

Draft Notes of the  
**Keynsham Area Forum**  
Monday 6<sup>th</sup> March 2017 at 6pm  
Community Space, Civic Centre, Market Walk, Keynsham

**Present**

<b>Name</b>	<b>Organisation Represented</b>
Cllr Alan Hale	B&NES Ward Councillor, Chair of the Forum
Cllr Keith Baker	Keynsham Town Council
Alex Beaumont	Keynsham NOW
Caitlin Brennan	Keynsham NOW
Roger Busby	Civic Society
Sheila Crocombe	Keynsham Action Network
Cllr Sally Davis (part)	B&NES Ward Councillor, Farmborough
Cllr Dawn Drury	Chair, Compton Dando Parish Council
Sara Dixon	Locality Manager, B&NES
James Evans	Beat Manager, Keynsham - Avon and Somerset Police
Cllr Clive Fricker	Keynsham Town Council
Cllr Charles Gerrish	B&NES Ward Councillor, Keynsham North and Cabinet Member for Finance and Efficiency
Chris Hounsell	Saltford Business Network
Duncan Hounsell	Saltford Parish Council
Kathleen Hovland	Resident
Adrian Inker	Community@67
Cllr Alison Lampard	Whitchurch Village Council
Hazel Mitchell	Resident
Tony Mitchell	Transition Keynsham
Cllr Paul Myers	Cabinet Member for Policy, Localism and Partnerships
Cllr Lisa O'Brien	B&NES Ward Councillor, Keynsham South
Daniella Phillips	Keynsham NOW
Jon Poole	Business Intelligence Manager, B&NES
Cllr Brian Simmons	B&NES Ward Councillor, Keynsham North
Janette Stephenson	Publow with Pensford Parish Council
Alison Wells	Community Projects Officer, B&NES
Brian Wilson	Keynsham and Saltford Churches Together
Margaret Wilson	Keynsham and Saltford Churches Together

**Apologies**

<b>Name</b>	<b>Organisation Represented</b>
John Twist	Corsham Parish Council

		<b>Action</b>
<b>1.</b>	<b>Welcome from the Chair of the Forum</b>	
1.1	AH welcomed those present and gave a safety notice. Apologies as above.	
<b>2.</b>	<b>Updates</b>	
	<b>B&amp;NES Community Empowerment Fund – Cllr Paul Myers</b>	
2.1	A verbal update was given and can be found at Appendix 1.	
	<b>Local Police Matters – James Evans</b>	

2.2	JE said there has been a rise of 7 incidents compared to last year but there has been an increase in population so this is to be expected.	
2.3	There has been an increase in complaints about speeding so the Police have been doing counts. Also complaints about commercial vehicles parked in side roads – this is being looked at. There have also been major traffic issues relating to the new One Way system.	
2.3	Q: Are you taking any action to stop vehicles parking on the pavement? A: Warnings have been given but we will start to enforce now – a month's grace is usually given.	
2.4	Comment: There has been anti-social behaviour at Saltford School grounds – this is a significant issue. Response: There were three young people causing problems by jumping out at people. It is not significant but we are looking at it.	
2.5	<b>Avon Fire and Rescue</b>  Were not present for this meeting.	
2.6	<b>Changes to waste and recycling services</b>  A paper briefing was circulated and can be found at Appendix 2.	
2.7	<b>Local Government Boundary commission for England for Bath &amp; North East Somerset – Jon Poole (title)</b>  A presentation was given and can be found at Appendix 3.	
<b>3.</b>	<b>Any Other Issues</b>	
3.1	AH congratulated all the Chairman's Community Awards winners and nominees from the Keynsham area. The awards ceremony was held in Bath on the 9th February:-  <ul style="list-style-type: none"> <li>- Barbara Ann Leach from Whitchurch – nominated for Volunteer of the Year for her work in the village with St Johns Church, Whitchurch Fete, the village gardens and Poppy Appeal</li> <li>- Christina Smith, Margaret Davis and Patricia Adams from Keynsham nominated for their voluntary work at Community@67</li> <li>- A Highly Commended Award went to the volunteers at Mandy's Friday Kitchen at Community@67.</li> </ul>	
<b>4.</b>	<b>Notes of Previous Meeting (22<sup>nd</sup> November 2017)</b>	
4.1	These are to be amended to note apologies from Lisa O'Brien. Also to correct a spelling to Daniella Phillips' name.	AW
<b>5.</b>	<b>Matters Arising</b>	
5.1	AH said that, at the last budget meeting, Tony Mitchell raised his concerns about the impact of the Governments savings on public services. He also submitted a proposal that we debate this as a Forum. I decided not to bring	

