

**When telephoning, please ask for:** Member Services  
**Direct dial** 0115 914 8481  
**Email** memberservices@rushcliffe.gov.uk

**Our reference:**  
**Your reference:**  
**Date:** 30 November 2015

To all Members of the Council

Dear Councillor

A meeting of the CABINET will be held on Tuesday 8 December 2015 at 7.00 pm in the Council Chamber, Civic Centre, Pavilion Road, West Bridgford to consider the following items of business.

Yours sincerely



Service Manager Corporate Governance

### **AGENDA**

1. Apologies for absence.
2. Declarations of Interest.
3. Minutes of the Meeting held on Tuesday 10 November 2015 (pages 1 - 3).

#### **Key Decisions**

4. Cotgrave Regeneration Scheme  
The report of the Chief Executive is attached (pages 4 - 23).
5. Rushcliffe Housing Delivery Plan 2016 -2021  
The report of the Executive Manager - Neighbourhoods is attached (pages 24 - 48).

#### **Non Key Decisions**

6. Collaboration Proposal (Legal, Member and Electoral Services)  
The report of the Chief Executive is attached (pages 49 - 54).

7. Syrian Vulnerable Persons Relocation Scheme

The report of the Executive Manager - Neighbourhoods is attached (pages 55 - 58).

**Budget and Policy Framework Items**

8. Revenue and Capital Budget Monitoring 2015/16 – Quarter 2 Update

The report of the Interim Executive Manager – Finance and Commercial is attached (pages 59 - 66).

**Matters referred from Scrutiny**

None

Membership

Chairman: Councillor J N Clarke

Vice-Chairman: Councillor S J Robinson

Councillors R L Butler, J E Cottee, N C Lawrence, D J Mason

<b>Meeting Room Guidance</b>
------------------------------

**Fire Alarm Evacuation:** in the event of an alarm sounding please evacuate the building using the nearest fire exit, normally through the Council Chamber. You should assemble in the Nottingham Forest car park adjacent to the main gates.

**Toilets** are located opposite Committee Room 2.

**Mobile Phones:** For the benefit of others please ensure that your mobile phone is switched off whilst you are in the meeting.

**Microphones:** When you are invited to speak please press the button on your microphone, a red light will appear on the stem. Please ensure that you switch this off after you have spoken.

**MINUTES  
OF THE MEETING OF THE  
CABINET  
TUESDAY 10 NOVEMBER 2015**

Held At 7.00pm in the Council Chamber, Civic Centre, Pavilion Road, West Bridgford

**PRESENT:**

Councillors J N Clarke (Chairman), R L Butler, J E Cottee, D J Mason,  
S J Robinson

**ALSO IN ATTENDANCE:**

Councillors S J Hull, R M Jones, A MacInnes, Councillor G R Mallender

**OFFICERS PRESENT:**

N Carter	Service Manager - Corporate Governance
A Graham	Chief Executive
P Linfield	Interim Executive Manager – Finance and Commercial
K Marriott	Executive Manager - Transformation
D Mitchell	Executive Manager - Communities
V Nightingale	Constitutional Services Officer

**APOLOGIES FOR ABSENCE:**

Councillors N C Lawrence

**27. Declarations of Interest**

There were none declared.

**28. Minutes**

The minutes of the meeting held on Tuesday 13 October 2015 were approved as a correct record and signed by the Chairman.

**29. Bridgford Hall Grant**

Councillor Robinson presented a report regarding the use of the Chief Executive's delegated powers for accepting the terms of the Heritage Lottery Fund grant for Bridgford Hall. He stated that the Heritage Lottery Fund had required evidence relating to the Council's powers to accept the grant within 28 days of the grant notification letter. Also, in compliance with the Constitution, the Chief Executive had to report to Cabinet at its next meeting any decisions that had been made under delegated authority. He was pleased to say that the £1.495 million would enable the Hall to be refurbished as an aparthotel and registry office. He informed Members that the new building should be completed, and opened, in Spring 2017.

Councillor Clarke supported the comments made and stated that this refurbishment would benefit the community and was a worthwhile reward for the Council. He said that this was the culmination of a lot of hard work by the Executive Manager - Operations and Transformation and her team.

