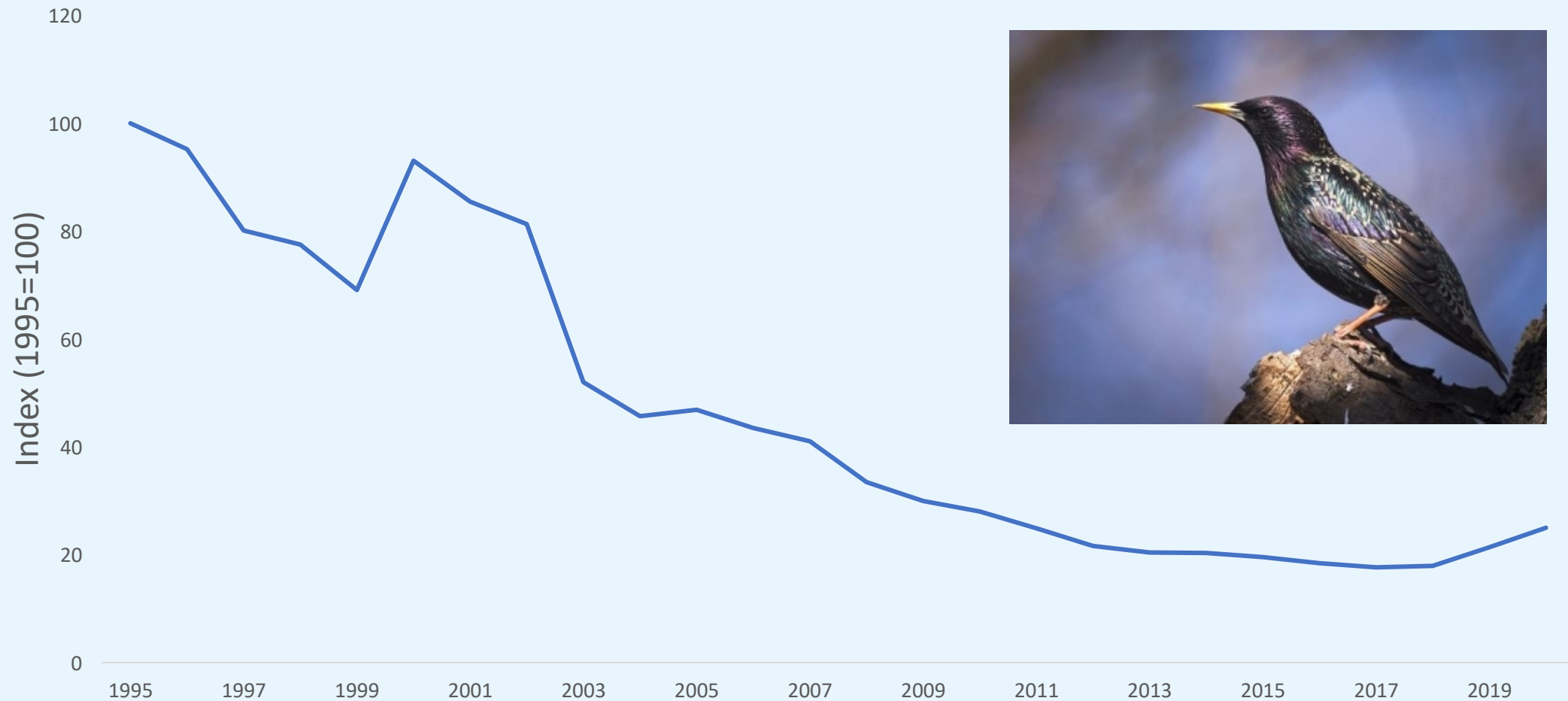
Insects
>70% Decline



Freshwater wildlife
83% Decline

Background

Relative abundance of Starling in the WoE, 1995-2020



Background

Relative abundance of cuckoo in the WoE, 1995-2020



Background

Our use of land and resources has placed **unsustainable pressure on nature**, threatening the stability of ecosystems globally and locally.

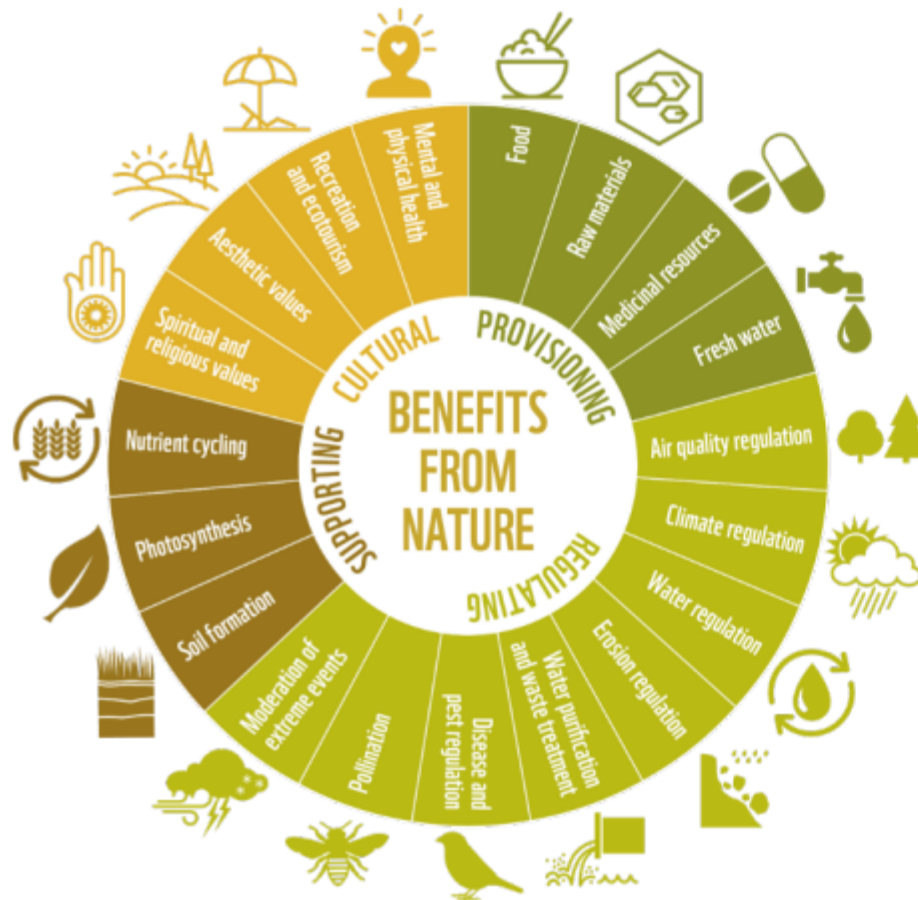
Page 15

- Changes in land use and habitat loss
 - 70% of the UK's land is farmed
- Pesticide use and pollution
- Climate Change
- Non-native species
- Freshwater management



Why does it matter?