	<p>the discussion to the meeting as the topic is a general debate about national government savings and the aim of the Forum is to give a voice to local issues that affect local communities. All the comments made at the November meeting in respect of the Council's budget were shared with the Cabinet and helped inform their decisions. CG said he would be happy to take any questions on this. There was none. TM requested that his proposal was included as part of the minutes.</p>	AW
<b>6.</b>	<p><b>Joint Spatial Plan and Neighbourhood Plan update</b></p> <p><b>Joint Spatial Plan</b></p> <p>6.1 A paper update on the Joint Spatial Plan was circulated and can be found at Appendix 4.</p> <p><b>Update on Neighbourhood Plans in the Forum Area</b></p> <p>6.2 Dawn Drury gave an update on the Keynsham Neighbourhood Plan:</p> <ul style="list-style-type: none"> <li>- An event was held on 8<sup>th</sup> April 2016 which was attended by over 200 people. Following this the NDP Scoping Group was created and a SWOT analysis was prepared.</li> <li>- Working with officers from B&amp;NES, several topic groups were created on roads/transport; heritage/culture; recreation/leisure; business/enterprise and sustainability/environment. In September 2016, regular meetings began – anyone living or working in the town is welcome to give input.</li> <li>- In January 2017, a new Neighbourhood Plan Co-ordinator was appointed. They are looking at other Neighbourhood Plans and putting the structure and timetable together.</li> <li>- Surveys are starting to go out and there was a stall at the Festival of Nature. There will be a Community Networking Event at the Community Space in June.</li> <li>- There has also been an application for a Locality grant to enable professional advice to be brought in.</li> </ul> <p>6.3 Cllr Alison Lampard, Co-chair of the Whitchurch NDP group, gave an update on the Whitchurch Neighbourhood Plan</p> <ul style="list-style-type: none"> <li>- They started in 2013 and are now at the public consultation stage. They have been gathering evidence since then.</li> <li>- The biggest challenge has been getting the community engaged. One of the main issues was 'predatory' applications from developers. Whitchurch is vulnerable to development given its proximity to Bristol. Traffic is a major issue and it is not possible to widen the road in certain areas. Whitchurch is a village – it is not against development but it needs to be proportionate and sustainable.</li> <li>- When people move to Whitchurch they tend to stay. It is a stable community. There has been some new housing recently and some optimistic residents getting involved. Five key policies have emerged which include:</li> </ul>	