RESOLVED that Cabinet notes the use of the Chief Executive's delegated powers in consultation with the Leader and Portfolio Holder, for the acceptance of the Heritage Lottery Fund's terms of grant.

**30. Nature Conservation Strategy 2016 - 2020**

Councillor Butler presented the report of the Executive Manager - Communities regarding the new Nature Conservation Strategy which had been developed by the Rushcliffe Nature Conservation Strategy Implementation Group. He said that the Council had first adopted a Strategy in 2003 which had been developed by local community members and public bodies. This original Strategy was updated in 2010 to run until 2015.

He reminded Members that the Council had resolved on 5 March 2015 that Cabinet should investigate the possibility of a trees and woodland policy in consultation with the Community Development Group. It was agreed that instead of a stand alone document this policy should be included within the new Strategy. This approach was supported by the Community Development Group on 14 July. The Strategy was sent for public consultation during the summer and also referred to the Community Development Group. In total 36 comments were received and these had mainly been incorporated. With regards to the funding of the Strategy he stated that this would be met within existing budgets, including a Service Level Agreement with Notts Wildlife Trust of £15,750 and a Biodiversity Support Grant of £4,000 per annum.

Councillor Butler acknowledged the developments that would be taking place within the Borough over the next few years and proposed an additional point to paragraph 4.5 stating that "where practicable, developers will be required to provide at least an equal number of trees to those lost as a result of the development".

In conclusion he informed Members that the Strategy had been adopted by all the other members of the Rushcliffe Nature Conservation Strategy Implementation Group.

Councillor Mason, in support of the recommendation, said that it was important that suitable trees were planted and that developers should ensure that the trees would not grow too big for the plot of land. She believed that the Notts Wildlife Trust should be asked to recommend the type of trees that could be used.

She thanked all members of the Rushcliffe Nature Conservation Strategy Implementation Group for all their hard work, not only on the development of the Strategy but also for the work they undertook across the Borough. She also thanked the members of the Community Development Group who had come forward with additional ideas for the Strategy.

Councillor Clarke supported Councillor Mason's comments regarding the potential size of the trees. He felt that the planting of trees should be encouraged with the caveat that in 20-30 years residents would not require the Council to fell them as they had grown beyond the space allotted.

Councillor Robinson queried why the new Strategy only required 10 hectares of woodland to be planted between 2016 and 2020, whereas 22.6 hectares had been planted during 2011 and 2015. Councillor Butler replied that two jubilee woods had been planted in the Sutton Bonington area to mark the Queen's Diamond Jubilee by the University in partnership with the Notts Wildlife Trust and the local community. He believed that the target for the next four years was sufficient and achievable.

RESOLVED that Cabinet adopt the Rushcliffe Nature Conservation Strategy 2016 – 2020 as a strategy of the Council.

### 31. **Devolution Deal Update**

Councillor Clarke presented a report which updated Members on the progress of the devolution deals with Government. He stated that these negotiations involved all 19 local authorities in Nottinghamshire and Derbyshire and that he, as Leader of the Council, represented Rushcliffe Borough Council. He explained that he was part of a small team that would be visiting the Treasury to carry on with the negotiations on 11 November 2015. However, due to timing constraints, it was now necessary to delegate authority to the Chief Executive to continue the negotiations and, if acceptable, agree an 'in principle' decision that would then be brought to full Council for ratification.

Councillor Clarke stated that Members had received briefings to ensure that they were kept abreast of the discussions, especially as the negotiations were advancing and that further information would be provided after the announcement which was expected on 25 November. He also stated that the Government had felt that the name D2N2 was confusing and it had been agreed that it should be rebranded as the East Midlands (Derbyshire Nottinghamshire) Deal.

Finally, Councillor Clarke stated that the Deal had to provide benefits for the community otherwise he did not feel that the Borough should sign up. However, he assured Members that he and the Chief Executive would continue to negotiate for as many benefits as possible.

RESOLVED that:

- a) Cabinet notes the progress towards a devolution deal for Derbyshire and Nottinghamshire;
- b) Cabinet delegates authority to the Chief Executive in consultation with the Leader of the Council to continue negotiations and to sign the devolution deal, subject to ratification of the deal by Full Council;
- c) A further report be brought back to Cabinet following the expected announcement on 25 November updating Members on the position;
- d) A report seeking ratification of the deal is brought to Full Council as soon as possible after the necessary changes in legislation.