Impacts of Wildlife Loss



Ecosystem services provided by insects and other invertebrates



APPROXIMATELY
3/4 OF THE CROP TYPES GROWN BY HUMANS REQUIRE POLLINATION BY INSECTS
a service estimated to be worth between \$235 and \$577 billion per year worldwide

Opportunities



Carbon sequestration ✓



Health and Wellbeing ✓



Food security ✓



Green Jobs ✓



Reduced flood risk ✓



Improved water quality ✓

The need for an Action Plan

- In July 2020, B&NES Council declared an ecological emergency, recognising the severity of the degradation of the natural environment and loss of wildlife, and the urgency of action needed to restore nature
- Following an early review of council services in terms of the Ecological Emergency declaration, the council has established a new service area and Nature Recovery and Green Infrastructure Team, with additional resources, to support the council in its response to the Ecological Emergency
- During Spring 2021 a preliminary stakeholder workshop was held to explore a vision and initial priorities or themes for an Ecological Emergency response and action plan
- The priority is now to produce a responsive and dynamic Action Plan to help focus and structure the Council's on-going work to address the Ecological Emergency
- This will also demonstrate leadership and a commitment to action, setting a positive example for communities, residents and partner organisations

What will the Action Plan be?

It will:

- Be targeted at those services and functions where the Council is uniquely placed to help address the Ecological Emergency
- Be focused on the most important and impactful actions that we can take, recognising limited resources
- Be based on our best available evidence
- Have SMART actions that we can review progress towards
- **Be collaborative, with input from across the Council and from other stakeholders**

It will not:

- Be all-encompassing – being targeted & focused means it can't include everything we could possibly do
- Be final – other actions will be identified in the future, and the Plan should be updated
- Set out Actions for other partners/stakeholders – it is a Council Action Plan
- Be perfect – ecosystems are complex and we need to have the humility and courage to change course if needed



Increase the extent of land and waterways managed positively for nature across B&NES



Increase the abundance and distribution of key species across B&NES



Enable more people to access and engage with nature

Theme 1: Mainstreaming nature recovery in leadership and decision-making

- Embed nature within decision-making across the Council, including the Local Plan
- B&NES must lead by example and better communicate this

Theme 2: Increasing the extent of land and water managed positively for nature

- Review & improve management of existing landholdings, verges, hedges etc.
- Make sure the most important sites for nature are in a favourable state
- Continue delivery through existing Strategic GI Projects: act at scale

Theme 3: Increasing investment into nature-based solutions

- Direct investment into priority areas for nature recovery
- Work with and utilise developing mechanisms for investment
- Utilise Biodiversity Net Gain as a mechanism to fund nature recovery

Theme 4: Enabling more people to access and engage with nature

- Enable and empower community groups and residents to take action
- Incorporate role of nature in public health and expand Green Social Prescribing

Theme 5: Improving our evidence base and monitoring

- Agree an ecological baseline to measure from & produce State of Nature Report
- Put in place a monitoring framework for measuring progress
- Conduct Natural Capital mapping of estate to inform decision-making

Theme 6: Working in partnership and with communities

- Work with landholders and farmers and facilitate them contributing towards nature recovery
- Importance of continuing existing partnership working (e.g. WENP & BACP)

Proposed Structure

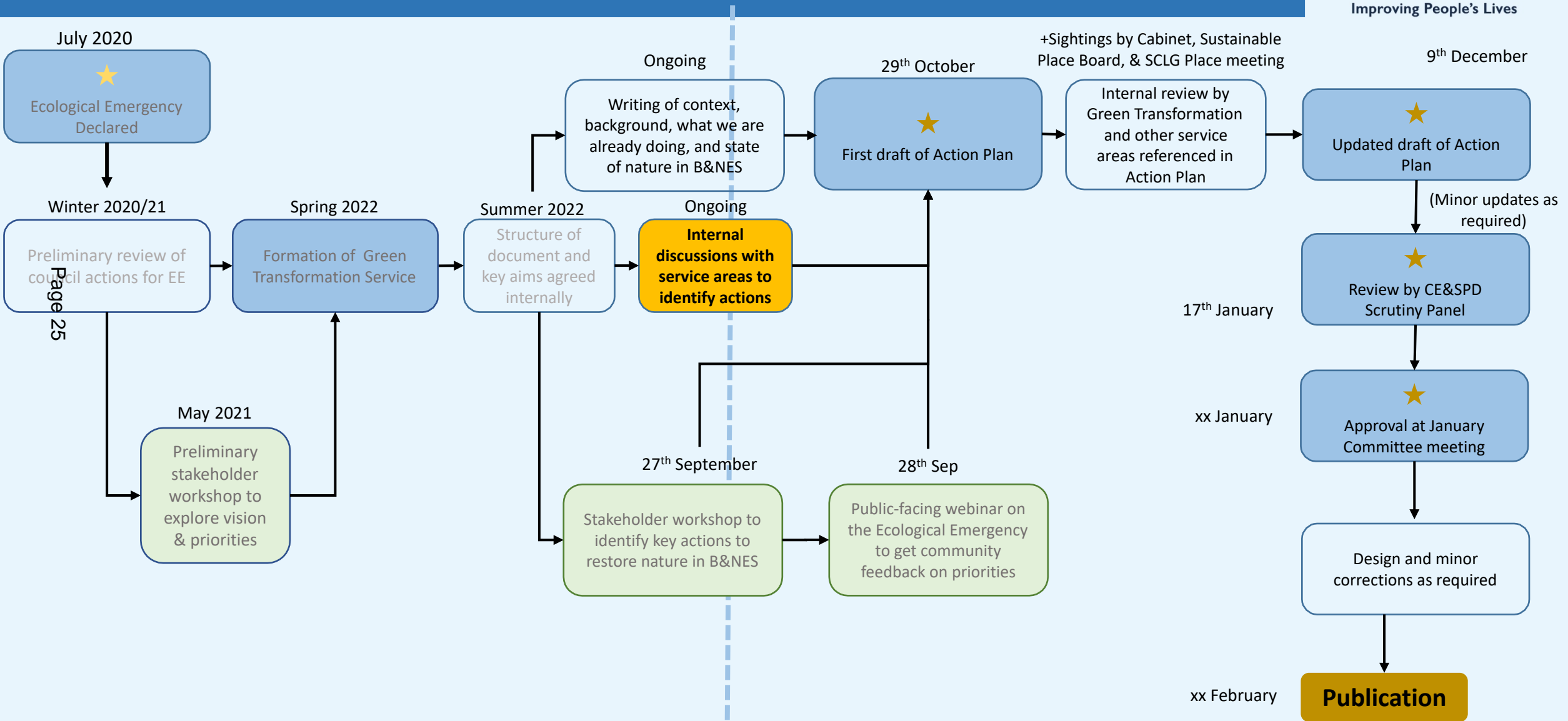
1. Introduction
 - What is the ecological emergency, what are the causes, why should we care, what is the Action Plan?
2. Our Vision and Aims
3. State of Nature in B&NES
4. Some of our work so far
5. Action Plan
6. Appendices as required