	<ul style="list-style-type: none"> <li>○ Keeping Whitchurch as a village – this links to a UWE character appraisal document</li> <li>○ Maintaining a green buffer and preventing urban sprawl</li> </ul> <ul style="list-style-type: none"> <li>- It has not been easy doing the plan as goal posts have been changing all the time, including land being taken out of the green belt and put forward for development. New development impacts on doctors' surgeries and schools – new villagers can't get their children into the local school so are driving to others, adding to traffic.</li> <li>- The group is also considering the impact of the A37 and aiming to make the village safer to walk around.</li> <li>- They are now at the end of their 6 week consultation period and of 470 properties, 160 have responded. 90% agree with the plan. Cllr Paul May will be meeting with the Council's Planning Policy team to go through all the responses.</li> </ul>	
6.4	<p><b>Q: As are near the end of the process what would you consider to be the success of this plan?</b></p> <p>A: We have been asked a lot 'What are you trying to achieve?'. Essentially, we are 'damned if we do and damned if we don't'. 3,500 new houses have been proposed – this would be a disaster given the current infrastructure. We need investment in this - a lot goes on in Whitchurch in the day – it is not a dormitory village.</p>	
6.5	<p><b>Q: In terms of affordable housing are there any plans to develop alternatives such as prefabs?</b></p> <p>A: People want smaller houses that their children can afford so that they can stay in the village. Developers do struggle to sell the bigger houses. There will be some shared ownership.</p>	
6.6	<p>AH thanked DD and AL for their updates. He said there would now be a break with an opportunity to view a display on the Keynsham One Way system.</p>	
6.7	<p><b>Q: What are the criteria being used to judge whether the scheme is successful or not?</b></p> <p>A: There will be measurement of traffic flows and air quality. Implementing the scheme will show whether the modelling works or not.</p> <p>A: If it does not work it will be put back as it was.</p>	
6.8	<p><b>Q: What if the answer is making the High Street fully pedestrianised?</b></p> <p>A: The monitoring will also include public perception and feedback, which is subjective. To go with full pedestrianisation is a big step and can sometimes have a negative effect – Swindon is a good example. This is a transition/trial to see the effect on traffic, air pollution and to see whether those using the High Street as a 'rat run' find an alternative.</p>	
6.9	<p><b>Comment: It is a massive experiment with people's businesses and livelihoods.</b></p> <p>Response: It is but parking won't change dramatically, although there is a slight reduction at present. It has come about through a public consultation and if we don't try it, we will never know. If a one way system doesn't flow, then full pedestrianisation won't work.</p>	
6.10	<p><b>Comment: I appreciate the desire to reduce air-pollution but technology moves on and there will be more electric vehicles in future. Pollution</b></p>	

	<p><b>levels are not monitored at different times of day.</b> Response: Let's see if it works – there is opportunity for people to feed back.</p>	
6.11	DD said the Town Council is taking comments from people who do not have access to a computer.	
6.12	<p><b>Comment: One person said the bus lane would be for disabled parking.</b> Response: No – there will be displaced disabled parking but it will be replaced. The bus lay-by will be permanent.</p>	
6.13	<p><b>Comment: I would ask that pedestrianisation is not ruled out.</b></p> <p><i>The planned break did not take place due to the above discussion.</i></p>	
<b>7.</b>	<b>Meeting Housing Need in the Local Community – Louise Davidson, Team Leader for Enabling and Development, B&amp;NES</b>	
7.1	A presentation was given and can be found at Appendix 5	
<b>8.</b>	<b>Any Other Business</b>	
8.1	<p>AH gave an update on the Chairman's forthcoming charity concerts:</p> <ul style="list-style-type: none"> <li>- 25th March: Bath Gospel Choir in the Banqueting Room, Guildhall</li> <li>- 8th April: Police Choir, at St Johns Church, Keynsham</li> </ul> <p>All proceeds to go to Wizzy Bugs, RICE, Butterflies-Haven</p>	
8.2	<p>AH asked whether the group would like the time of the Forum meetings to be changed to 7pm.</p> <ul style="list-style-type: none"> <li>- Response1: this has been raised before – parking is free after 6pm, so the meetings should be held after this.</li> <li>- Response 2: 6pm is better so that people can eat afterwards</li> <li>- Response 3: 6.30pm is better</li> <li>- Response 4: If you want young people to attend, earlier is better.</li> </ul> <p>It was agreed to hold the meetings at <b>6.30pm</b> going forward as a compromise to the above responses.</p>	
<b>9.</b>	<b>Dates of Next Meetings</b>	
9.1	<p>There was encouragement to help publicise these meetings and encourage people to attend, particularly if the topic is of interest/relevance to them.</p> <p>20<sup>th</sup> July 2017 Theme: Health - Meet the Provider - Virgin Care will be providing an update on progress so far and setting out their vision.</p> <p>25<sup>th</sup> September 2017 Theme: to be planned by Keynsham NOW</p> <p>30<sup>th</sup> November 2017 Theme: Budget and AGM</p> <p>All now starting at <b>6.30pm</b> at Keynsham Community Space.</p>	

## **PROPOSAL FOR DEBATE BY TONY MITCHELL dated 3<sup>rd</sup> February 2017**

The Forum, as a non-party political group of elected and representative members from councils, public sector organisations and members of the public wishes to express its dismay at yet another year in which we are called upon by central government to make cuts in our provision of vital public services. Every year, for at least the last 40 years, in the experience of some of our members, this traumatic experience has taxed the skills and ingenuity of our officers and councillors, management and staff to reduce the damage, but services, especially for the vulnerable, have steadily declined.