The meeting closed at 7.15 pm.

CHAIRMAN





Rushcliffe  
Borough Council

**Cabinet**

**8 December 2015**

**Cotgrave Regeneration Scheme**

**4**

## **Report of the Chief Executive**

### **Cabinet Portfolio Holder Councillor S J Robinson**

#### **1. Summary**

- 1.1. Following the development of an extensive social and economic regeneration programme within the Cotgrave area, this report provides the opportunity to determine the next phase of the scheme. Two options are put forward for consideration by Cabinet – both include the town centre and the employment land allocated on the colliery site.
- 1.2. As a result of extensive dialogue, input and financial appraisals, Cabinet is asked to determine which scheme should be progressed based on financial affordability, risk and deliverability.
- 1.3. Both options have been subject to considerable debate and consultation with stakeholders and the public, including a public exhibition on 23/24 September 2015 in Cotgrave, the Cotgrave Strategic Board in November 2015 and the Cotgrave Town Council at an Extraordinary Town Council Meeting in June 2015.

#### **2. Recommendation**

It is RECOMMENDED that Cabinet

- a) considers the business case presented for each option proposed taking into account financial and commercial risk and community aspirations; and that Option 1 is pursued based on the findings within the report and the financial risks highlighted at Section 9.8
- b) makes an allocation in the Council's capital programme to support its preferred option.

#### **3. Reasons for recommendation**

- 3.1. The Council has been involved in supporting a long term regeneration project in Cotgrave for many years. Following the refusal of planning permission for housing on the former colliery site in January 2009 (08/00567/OUT) officers commenced working with partners, the Homes and Communities Agency (HCA) and East Midlands Development Agency (emda who were the landowners at the time) to find a future scheme for the colliery that would be acceptable in both planning and community terms for the residents of Cotgrave.

- 3.2. Funding was secured from Nottinghamshire County Council (NCC) and emda in 2009 to undertake a masterplan for the Cotgrave Town Centre, this was undertaken by Broadway Malyan. Three outline plans were put together for the potential redevelopment of Cotgrave Town Centre by Broadway Malyan and were consulted on between December 2009 and March 2010 (<http://www.rushcliffe.gov.uk/planningpolicy/localplan/supportingstudies/>).
- 3.3. The aspirations of the masterplan work were to open up the town centre (precinct) area, make it feel safer, increase footfall to the shops and provide better accommodation for public sector services.
- 3.4. Following the public consultation the preferred option in the Broadway Malyan masterplan was for a town centre scheme with a supermarket anchor, a new multiservice centre to house police, library, and health centre, with the suggestion of a high street with a bus lane going through the town centre to link Candleby Lane to Colston Gate. An update was reported to Cabinet in February 2011. The shopping centre was in the ownership of an absentee private sector landlord, whilst ten of the fourteen properties on Scotland Bank were in private ownership as a result of Right to Buy (the remaining four properties were owned by social housing providers).
- 3.5. The Broadway Malyan masterplan was never formally adopted by Rushcliffe Borough Council but the aspiration was to create with key partners a vibrant town centre. This was included in the Council's Corporate Strategy 2012-16 as a strategic task, and the regeneration of Cotgrave Town Centre is included in the Rushcliffe Local Plan.
- 3.6. The Cotgrave Strategic Board was set up in November 2010 to oversee the development of the colliery site and to give strategic direction to the regeneration of the town centre. The Strategic Board is comprised of political representatives from Rushcliffe Borough Council, Nottinghamshire County Council and Cotgrave Town Council and director level representatives from Barratt David Wilson (BDW) (who joined when appointed in 2012), Homes and Communities Agency, and Metropolitan Housing Trust (MHT). It has been chaired by the Chief Executive of Rushcliffe Borough Council.
- 3.7. In March 2012, the HCA agreed to contribute £2m to the town centre regeneration scheme and this was transferred to Rushcliffe Borough Council. This funding was used for strategic acquisitions to facilitate land assembly in the town centre including the purchase of the freehold of the shopping centre.
- 3.8. In 2012 planning permission was granted for up to 470 houses and 4.5 hectares of employment land on the colliery site. Following a procurement exercise, undertaken by the HCA and its partners (including the Borough Council) Barratt David Wilson (BDW) was appointed as the preferred developer for both the colliery and town centre sites.
- 3.9. Following the financial crisis which began in 2008 that has had a significant impact on the whole economy and, specifically in relation to this project, resulted in a slump in the supermarket sector coupled with the subsequent austerity measures introduced in 2010, it has become increasingly apparent that two of the assumptions made in the original Broadway Malyan findings are no longer valid. Namely that public sector partners (police and NCC) are in a position to lease space in the building from a private sector operator, and