Action Plan Examples

Theme	Action no.	Description	Action Owner	Timeline
Leadership and DM	1.1	Produce and deliver an ecological emergency literacy training programme for all decision makers	Nature Recovery & GI	2023
Leadership and DM	1.2	Produce a Supplementary Planning Document (SPD) for maximising biodiversity gain in solar developments	Planning	2024
Land management	2.1	Produce a clear timeline for reducing pesticide use across land owned by B&NES Council	Parks & Green Spaces	2023
Land management	2.2	Set out a Tree and Woodland Delivery Plan for the years 2023-26, building on the delivery of 100,000 trees by 2023.	Nature Recovery & GI	
Nature-based solutions	3.1	Work with water companies on encouraging investment in natural solutions to improving water quality through the WINEP Process	Nature Recovery & GI	2022-2030
Access & engagement	4.1	Produce and disseminate a template for Local Nature Action Plans that parish and town councils can use to organise local action to restore nature	Nature Recovery & GI	2023
Access & engagement	4.2	Continue to empower residents and communities to manage land positively for wildlife through Neighbourhood Nature Areas	Parks & Green Spaces	2023-2030
Evidence & monitoring	5.1	Agree an 'ecological baseline' from which to measure nature's recovery and produce a 'State of the Environment' report for B&NES	Nature Recovery & GI	2023
Evidence & monitoring	5.2	Continue to monitor change in tree canopy cover across B&NES using Aerial Photography for Great Britain (APGB), updating the figure every three years based on a baseline of 16.54% in 2020	Nature Recovery & GI	2023-2030
Working in partnership	6.1	Continue to contribute towards the West of England Nature Partnership and Bristol Avon Catchment Partnership to facilitate partnership working across the region	Nature Recovery & GI	2023-2030



Timeline



Plans for engagement

- Nature Recovery Manager and Principal Ecologist will lead engagement with other service areas and within Green Transformation team
- External stakeholder workshop held on 27th September
- Public-facing webinar held during Climate & Biodiversity Festival
- Further comments on Action Plan through West of England Nature Partnership?
- Sightings by Cabinet, Sustainable Place Board, & Place Group

Questions and discussion

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Bath & North East Somerset Council		
MEETING	Climate Emergency and Sustainability Policy Development & Scrutiny Panel	
MEETING	24 October 2022	EXECUTIVE FORWARD PLAN REFERENCE:
		E 9999
TITLE:	HOMELESSNESS & ROUGH SLEEPING UPDATE	
WARD:	All	
AN OPEN PUBLIC ITEM		
List of attachments to this report: None		

1. THE ISSUE

- 1.1. The Council delivers support and assistance to people at risk of becoming homeless and people who are homeless by commissioning services, developing effective partnerships with the voluntary sector and having an effective Housing Options & Homelessness Team. This report provides an update on these services.

2. RECOMMENDATION

The Panel is asked to:

- 2.1. Note the contents of the report.

3. THE REPORT

Background

- 3.1. The Council delivers support and assistance to homeless people by providing services directly, working in partnership with the voluntary sector and the commissioning of specialist services. The term homelessness is wide and includes: households threatened with imminent homelessness; those living in non-settled accommodation, such as “sofa surfing”, bed & breakfast or other types of temporary accommodation; or people sleeping on the streets/tents/cars etc.