It seems to us that we are now reaching a crisis point in the NHS, Social Care and elsewhere. We cannot go on like this, in one of the richest nations in the world, trying to ignore the (often fatal) consequences of our financial decisions.

We therefore call upon all those responsible for administering this country's resources, of whatever party and none, to work together to initiate a strategic re-think of our policies and priorities, putting people first, especially those least able to help themselves and prioritising the funding necessary to meet their needs, within a framework of efficiency and the careful, transparent management of resources, so that we can steadily reverse the growing degradation of our communities and the suffering which many are experiencing from lack of resources.

**RESPONSE** – The Chair decided not to bring the discussion to the meeting as the topic is a general debate about national government savings and the aim of the Forum is to give a voice to local issues that affect local communities. All the comments made at the November meeting in respect of the Council's budget were shared with the Cabinet and helped inform their decisions.

## **Verbal Update**

### **Briefing on the Community Empowerment Fund**

Presenter: Cllr Paul Myers – Cabinet Member for Policy, Localism & Partnerships

PM introduced himself and said his role involves liaison with parish and town councils and third sector organisations. He appreciates that there is less resource around and therefore, the more organisations can work together, the better.

PM said he wants to start a dialogue with town and parish councils and will do so with an offer of funding. This will equate to 50p for every person in a parished area, based on the 2011 census. Bath has been included as well so the process is fair and dialogue here will be through the Bath City Forum. Where parishes have small populations, a minimum amount of £250 will be made available.

The funding, which totals £90k, will be available for one year only for projects that relate in some way to the public realm. The idea is that the funding is matched by the parish, either in cash or in volunteer time. Parishes can also group together to increase the funding available for a particular project.

PM said he is keen to visit parishes and hear any expressions of interest – the idea is to start discussions around ways of working together on projects that will make savings and benefit local residents.

### **Questions and Answers**

**Q1: Does this relate to the Ward Councillors Initiative Funding?**

A1: No.

**Comment 1: How are parishes to pay for this? We have set our budgets so it is too late.**

**Q2: What is the timescale and is how the work is done down to the group?**

A2: It is up to the Parish Council. The timescale is any time from 1<sup>st</sup> April.

**Q3: So the engagement is between the Parish and the community group?**

A3: The projects are to be broadly public realm. There will not be complex criteria. The aim is to start a discussion with you

## **Paper Update**

### **Briefing 2 – 30th January 2017**

#### **Update on changes to rubbish collection services from November 6th 2017 for Area Forums/Parish Liaison meetings**

Plans are progressing well for the move to every other week rubbish collections. This briefing aims to summarise key updates from our first briefings in Autumn 2016.

#### **Summary of service change**

Most households across Bath and North East Somerset will be changing to collection of their rubbish every other week. The Council will be providing every household with either a wheeled bin or a re-useable rubbish bag for the storage and collection of rubbish. Recycling collections, including food waste, will remain weekly and our emphasis will be on encouraging residents to use this weekly service to its maximum potential.

Over 70% of UK Councils including all our neighbours in Bristol; North Somerset; Somerset; Wiltshire and South Gloucestershire are already running every other week collections for rubbish in wheeled bins and weekly recycling collections. They are seeing the benefits including reduced street mess, cost efficiencies and collecting more recycling (instead of rubbish).