that a capital receipt from a supermarket partner would provide a sizable contribution to the town centre scheme. This has affected the business model for financing the scheme. In addition, due diligence work carried out has highlighted that it would be cost prohibitive due to the levels on the site to include a road running from Candleby Lane to Colston Gate and so this option has not been progressed since 2010.

- 3.10. The Council has secured the freehold of the shopping centre and via MHT, the houses on Scotland Bank. There are several long leaseholds in place in the shopping centre. Due to available finances, deliverability and the location of the long leaseholds, the options presented include the northern row of shops in the town centre, with the western row anticipated to form phase 2 of the town centre regeneration.
- 3.11. The Authority has continued to source external funding towards the scheme, and the Council has been successful in leading on the work to secure a significant funding package as part of the Government's growth deal for both the town centre and the employment land on the colliery site. This now provides the opportunity to facilitate the delivery of the schemes. However, it is apparent that should the scheme progress, a sizable investment from the Borough Council is still required.
- 3.12. The timing is such that we are at a critical point in the project with a number of elements that need to be progressed quickly to ensure the deliverability of it. One key element is the Growth Deal funding (£3m for the town centre and employment land on the colliery site) which is allocated by Government to be spent in 2016/17. This has been secured via the D2N2 Local Enterprise Partnership (LEP). If the funding is not drawn down in 2016/17 it will be at risk of being allocated to another project. Due to the amount of funding already secured, the nature of the project (primarily retail in the town centre) and the current economic climate it is very unlikely that we would secure funding from other external sources.
- 3.13. If the next phase of the regeneration is to progress, gap funding from the partnership needs to be contributed. Two investment opportunities are presented for consideration by Cabinet, which could result in both the employment land and the town centre schemes taking the first steps to delivery. There are significant associated risks with each and the rest of the report will focus on the two options and the advantages and risks of each to enable Cabinet to make a decision on the preferred course of action.

#### 4. Funding secured to date

- 4.1. The following table sets out the funding secured and how it has been allocated.

##### Previously Secured and Allocated Funding

Funding source	Amount	Allocation
HCA accelerated land scheme	£2m	Strategic acquisitions including the freehold of the shopping centre, and 11 properties on Scotland Bank plus associated fees
Growth Point	£0.65m	As above
RBC/MHT partnership fund	£0.75m	As above
<b>Total</b>	<b>£3.4m</b>	

## Funding for Cotgrave Regeneration Scheme Future Allocation

Funding source	Amount	Allocation
S106 from colliery development allocated to town centre	£1m	£450k allocated to health provision (to be funded by health partners), £550k allocated to town centre
Additional S106 negotiated by HCA	£0.4m	Allocated to town centre
RBC capital programme	£0.3m	Allocated to town centre
NCC economic development capital grant scheme	£0.25m	Allocated to business/employment space above the retail in the town centre
Income from shopping centre	£0.25m	Allocated to town centre
Growth Deal funding from government, secured via D2N2 (LEP funding)	£3m	£1.2m allocated to town centre £1.8m allocated to employment land (colliery)
Town Council receipt	£0.3m	For Town Council office (if included – this offsets expenditure)
<b>Total</b>	<b>£5.5m</b>	

4.2. As can be seen, a significant amount of funding has been secured for Cotgrave through this scheme by the Borough Council – whether through its own budgets or by leveraging funding in through negotiation and grant applications.

4.3. The remainder of this report concentrates on presenting the two options that have been identified by the Cotgrave Strategic Board as worthy of pursuing at this point in time.