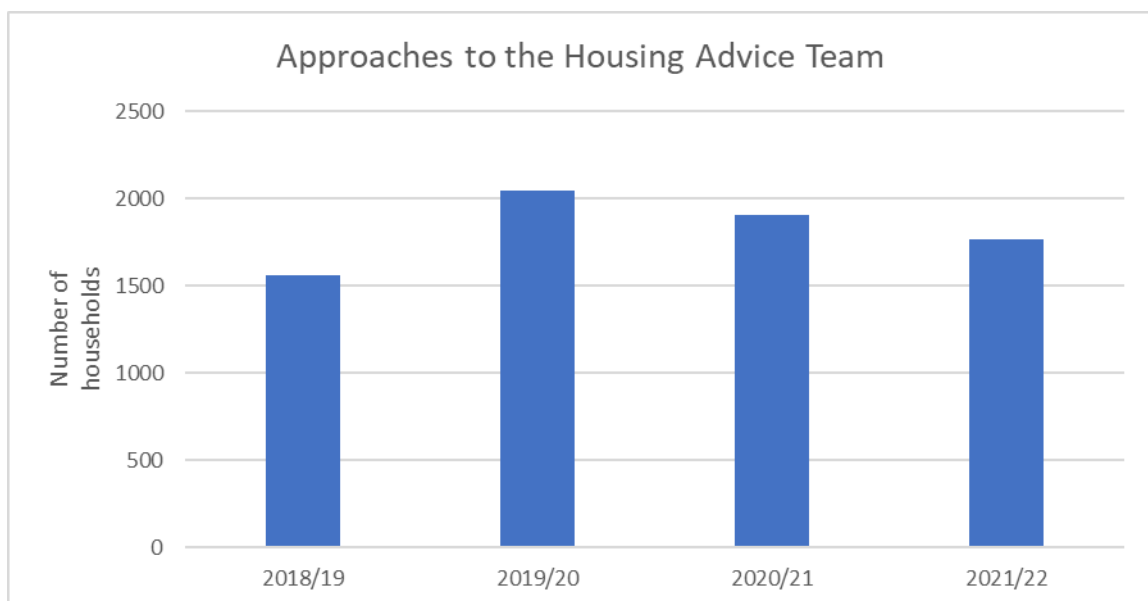
- 3.2. Temporary accommodation (TA) currently provided by Bath and North East Somerset Council includes:
- Hostel accommodation occupied on licence.
 - Flats occupied on an assured shorthold tenancy.
 - Bed & Breakfast accommodation.
- 3.3. The Council commission hostel accommodation and dispersed flats to use as temporary accommodation from Curo Housing. The hostel, located at Dartmouth Avenue in Bath, provides high quality accommodation suitable for singles and small families of up to 3 people in 17 rooms with some shared communal facilities. The dispersed flats comprise 7 self-contained two-bedroom properties and one, self-contained one bedroom property. These are family units and are for people with more than two children. Additionally, the Council use other hostel accommodation at the YMCA in Bath which benefits from twenty-four-hour, onsite support staff.
- 3.4. The Council tries not to use Bed and Breakfast accommodation (B&B). However, where there is no alternative, or it is an emergency, it will be used. In these circumstances the Council will attempt to accommodate households in B&B within the district and for the shortest time possible. Securing local B&B accommodation can be a challenge and as such, out of district placements can also be used on occasion. The Housing Options Team can provide some support to these placements by regular contact with residents however there are no dedicated on-site support staff.
- 3.5. Placing homeless households out of the district in Bed and Breakfast accommodation may result in residents disconnecting with their existing support networks, family, and supporting professionals. Out of area placements can also create significant problems concerning getting to work for adults and for children attending schools. Bed and Breakfast accommodation is unlikely to have dedicated onsite support.
- 3.6. To improve the Council provision of temporary accommodation, Housing Services are currently developing new hostel type accommodation in Bath. Two Council owned buildings are being renovated and extended to deliver new supported housing to accommodate homeless households. The developments are, Theobald House in Dartmouth Avenue and Crescent Garden Lodge, on the edge of Charlotte Street carpark. The new accommodation will be directly managed by the Council. The accommodation can contain up to fourteen homeless households. Works to renovate the two properties have already begun, they will be complete in early/mid 2023.
- 3.7. This new accommodation will reduce the use of unsuitable and expensive bed and breakfast accommodation and provide an enhanced service for households experiencing homelessness, provided within their existing community.

Statutory homelessness applications and use of temporary accommodation

During lockdown between 2020-2022 there was reduction of presentations to the Housing Options Team of homeless households, dropping below 500 per quarter. Presentations include homeless households as well as others threatened with homelessness within fifty-six days. In these cases, the Council has a statutory duty to take a homelessness application and provide prevention and relief to applicants.

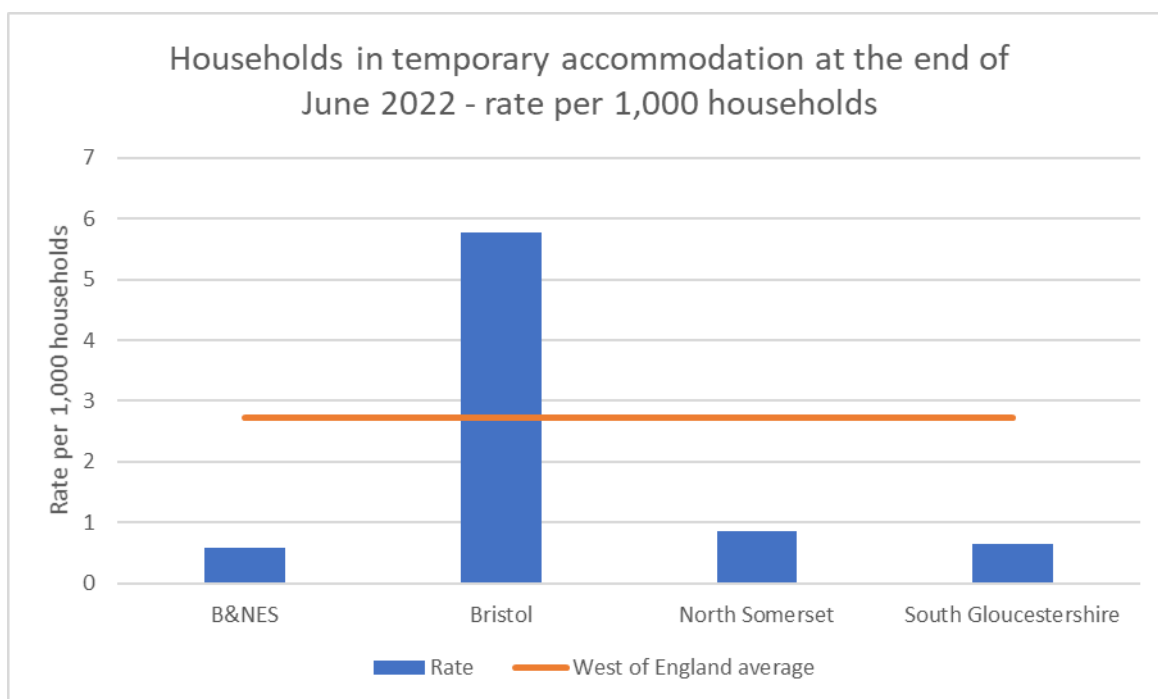
The reduction in homeless presentations was understood to be in part due to households at risk of homelessness under lockdown tending to stay where they were and maintain difficult housing arrangements, often with extended family or under threat of eviction. Additionally, many Council services, including Housing Advice were no longer available in person, at Council offices, being reduced to telephone only services. Although homeless presentations reduced during this period, those that did approach the Council increasingly included complex adults. These cases require significantly more time to address issues that prevent those households moving on to independent secure accommodation. Early figures for 2022-2023 are now showing a return to pre-pandemic presentations.