#### **Look out for your letter**

In March all households will receive a personalised letter informing them how the changes will affect them. To reduce postage costs, the majority of residents will receive their letter in the envelope with their Council Tax Bill. Letters will be posted out from 9<sup>th</sup> to 13<sup>th</sup> March. We would appreciate your help in advising residents to look out for and read this important letter.

- This letter will let residents know whether we have allocated their property a wheeled bin or re-useable rubbish bag for rubbish collection and the frequency of their rubbish collection. The letter is for information and no response is needed. It will also explain what to do if they are concerned that the container we have allocated is not appropriate for their specific property or, if despite recycling all they can, they feel that their household will not manage with the allocated container
- We are also creating a 'look up' tool on our website so residents can enter their address to check what container we have allocated their property if they lose or mislay their letter. This will be available when the letters go out.
- We will write separately to our residents who are currently registered for an Assisted Collection (those who require the help of our crews to carry their rubbish and/or recycling to an agreed collection point). They will be asked to complete a form to update their details to re-apply for an assisted collection if they still need help. For some residents wheeled bins will be much easier for them to manage.

#### **Collections start date and container deliveries**

- The new rubbish collection will start from the week beginning Monday 6 November 2017
- Container deliveries will start from September but bins will be sealed, asking residents not to use them until the date the new collection starts. Containers will be delivered with a full instruction pack and collection calendar showing their **collection day** which may change from their current day. We will be changing rounds so there are also likely to be changes



to their usual **collection time**, so everyone will be reminded again to make sure their recycling and rubbish is put out by 7am on their correct collection day.

- Waste doctors will be available through an online appointments booking system, to visit households to give advice to help residents make the best use of their recycling collection service.
- It is likely that residents will need more recycling containers to help them get ready for the change, so please encourage them to order **free** containers online [www.bathnes.gov.uk/orderacontainer](http://www.bathnes.gov.uk/orderacontainer)
- Our website is being updated as details are confirmed and more FAQs added so please encourage residents to check back here [www.bathnes.gov.uk/recycle](http://www.bathnes.gov.uk/recycle) for updates.
- Like our facebook page [www.facebook.com/recycleforbathnes](http://www.facebook.com/recycleforbathnes) to receive updates and tips to recycle more. It will also showcase our residents in our campaign this year (see below)
- We have arranged roadshows at community venues in February/March, before the letters are delivered - see details here [www.bathnes.gov.uk/roadshows](http://www.bathnes.gov.uk/roadshows) and we will be adding dates to this throughout the year. There will be an opportunity for residents to view the bins and re-useable rubbish bags and get advice and tips from our Waste Campaigns Team to help everyone recycle all they can to get ready for the change. If you would like to invite us to hold a roadshow at a community event please email [wastecampaigns@bathnes.gov.uk](mailto:wastecampaigns@bathnes.gov.uk)
- Our Waste Campaigns Team can offer talks to community groups about the changes and how to make the best use of the recycling service including practical tips. We can also talk you through what happens to the recycling we collect – please email us to find out more or book a talk at [wastecampaigns@bathnes.gov.uk](mailto:wastecampaigns@bathnes.gov.uk)

## **We need you!**

We have issued a '*Call out*' for residents to star in our recycling campaign this year. We need all kinds of resident recyclers to star in our campaign in 2017. Instead of using generic pictures, we want real Bath and North East Somerset residents! We want you to show us how you recycle to encourage others to recycle more and to help them get ready for the change to every other week rubbish collections starting in November.

We want your stories, photos, videos and recycling tips to share with others and are keen to hear from individuals and groups – including schools; families; housemates; work groups – how do you do it in your home/school/workplace? We want to use your photos and stories mainly for our social media campaign.