## 5. Option 1 – see plans in appendix 1

5.1. This scheme involves:

### Town centre

5.1.1. Demolishing the Scotland Bank residences and building a new multiservice centre on this site to house health, police, library, RBC contact point and possibly Cotgrave Town Council (pending a decision by the town council).

5.1.2. Demolishing the existing police station, library and health centre and creating new and improved public realm and landscaping, thus opening up the precinct to Candleby Lane, creating visibility for shop fronts and safe and welcoming environment.

5.1.3. Refurbishment of the existing back run of shop units including new fascias and glazing to provide a fresh new look and improvements to the appearance of the back of the shops.

5.1.4. Conversion of the flats above the units to a new business centre to create attractive employment space for local businesses to operate from – to be accessed from the front of the shops.

5.1.5. Improvements to the green space and play area.

### Colliery site

5.1.6. Based on identified demand, the creation of 15 new industrial units on the colliery site adjacent to the Council's existing stock at Colliers Way. These units to range in size from 750 sq ft to 2000 sq ft.

- 5.2. As can be seen in the table in **appendix 3**, the Council would need to fund a minimum of an additional £2.5m for this option. Following costs of borrowing, management fees and other costs, it is forecast that there may be a return to the Council of around £50,000 per annum. This is based on assumptions of 80 percent occupancy in the business centre and shops, and 90 percent occupancy in the industrial units. It is calculated (using metrics based on job density by employment type) that up to 120 additional jobs could be created by this scheme – based on the occupancy of the industrial units and the business centre. It should be noted that if the occupancy levels are not achieved then this would reduce the return to the Council.

## **6. Option 2 – appendix 2**

- 6.1. This scheme involves:

### Town centre

- 6.1.1. Demolishing the Scotland Bank residences and building a new multiservice centre on this site to house health, police, library, RBC contact point and possibly Cotgrave Town Council (pending a decision by the town council).
- 6.1.2. Demolishing the existing police station, library and health centre and creating new and improved public realm and landscaping, thus opening up the precinct to Candleby Lane, creating visibility for shop fronts and safe and welcoming environment.
- 6.1.3. Demolition and rebuild of the existing back run of shop units following the Council securing vacant possession of the block from the current traders.
- 6.1.4. Provision of a new business centre above the new retail units to create employment space for local businesses to operate from.
- 6.1.5. Improvements to the green space and play area.

### Colliery site

- 6.1.6. Based on identified demand, the creation of 15 new industrial units on the colliery site adjacent to the Council's existing stock at Colliers Way. These units to range in size from 750 sq ft to 2000 sq ft.
- 6.2. As can be seen in the table in **appendix 3**, the Council would need to bridge the funding gap by an additional £4m for this option. Following costs of borrowing, management fees and other costs, it is forecast that there may be an income to the Council of around £75k per annum. This is based on assumptions of 80 percent occupancy in the business centre and shops, and 90 percent occupancy in the industrial units. It is calculated (using metrics based on job density by employment type) that up to 194 additional jobs could be created by this scheme – based on the occupancy of the industrial units and the business centre.

## **7. Option 3 – do either the town centre or the employment land, not both**

- 7.1. The Growth Deal (LEP) money has been secured for the two sites and is reliant on showing value for money and job creation. Only by combining the two sites is a picture created that provides holistic best use of the Growth Deal funding. This option is therefore not pursuable using LEP funding.

## 8. Consultation and feedback

- 8.1. Consultation has been carried out with Cotgrave Strategic Board (details below), Cotgrave Town Council and Cotgrave residents. All have been presented with both options, along with the considerations for each.
- 8.2. At an Extraordinary Council Meeting in June 2015 Cotgrave Town Council made a resolution to support “complete knockdown and rebuild and refurbishment in a managed phasing to protect the existing businesses”.
- 8.3. A community event was held at Cotgrave Futures on Wednesday 23 and Thursday 24 September. This was well promoted with an article in Connections, leaflets in local shops, via websites and social media, individual visits to all the shop owners on the precinct, hand delivered letters to residents who live on the streets around the precinct and to residents of Scotland Bank who were offered an individual face to face meeting as well. The event also received a significant amount of media coverage including the newspaper, radio and TV.
- 8.4. Approximately 265 residents attended (3.6 percent of a population of 7,300) and the map at **appendix 4** highlights where those that attended and provided feedback came from. 135 of the residents provided feedback. They were asked to comment on: what they currently use the precinct for, what they would like to see in the precinct and any other comments that they have. They were not directly asked about whether they would prefer to see a refurbished or rebuilt scheme however 52 residents did make reference to it in their comments. Of those 31 said refurbished (option 1) and 21 said rebuild (option 2). Graphs at **appendix 5** show the feedback from the consultation event.