Housing Options have now returned to in-person services, where homeless applicants can now attend appointments with advisers at the Councils one stop Shops. These in-person interviews have improved the ability of the service to intervene and prevent and relieve homelessness. There are now two housing advisers at the Bath One Stop shop each day, and services are also available at Midsomer Norton. Additionally, drop-in services have restarted at the other one stop shops to give advice on Homesearch applications as well as specialist advice for young people.



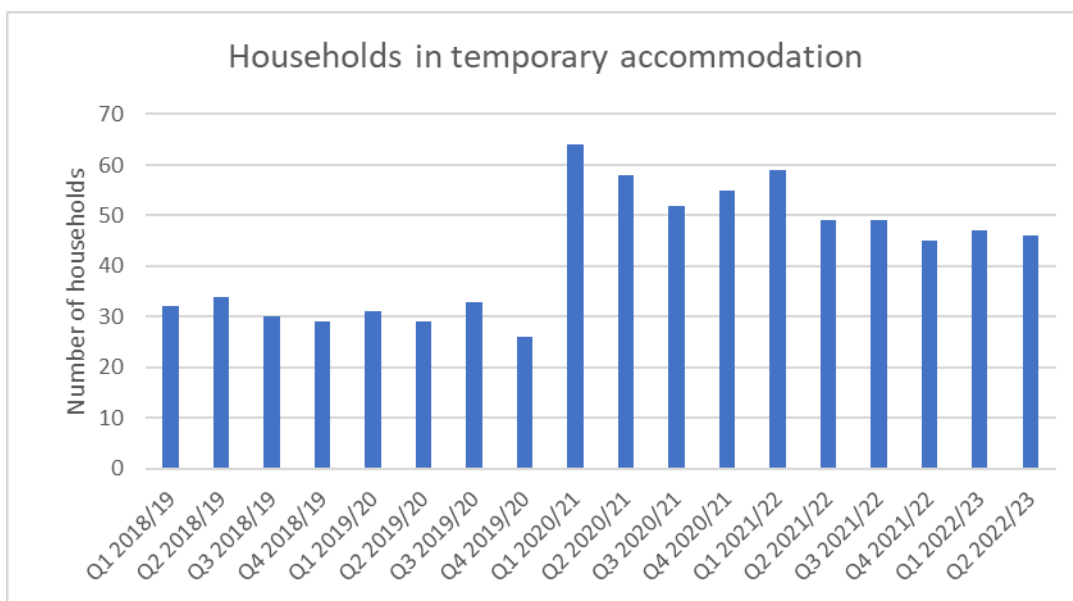
Use of temporary accommodation

- 3.8. Currently the Council are accommodating 48* households in temporary accommodation under a statutory duty. The table below compares this figure with three other West of England authorities. The graph shows the rate of households per 1,000 in Temporary Accommodation, and that Banes are significantly lower than other West of England authorities.



Since the first quarter of 2020-21 the Council accommodated a significant number of rough sleepers, raising the figure accommodated to over sixty households. Gradually those rough sleepers were accommodated through new accommodation initiatives. The total figure of households in Temporary Accommodation has reduced, but not to pre-pandemic levels. Until 2019/20 commonly the authority accommodated in the region of thirty households, the weekly figure now can exceed fifty*, this is a significant increase in accommodated homeless households.

(*Since April 2022 this figure has included some households who are classed as **Homeless at Home**, where they have remained in properties after notices have expired or temporarily in extended family accommodation while waiting for temporary accommodation).



Moving households on from temporary accommodation requires increased resource from Housing Services. There is a significant issue concerning moving larger family’s requiring 3 or 4-bedroom properties. Although the number of social housing units available has picked up since the pandemic low, very few larger properties have become available for families to move on to. There is also an increased problem of moving complex single people on who require supported housing and are unable to live in less supported environments. Supported housing is often full, with little movement of residents.

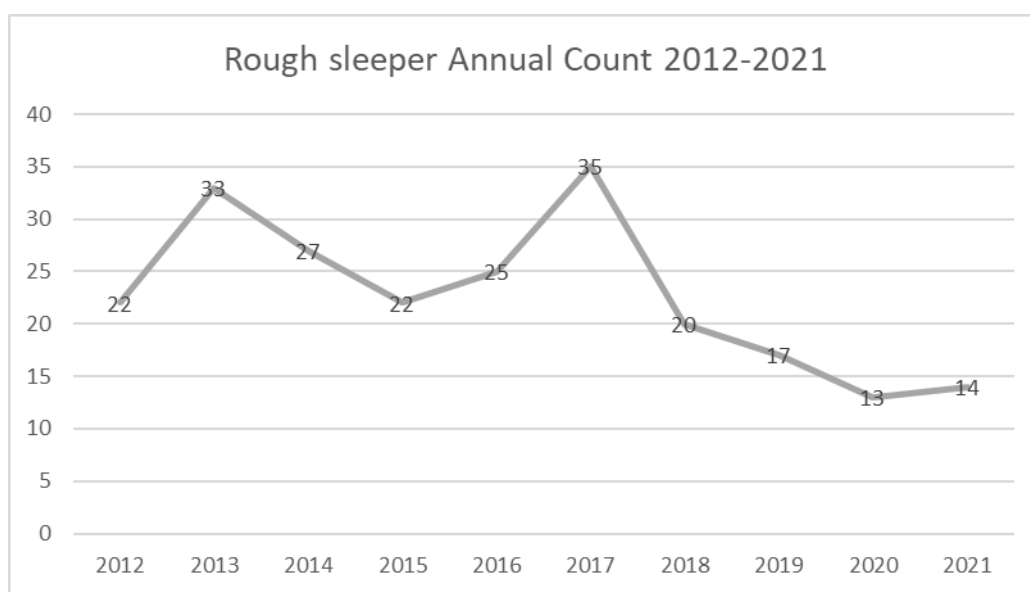
It is increasingly difficult to find affordable private rented housing for homeless households to move to. The Council offers financial assistance with this, but availability is largely limited to the Somer valley area. To improve the move-on of homeless households into more secure accommodation, Housing appointed a dedicated officer to work with households who were not ready to move, this has proved a success.