Find out more <http://www.bathnes.gov.uk/services/bins-rubbish-and-recycling/recycling-and-rubbish-collections/latest-recycling-updates>

For those who are too shy themselves – nominate someone you know who recycles regularly! To contact us please email [wastecampaigns@bathnes.gov.uk](mailto:wastecampaigns@bathnes.gov.uk)

**Presentation: Local Government Boundary commission for England for Bath & North East Somerset**

Presenter: Jon Poole – Business Intelligence Manager, B&NES. The presentation can be found [here](#):

Slide	Comment
Title Slide	
Slide 2 – two boundary reviews	There are 2 reviews going on – parliamentary is one. This is separate to the review of B&NES. The Local Government Boundary Commission is independent and reports to The Speaker.
Slide 3 – map	They haven't looked at B&NES since 1997 and the district has changed since then. There has been an increase in population in the south of the area but in the north, Bath and Saltford, there has been a drop.
Slides 4, 5 and 6 – LGBCE Review	The 1997 review proposed 65 members and 37 wards. The 2 questions now are how many Councillors should there be and where should the ward boundaries be. The review won't change the B&NES boundary or any parish boundaries but wards within parishes may change. The Commission is interested in having your views. They want good proposals on the number of Councillors with a case made and reasoned argument needed.
Slide 7 - timetable	<ul style="list-style-type: none"> <li>• 18 May 2017 – Council decision on numbers</li> <li>• June 2017 - submissions on council size</li> <li>• July – August 2017 consultation on wards</li> <li>• December 2017 – March 2018 Consultation on final proposals</li> <li>• April 2018 – Final recommendations</li> <li>• The new system will be enacted from 2019.</li> </ul>
Slide 8 – what can you do	<p>Proposals to address electoral equality and information on community interests and identities – shared funding for example.</p> <p>The Council can make submissions. The aim is to take something to May Council but the public can also have a view. The Boundary Commission will want feedback on their proposals and there are often changes as part of the process. Proposals from the public do not need to concur with those of the Council. The Commission is not interested in the political outcome. Projected housing numbers are also taken into consideration.</p>
Slide 9 – contacts	<p>Contacts: David Owen – LGBCE. E-mail: <a href="mailto:david.owen@lgbce.org.uk">david.owen@lgbce.org.uk</a></p> <p>Jon Poole – B&amp;NES. E-mail: <a href="mailto:jon_poole@bathnes.gov.uk">jon_poole@bathnes.gov.uk</a></p>

AH thanked JP for his presentation and asked if there were any questions:-

**Questions and Answers**

**Q: In terms of numbers, are they just looking at B&NES Councillors or parishes as well?**

**A:** Just B&NES Councillors. However, wards may change and we suggest using parish boundaries as the building blocks for the review – although this is not always possible in larger areas.

## **Paper Update**

### **WEST OF ENGLAND JOINT SPATIAL PLAN & NEW B&NES LOCAL PLAN**

#### **Joint Spatial Plan**

1. The recent consultation on the Joint Spatial Plan and the Joint Transport Vision took place from 7 November to 19 December 2016. Over 1,500 responses received on the Emerging Spatial Strategy and over 900 responses were received on the Joint Transport Vision. All of the comments will be published in due course.
2. The key issues arising are due to be reported to the West of England Planning, Housing & Communities Board (Members) on 17<sup>th</sup> March. The Unitary authorities will then have the opportunity to consider the issues arising and take these into account in the formulation of the draft Joint Spatial Plan which is scheduled for publication for formal consultation around September 2017. B&NES will continue to work with local communities in the preparation of the JSP. The outcome of the public consultation will also feed into the update to the Joint Local Transport plan next year

#### **New Local Plan**

3. Alongside the Joint Spatial Plan, work has begun on the review of the Core Strategy and Placemaking Plan to prepare a new Local Plan for the District. This will need to dovetail with work on Neighbourhood Plans. In order to facilitate this, a briefing was given at the Parish Liaison Meeting in February and a bespoke meeting was held with parish and town councils at Keynsham Civic Centre on Friday 3<sup>rd</sup> March. It was agreed at the latter meeting that a workshop is needed to clarify Parish/Town Council involvement in the new B&NES Local Plan and how this relates to Neighbourhood Planning. A further briefing on CIL will also be arranged.
4. The scope of the new B&NES Local Plan is to:
  - Combine and update the Core Strategy & Placemaking Plan to formulate New Local Plan
  - Roll forward policies to 2036
  - Allocating JSP strategic development locations
  - Designate infrastructure proposals
  - Identify and allocate 'non-strategic' housing/employment sites and review the settlement hierarchy
  - Review the approach to affordable housing policy
  - Undertake further work on Universities needs and student accommodation
  - formulate new policies warranted by new legislation, time-related targets e.g. retail, renewable energy
  - review transport policies
5. The implications of the new Housing White Paper will also need to be taken into account.