## 9. Risk and uncertainties

- 9.1. At the Cotgrave Strategic Board in November board members were asked to highlight risks and advantages for each scheme. The full details of what was highlighted are included in **appendix 6**. An overview and summary of the key themes that came out of that exercise is highlighted in the table below:

Advantages	Risks
<b>Refurbish town centre back row and business centre, plus new public realm, health centre/public service centre and green space etc – Option 1</b>	
<ul style="list-style-type: none"> <li>• Timescale – build process shorter so better able to ensure drawdown of LEP money and less increase in cost. Commercial risk much lower</li> <li>• Finance – less investment required meaning reduced risk in the long term when re-letting units</li> <li>• Existing traders – greater likelihood that the existing small businesses will continue to trade</li> <li>• Viability – shops can remain trading so people encouraged to continue to shop on the precinct</li> </ul>	<ul style="list-style-type: none"> <li>• Appearance – less of a significant change that impacts on the ability to attract new retailers</li> <li>• Life expectancy – shorter life cycle and greater lifetime costs</li> <li>• Community expectations – disappoint some of Cotgrave residents</li> </ul>
<b>Rebuild town centre back row and business centre, plus new public realm, health</b>	

Advantages	Risks
<b>centre/public service centre and green space etc – Option 2</b>	
<ul style="list-style-type: none"> <li>• Appearance – more modern attractive design with a longer life cycle</li> <li>• New shops – greater opportunity to attract new ‘bigger name’ brands</li> <li>• Community expectations – initial aspiration achieved</li> <li>• Increased employment outputs</li> </ul>	<ul style="list-style-type: none"> <li>• Financial – more investment required meaning a greater risk should units not be let. Greater commercial risk</li> <li>• Timescale – build process will take longer impacting on cost and long term viability of the town centre as shoppers go elsewhere</li> <li>• Existing traders – potential that some traders will not survive the disruption or not return when the work is completed</li> <li>• New businesses – cannot attract new businesses to retail or office units</li> </ul>

- 9.2. Members of the Board were also asked if they had a view on which option that they would like to see progressed:
- Cotgrave Town Council had already passed a resolution (as above) and this was noted at the meeting (see paragraph 8.2).
  - Private developer and social housing representatives stated support for Option1.
- 9.3. As previously mentioned the £3m LEP funding that has been secured needs to be drawn down in 2016/17 otherwise the Council risks losing it. This includes £1.8m for the employment land and £1.2m for the town centre. A business case is currently being prepared to be presented to the LEP. A key element of that will be demonstrating that we have the funding secured to deliver both elements of the scheme. However a significant risk with the rebuild option (Option 2) is the extended design and build programme that this will create and the ability to spend and so drawdown money in 2016/17.
- 9.4. There is a significant and unpredictable risk with both options and on both sites (employment land and town centre) that we will not achieve the assumptions on occupancy rates identified in the business case (80% for town centre retail and office and 90% on the employment land). However the Council's existing industrial unit stock is consistently 95 – 100% let and the private sector stock is not far behind. There are also 20 businesses on a waiting list at the moment who are seeking new accommodation and another one who has made an offer for a pre-let for the employment land so a clear demand in the area can be demonstrated.
- 9.5. Health colleagues have now submitted a business case to NHS England and are working to finalise this at the moment. They have expressed in principle support for the scheme. If Cabinet decides to invest in the scheme to meet the funding gap, the Council will also be in a better position to show clear intent to NHS England of the commitment to progress the scheme.
- 9.6. There is in principle support from all public sector partners for the scheme and their commitment can be demonstrated by their continued involvement, at both officer and Member level, since the project began. Nottinghamshire County Council has agreed to provide an economic development capital grant towards the business centre element of the scheme. Agreements with partners will continue to be progressed.