Councils are set a legal limit of only placing families in bed and breakfast type accommodation for six weeks. Housing have not exceeded this limit for over ten years. There is increasing concern about the ability to maintain this target. Recently households have been accommodated in bed and breakfast for in excess of five weeks before they could move to commissioned accommodation within the authority.

Housing is improving services by developing and managing new accommodation within Baner, this will reduce the use of spot-purchased bed and breakfast hotel rooms. Greater access to in-person advice services as well as the new dedicated move-on officer should prevent and address homelessness early as well as provide better support for households who have already lost their homes.

Rough sleepers

- 3.9. Whilst rough sleeping is only a relatively small part of the wider homelessness agenda it is the most visible element and the most challenging. We are taking a range of approaches to reducing the numbers of people resorting to rough sleeping.
- 3.10. The chart below details the official rough sleeper count for Bath & North East Somerset, which is undertaken each year, usually in November. The latest figure we can report is for November 2021. Counts provide a snapshot of the levels of rough sleeping in an area. We are in close weekly contact with the multi-agency Outreach team and have good information on all individuals and their needs. Each person has a plan in place that aims to end their homelessness and enable a move towards recovery.



- 3.11.
- 3.12. In March 2020, in response to the government's Everyone In Covid-19 lockdown directive, Housing Services worked with local partners to provide accommodation and support to 80 individuals. A range of accommodation options were secured for immediate use and outreach and other support teams reassigned to staff the temporary provision. By the time the lockdown periods had ended, 75 people had been supported to secure longer term accommodation options. In December 2021, with the emergence of the Omicron variant, DLUHC awarded grant Protect & Vaccinate funding to enable a second Everyone In-style offer, with additional resources to incentivise people sleeping rough and in other homeless settings to receive their first, second or booster Covid vaccine. A call went out via social media to request that private landlords make contact to discuss renting empty properties to be shared by anyone rough sleeping. Two properties were secured and used until the end of March, when the funding ceased. In total, 7 people were accommodated in these properties and hotel rooms. One property was secured until March 2023

as an on-going shared option for rough sleepers. The vaccination element of the provision was used to set up an incentivisation scheme for anyone in a homeless setting. Typical items paid for were utility bills, mobile phones and top-ups, grocery vouchers, electrical items and stock of The Big Issue to sell in Bath. Uptake of this has been low at just 9 people, but when viewed as part of the larger picture, there is optimism about the Covid-resilience of homeless people as we head into Winter. At the end of July 2022, 189 out of 306 people living in homelessness settings (hostels, Housing First or rough sleeping) had received a first, second or booster vaccination.

- 3.13. Working with partners and providers in Summer 2021, we have completed a Needs Assessment and developed an Ending Rough Sleeping Plan. The plan is split under 3 headings, Prevention, Intervention and Recovery. The key actions identified developing an Eviction Protocol that the supported housing sector can sign up to, making sure we have some flexible accommodation options available, ensuring mental health support is available to reduce evictions from supported housing and reviewing the Local Connection Policy for access to services. This Plan formed the basis of our bid for Rough Sleeper Initiative funding for 2022/23 – 2024/25. See 3.13 below.
- 3.14. A bid for funding from DLUHC at the end of 2021 resulted in a multi-year allocation totalling £1.3m. Using the 3 categories in our Ending Rough Sleeping Plan plus an additional workstream around Systems Change, we have been able to commit to several established services (included in the list at 3.14 below) and develop these new approaches:
- A new role of Criminal Justice Navigator to work with people about to leave prison without any accommodation to return to.
 - Improvements to how we work with people with a mental health issue, including one to one support from a psychotherapist for individuals and the same for support workers. This will improve understanding of the impact of trauma and mental health and how support and accommodation settings can be part of a recovery pattern.
- 3.15. High levels of specialist support are required to provide lasting, positive outcomes. Working with local partners, including health, welfare, housing, and employment the following services are in place to help rough sleepers make a transition into safer and healthier lives. Some are directly commissioned by Housing Services and others are run under sub-contract via HCRG's prime provider contract.
- Provision of 20 units of accommodation with on-site medical provision and 9 move-on units.
 - 20 self-contained move-on flats with support.

- A 4-bedroom shared house owned by the Council.
- A 2-bedroom shared house rented from a private landlord.
- Assertive outreach provided in partnership by Julian House, DHI and AWP – supports individual rough sleepers into accommodation and other services by working with them on the street.
- A Reconnection Service. Some rough sleepers arrive from other parts of the country, having left accommodation and support networks behind. Wherever possible, contact will be made to ascertain that accommodation is still available and that appropriate support can continue. Where this is the case, travel costs are covered, and the person offered the opportunity to return home. If there is any suggestion of violence or any other threat, this is not implemented.
- ‘Flexible Surge’ provision and SWEP. To ensure that we are able to meet fluctuating needs across the year, we have an agreed protocol for bringing individuals indoors. Working with outreach and other partners, we are able to create capacity within the pathway so that someone needing respite from rough sleeping (for example, because their health is temporarily poor) can take shelter. Action taken to create the space needed includes speeding up an imminent move to permanent accommodation or moving people within supported housing provision. If this is not appropriate or possible, a specific, limited budget is available for hotel bookings. To ensure anyone rough sleeping is not exposed to extreme weather conditions, we closely monitor the weather and take the same approach to creating capacity. This means that during particularly cold or wet weather and heatwave conditions, we can offer anyone sleeping rough shelter from the elements. During heatwave conditions, day-time services are adjusted to make sure shade, water and sunscreen are offered. In all scenarios, support to continue being indoors and moving away from rough sleeping is provided.
- Range of specialist support workers: mental health outreach worker; dual-diagnosis (mental health and substance misuse) worker; female outreach worker; criminal justice worker; Housing Advisor within the Council’s team focused on rough sleepers.
- Homeless hospital discharge service based at the RUH.
- Housing First Project, providing 22 units of accommodation and supporting a further 5 people not currently accommodated, with a target of 29 by March 2023.
- Supported Housing Gateway – web-based single access point for supported housing schemes for anyone at risk of homelessness. Acting on feedback from providers during the Pathway Review, this is being reviewed and updated to improve access to support and housing.