Please direct any questions to:

Simon de Beer  
Policy & Environment Manager, Bath & North East Somerset  
Tel: 01225 477616 email: [simon\\_debeer@bathnes.gov.uk](mailto:simon_debeer@bathnes.gov.uk)

## **Presentation: Meeting Housing Need in the Local Community**

Presenter: Louise Davidson, Team Leader for Enabling and Development, B&NES

The presentation can be found [here](#):

<b>Slide</b>	<b>Comment</b>
Slide 1 – title slide	Our job is to deliver new affordable housing for people with a local connection to the district.
Slide 2 – 4 key questions	<p>The presentation will cover four key things:</p> <p>What do we mean by affordable housing?  Why do we deliver affordable housing?  How do we deliver affordable housing?  Where are affordable homes being delivered?</p>
Slide 3 - what do we mean by affordable housing	<p>Government definition:</p> <p><i>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision</i></p> <p>What Government don't give us is a formula for affordability (generally considered to be 35% of salary)</p>
Slides 4 and 5 - tenures delivered in B&NES	Ours are clear in planning documents. All products are less than the market value and delivered by social providers. We are starting to work with other providers and developers. For people to be eligible they need to earn less than £60k per annum, have a local connection, and not be a homeowner at present.
Slide 6 – what makes 'affordable housing' affordable?	We deliver affordable housing by subsidy from the Government (Homes and Communities) and for specialist homes the Department from Health. Developers ask for affordable housing subsidies.
Slides 7 and 8 - why do we deliver affordable housing?	It is a statutory duty. As part of the Core Strategy a Strategic Housing Market Assessment was carried out. Table on Slide 8 which indicates the issues in B&NES
Slide 9 – Keynsham Forum Area Housing market	The information is from Hometrack and broken down by Forum area. For first time buyers, house prices in B&NES are difficult.
Slide 10 – Keynsham Forum Area – Rented Housing	Snapshot of social rented stock. Not only people who would seek to bid but those who expressed a preference. We want people who want to buy to register on Homesearch too.

Slide 11 - map of rented housing supply in Keynsham area	An image of where the rented homes are. All those in blue are Curo, the rest are other providers. Housing Associations are generally scattered across all areas and we can compare the maps over years.
Slide 12 – map of rented housing supply in Whitchurch	We are keeping an eye on this area.
Slides 13 - how do we deliver new, affordable homes	<p>The biggest supply comes from the Core Strategy policies. We had a small sites policy too but the Government changed it. We went to appeal but they won. It means we can no longer secure affordable housing on small sites.</p> <p>When we deliver through S106 we look to secure 75% rent and 25% shared ownership. We are looking more and more at other types of provision, especially in Bath with large private rented coming forward.</p> <p>Through S106 there are space and accessibility standards. There is no public subsidy requirement. Were recently able to apply in Farmborough.</p> <p>In Somerdale, Curo are acquiring units over and above – planning gain.</p>
Slide 14 - exception policy	Smaller parishes – any interested details will be circulated. Currently working with Chew Magna.
Slide 15 – housing association led development	At Mulberry Park in Bath, Curo is acting as both developer and Housing Association. The profit will be ploughed into their Housing Association delivery. It is an expensive scheme to deliver. Knightstone are looking at Keynsham too.
Slide 16 – housing associations	A list of the Housing Associations we work with regularly. We are actively pursuing new opportunities as well. The key players are: Selwood; Merlin; Guinness; Stonewater; Curo; Hannover and Aster in Keynsham
Slide 17 - specialists	<p>Developers are willing to work with us. We try to target delivery (eg Somerdale where there is a new disability scheme for 6 people via S106). We have funding for assistive technology.</p> <p>A big issue is revenue funding for supported housing being reduced. We need to look at other sources of funding. We have a project with the YMCA for shared accommodation for young people.</p>
Slide 18 - Ensleigh image	Rented and older persons shared ownership – releasing equity from home owners
Slide 19 – delivery in the Forum area	<p>We have achieved full compliance, largely through S106. We are up to the end of third quarter and delivered 91 but will have 130.</p> <p>Charlton Road/Holcombe Grove – 2 x bed houses on plots with large gardens.</p> <p>Doesn't show final phase of Somerdale</p>
Slides 20, 21 and 22	Every scheme live has one of these sheets – examples from Keynsham and Farmborough.