- Priority on Homesearch Scheme for people in supported housing, and in some cases rough sleepers. This helps release bed-spaces that can then be allocated to rough sleepers.
- A Task & Targeting multi-agency group that shares information on and identifies solutions for named, entrenched rough sleepers.

Ongoing Developments

3.16. With a successful bid to DLUHC earlier this year, an allocation of £1.3m secures service delivery into 2025. This means we can continue to deliver the services outlined above, albeit with an expectation that the pathway for rough sleepers will adjust and develop as numbers of people resorting to rough sleeping reduce as a result of improved, targeted ways of working. The expectation is that by March 2025 we will have an operational figure of 5 people rough sleeping. This is obviously challenging, especially when anticipating an increase in homelessness due to the cost of living crisis. However, we are confident that we have strong relationships in place with effective and flexible providers, which will be a significant advantage as issues emerge.

3.17. Homelessness Pathway Review

Between September and December 2021, a review of the pathway taken by people experiencing homelessness was undertaken by Red Quadrant consultancy. Whilst the findings of the review were positive in terms of statutory rehousing processes and outcomes, the pathway for non-statutory, single homeless people was less clear. Recommendations were made for improvement, including:

- An increase focus on prevention
- Improving use of data to inform commissioning decisions
- Develop a 'rapid rehousing' approach for people in temporary or supported housing

Discussions have begun within the Homelessness Partnership to take these recommendations forward. The Executive Summary of the report is attached. The full report can be provided on request.

3.18. Rough Sleeper Drug Treatment Grant from Adi Day

The Rough Sleeper Drug and Alcohol Treatment Grant (RSDATG) is a national grant to improve drug and alcohol treatment support and outcomes for people experiencing, or at risk of, rough sleeping who have drug and alcohol dependence needs in Bath and North East Somerset. Through collaborative working with drug and alcohol treatment services and housing colleagues, B&NES public health team successfully applied for the grant and was awarded £585,472 for 2022/23 and £786,759 for 2023/24.

The RSDATG model has been designed to complement wider drug and alcohol treatment and provide specialist provision that takes into consideration the complexity and range of needs for this cohort. Therefore, the purpose of the funding is to:

- a) Support people experiencing, or at risk of, rough sleeping to access and engage in drug and alcohol treatment.
- b) Ensure that the engagement that people have had with drug and alcohol treatment services whilst rough sleeping or in emergency or temporary accommodation is maintained as they move into longer term accommodation.
- c) Build resilience and capacity in local drug and alcohol treatment systems to continue to meet the needs of this population in future years.

During 22/23 and 23/24 B&NES RSDATG model aims to deliver a range of new posts that will work in innovative ways to improve access and engagement with treatment, including Housing In-reach workers, Intensive Treatment Workers, Housing Peer co-ordination and a Clinical Psychologist Recruitment for these posts has begun and will fulfil the principles of the grant to build flexible, creative and person-centred approaches to drug and alcohol treatment starting with the needs of the client in settings that take advantages of access and engagement opportunities for rough sleepers and those at risk of rough sleeping.

3.19. The procurement of housing management and support services for the 20-flat project at Grosvenor Place in Bath went live in October and a contract is expected to be in place in April 2023. As an interim arrangement, Julian House continue to support residents and manage the building.

3.20. The first step on resettlement for many single homeless people in Bath & North East Somerset is Manvers Street Hostel, operated by Julian House since 1990 in a basement building leased from Manvers Street Baptist Church. The lease expires in 2026 and Julian House are now looking at options for the future. Based on national and local strategy, Housing Services will work with Julian House to scope out what the new provision needs to include. Key questions for consideration are:

- What will the level of need be? How many people need to be provided for?
- What is the broader aim of any new facility beyond shelter and sustenance? What else would or could a new building accommodate?
- What will the funding model look like?

Work has already begun by Julian House on consulting former and current service users, the housing and homelessness sector and other stakeholders on these and other issues. They intend to widen the conversation to all stakeholders to ensure the new provision reflects local need and aspiration.

4. STATUTORY CONSIDERATIONS

- 4.1. The, Housing Act 1996, the Homelessness Act 2002 and the Homelessness Reduction Act 2017, all place significant statutory duties on local housing authorities (the Council) to ensure that advice, assistance and other housing duties are available to households who are homeless or threatened with homelessness.
- 4.2. The delivery of services for homeless people has implications for corporate statutory considerations such as equalities, crime and disorder, safeguarding and public health and inequalities.

5. RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

THIS REPORT IS FOR INFORMATION ONLY, AND AS SUCH, THERE ARE NO DIRECT FINANCIAL IMPLICATIONS ARISING FROM THIS REPORT.

6. RISK MANAGEMENT

- 6.1. None. Report is for information only.

7. EQUALITIES

- 7.1. None. Report is for information only.

8. CLIMATE CHANGE.

- 8.1. The re-development of 23 Grosvenor Place included measures that will see emissions drop by nearly 40%. Having staff on-site will also reduce the need to travel within Bath city. All other new supported housing schemes will be designed to ensure the most practical energy efficiency measures are met. In addition, ensuring our clients are accommodated within district will considerably reduce the need for unnecessary travel.

9. OTHER OPTIONS CONSIDERED

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

Contact person	Graham Sabourn (01225 477949), Ann Robins (01225 396288) and Mike Chedzoy (01225
Background papers	Red Quadrant report – Review of the B&NES Homelessness Pathway
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 and Sustainability Policy Development and Scrutiny Panel	
MEETING DATE:	24th October 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.

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 a 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 positive and in the last 10 years (up to March 2022) the Council has delivered 1,848 affordable homes. These comprise 1,357 (74%) for rent and 491 (26%) for intermediate/affordable home ownership. In addition, there are a further 750 affordable housing units that have planning consent and are in the process of being delivered or awaiting build-out.

3.1 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 500-600 properties becoming vacant each year, albeit last year this number dropped to just 479.

3.2 This high demand for social housing is, at least in part, a feature of high local housing prices. Indeed, at a ratio of 12.4x average lower quartile 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 78% 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 property currently around £1,196 per month (whilst the Local Housing Allowance rate is £847 per month). It should also be noted that these figures are averages with the city being significantly less affordable.

3.3 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

3.4 The Council has been actively developing its own affordable housing schemes, under the title of "B&NES Homes". Whilst initially concentrating on supported housing schemes progress has also been made on general needs accommodation. Table 1 below summarises the current projections in relation to unit numbers over the short-medium term and only includes identified schemes.

¹ Hometrack Housing Intelligence (October 2022)
Printed on recycled paper

Table 1: Short-Medium Term Unit Projections

Scheme Type		Pipeline	Start on Site	Completed	Total
Supported Housing		18	14	24	56
Shared ownership				2	2
General Needs	8 Surplus sites	51	7		197
	Strategic Sites (BWR/Midland Road)	139			
Total		208	21	26	255

- Supported Housing Schemes

These rental schemes include temporary accommodation for homeless households; move-on accommodation for former rough sleepers and homes for clients with learning difficulties and/or autism. The schemes have, or will provide, a range of benefits including improved service user outcomes; increased Council capacity and resilience to meet statutory obligations and improved cost effectiveness. The Council retain the landlord function but depending on scheme the housing management & support functions are either provided directly by the Council or commissioned specialist partner agencies.

- Shared Ownership

Aequus, the Council's wholly owned development company, delivered 2 shared-ownership properties which were intended to be sold to another RP. However, this proved problematic and importantly the business case for shared-ownership properties supported the Council retaining ownership. To improve affordability the Council relaxed the typical ownership/rental formula to a 40% purchase share and 1.5% rent on the retained equity. Demand was very high for these homes and handover was achieved earlier this year.

- General Needs

In December 2021 the Cabinet decided to extend Council Housing delivery to 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. The 8 sites are currently at different stages of development: 117 Newbridge Hill, Bath will shortly be handed over to the Council; Planning consent has been obtained for Argyle Works, Bath; a planning application has been submitted for 19 Westgate Street, Bath; & pre-planning applications have been submitted for a further two other schemes.

The above table also includes indicative affordable housing figures which are likely to result from BWR and Midland Road strategic development sites. However, it should be noted that no delivery mechanism has yet be agreed for these schemes.

3.5 Overall the B&NES Homes 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.
- 3.6 Some of these benefits are now being realised in schemes. For example the Council's new development at 117 Newbridge Hill, Bath will shortly provide 7 high quality 1-bed and 2-bed apartments in former Council offices. The homes are generously proportioned, very energy-efficient and are very near the RUH. They will be let at social rent levels, which are typically only 50-60% of market rents. Whilst yet to be finalised the rent for a two-bedroom apartment will be around £600 per month, which is below LHA rates and around 50% of market rates. In addition, and given the local pressures on the NHS and RUH, the Council have made the decision that NHS workers will initially be prioritised for these homes.
- 3.7 The housing management functions related to the 7 apartments at 117 Newbridge Hill, Bath are being delivered in-house. These functions include: property allocation and letting; rent and service charge collection; tenancy management; repairs and maintenance etc. However, once the general needs programme gains momentum there will be a decision point around whether these are kept inhouse or commissioned through a third-party RP.

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 At this stage 40 units of supported housing and shared-ownership programme have been fully approved at a cost of approximately £3.7m. This is being funded by tenant rent supported borrowing of £770k, Government grants of £1.4m, shared-ownership sales of £360k and a Council subsidy of £1.17m coming principally from right to buy capital receipts. The programme is revenue neutral.

5.2 The capital costs of delivering the 58-unit social rented programme approved by Cabinet in December 2021 were estimated to be approximately £12.1m. This being 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 model assumes a nil capital receipt for the surplus buildings and sites, though these assets would be retained and enhanced. It is important to note that each scheme is subject to a final business case review which will be informed by tendered costs rather than development assumptions. The programme, when using typical industry standards for Management, Maintenance, Voids & Bad Debts would be revenue neutral.

- 5.3 Any new schemes not included in the above figures would need to go through the corporate capital governance procedures once an initial business case has been developed.

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.
- 6.2 There are a number of risks associated with development. However, it is important to note that the current climate, with high inflation and rising interest rates, is likely to be particularly challenging for residential development. These factors may have significant implications on the final business cases for schemes yet to be approved.

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. All 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 incorporated in the refurbishment of 23 Grosvenor Place have reduced both energy and carbon usage by almost 40% compared to the pre-improvement baseline.
 - The Theobald House Temporary Accommodation Scheme has been designed to achieve AECB certification. 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 Aequus 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. These are documented in the relevant cabinet/SMD report.

10 CONSULTATION

10.1 Internal officer consultation, including with finance and legal services.

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
24TH OCTOBER 2022				
24 Oct 2022	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	Ecological Emergency Action Plan	Mark Minkley	Director of Sustainable Communities
24 Oct 2022	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	Council House Building Programme	Graham Sabourn Tel: 01225 477949	Director of Sustainable Communities
24 Oct 2022	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	Annual Homelessness Update	Graham Sabourn Tel: 01225 477949	Director of Sustainable Communities
14TH NOVEMBER 2022				
14 Nov 2022	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	Planning Performance	Simon De Beer Tel: 01225 477616	Director of Sustainable Communities

Ref Date	Decision Maker/s	Title	Report Author Contact	Director Lead
14 Nov 2022	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	WECA Scrutiny		Chief Operating Officer
16TH JANUARY 2023				
		Budget TBC		
16 Jan 2023 Page 49	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	Climate Emergency Annual Report	Jane Wildblood Tel: 01225 477685	Director of Sustainable Communities
6TH MARCH 2022				
ITEMS TO BE SCHEDULED:				
	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	Electric Vehicle Charging Points	Chris Major Tel: 01225 39 4231	Director of Sustainable Communities

Ref Date	Decision Maker/s	Title	Report Author Contact	Director Lead
	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	WECA Spatial Development Strategy	Simon De Beer Tel: 01225 477616	Director of Sustainable Communities
	Climate Emergency and Sustainability Policy Development and Scrutiny Panel	Littering Review (progress report)	Carol Maclellan Tel: 01225 394106	Director of Sustainable Communities
Page 50	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