Slide 23 – future S106 programme	Strategic sites we are negotiating on.
Slide 24 – contacts and links	<p>For more information: Louise Davidson - Team Manager, Enabling and Development. E-mail: <a href="mailto:louise_davidson@bathnes.gov.uk">louise_davidson@bathnes.gov.uk</a>. Tel:01225 477658</p> <p>For advice on Homesearch and finding a new home: <a href="http://www.bathnes.gov.uk/services/housing/find-home">http://www.bathnes.gov.uk/services/housing/find-home</a></p> <p>For updates on new developments: <a href="http://www.bathnes.gov.uk/services/housing/housing-advice/new-affordable-housing-0">http://www.bathnes.gov.uk/services/housing/housing-advice/new-affordable-housing-0</a></p> <p>It is a huge topic but if you have any questions, e-mail me.</p>

AH thanked Louise for her presentation and asked if there were any questions:-

### Questions and Answers

**Q1: Is there a breakdown by Keynsham Wards?**

A1: Yes – I don't have it tonight but can obtain it.

**Q2: Is the reference to Compton Dando the village or the parish?**

A2: The parish

**Q3: Could you clarify bidding?**

A3: All allocations made on social housing go through Homesearch. There are tests such as income and local connection. Every vacancy goes on there, rather like an estate agent and individuals can bid on properties they want. The list goes to a housing association which makes the allocations – the Council doesn't decide.

**Q4: Is sheltered housing included?**

A4: Yes

**Q5: If there was not a 'Right to Buy' scheme, would this help with the availability of social housing.**

A5: Yes – dramatically.

**Q6: There are faults emerging in house building as they work fast to meet need. Does the Council pick up the bill?**

A6: Standards for affordable housing are often higher with the quality the same or better. The Council does not own any of these properties – it falls on the Housing Association.

**Q7: What is RP?**

A7: Registered Provider – the same as a Housing Association and registered with the Department for Homes and Communities

**Q8: AH read out question submitted in advance from Joe Tymkow – Keynsham Development Plan Committee: *'Do BANES council expect to have any realistic control over developers escaping/flaunting affordable and social housing rules?'***

A8: Yes is the answer

**Q9: What percentage is for rent**

A9: Normally 25%

**Q10: When you say average price do you mean median or mean?**

A10: Mean

**Q11: Is there any way of removing Right to Buy locally?**

A11: No

**Q12: Re the figures on housing need, 3,100 is an under-estimate. There are two issues – availability and affordability.**

A12: We have to trust experts doing this work. Developers want to see more need but Councils and communities want to restrict building. 3,100 is arbitrary but we need to set a target.

**Comment 1: Last year there were 30% fewer houses built but profits have increased. Don't believe developers.**

**Q13: Developers are suggesting that people will live and work in Whitchurch but if few do, there will be a surplus. How will this be allocated?**

A13: We have fed into the Neighbourhood Plan and need to align this with policy. We have a rural connections priority order which would start in Whitchurch then cascade wider.

**Comment 2: Our worry is people coming into an area with no connection.**

Response 2: You have to put faith into the policy

**Comment 3: You also don't want to maroon people in a particular area so that they cannot move around.**

**Q14: What about sustainability features? How can we assure these are in place?**

A14: This is down to Building Regulations. If a Housing Association leads on the development, they can choose to go above and beyond.