9.7. With any delays in the timescale, either through the chosen options required programme or no decision being made, this will impact on the overall contingency and result in inflation in build costs.

## 9.8. Finance

9.8.1. Financial analysis of each of the options is given in Sections 5 and 6 and **appendix 3**. Whilst option 2 gives a greater financial return there is more risk in terms of generating income (highlighted in the table at 9.1, due to the risks surrounding relocating businesses from the result of demolition and rebuild). Including Option 1 would leave £4.8m of the Asset Investment Strategy fund; conversely Option 2 would leave £3.3m of the fund remaining. The latter particularly limits future spend on other capital projects available under the Asset Investment Strategy (AIS), as resources become increasingly scarce.

9.8.2. With regards to the Council's Medium Term Financial Strategy in terms of revenue a surplus is projected but each option requires prudential borrowing for the project to progress. The business case includes some assumptions including that the retail and first floor office space would be 80% let and the industrial units on the colliery site are 90% let. Should these not be achieved there is the likelihood that resources would have to be redirected from other areas of the budget to enable the loan to be repaid. This is to a degree mitigated by the projected surplus. As stated at 9.8.1 because Option 2 involves rebuilding the risks surrounding future occupation of assets are heightened.

9.8.3. Section 4.1 identifies the main sources of funding including Rushcliffe Borough Council. Taking Option 1 as an example including the amount borrowed of £2.5m and the Council's contribution of £0.3m this accounts for 35% of the funding. This is in addition to the £0.75m the Council has already contributed.

9.8.4. In light of likely demands on the AIS across the Borough and the perceived greater risk arising from demolition and relocating businesses the view of the section 151 officer would be that the most prudent way forward would be option 1.

## 9.9. Next steps

9.9.1. The D2N2 LEP requires a business case to be presented to them for the Council to be able to drawdown the £3m of funding in 2016/17. This is currently being worked on and is planned to be presented to the LEP and the Infrastructure and Investment Board of the LEP before March 2016.

9.9.2. To satisfy the next stage of the LEP's process and ensure we can drawdown the funding in 2016/17 the Council needs to demonstrate how the project complies with State Aid regulations. An external legal opinion has been provided by Geldards showing that the Council can use the General Block Exemption Regulations (GBER) section 56 which will enable the Council to drawdown the grant funding for the project.

- 9.9.3. The transfer of land ownership involving the Police and Nottinghamshire County Council needs to be formally agreed to enable the multiservice centre to progress. Final confirmation from Cotgrave Town Council on whether they would like some space in the centre is also pending. This will not affect the business case as Cotgrave Town Council will pay for any space they request at full cost. Heads of terms for the multiservice centre need to be agreed with all partners involved.
- 9.9.4. The Homes and Communities Agency has an interest in the existing units on Colliers Way and the land that the new industrial units will be built on adjacent to this. In addition, the HCA provided funding towards the acquisitions in the town centre. Negotiations will be undertaken so that the HCA is able to withdraw from their interests in Cotgrave, and these are transferred to the Council.
- 9.9.5. MHT now own 13 of the 14 properties on Scotland Bank and they are progressing the purchase of the final one from Friendship Housing at the moment. The transfer of the housing and the associated land will then be agreed with them to enable to demolition of the properties to create the space for the multiservice centre.
- 9.9.6. A request has been made to the Cotgrave Strategic Board to allocate funding in this financial year of £200k to pay for planning and other development-related fees should Cabinet approve one of the options presented.

## **9.10. Corporate Priorities**

- 9.10.1. Supporting the regeneration of Cotgrave including new housing, employment opportunities and a vibrant town centre is a strategic task in the current Corporate Strategy.
- 9.10.2. Cotgrave is a key strategic site in the Local Plan. In policy 7 it is highlighted as a focus for regeneration: *'Former Cotgrave Colliery will be redeveloped as a mixed use neighbourhood to incorporate new residential and business communities. There should be improved accessibility with the town. Any redevelopment of the Colliery must take into account local nature conservation features and demonstrate how it will contribute to the wider regeneration of the town, including the regeneration of the Cotgrave Local Centre. The scope for limited physical development to link the Colliery site and the town will be explored, where this would assist connectivity and accessibility between new and existing neighbourhoods'*

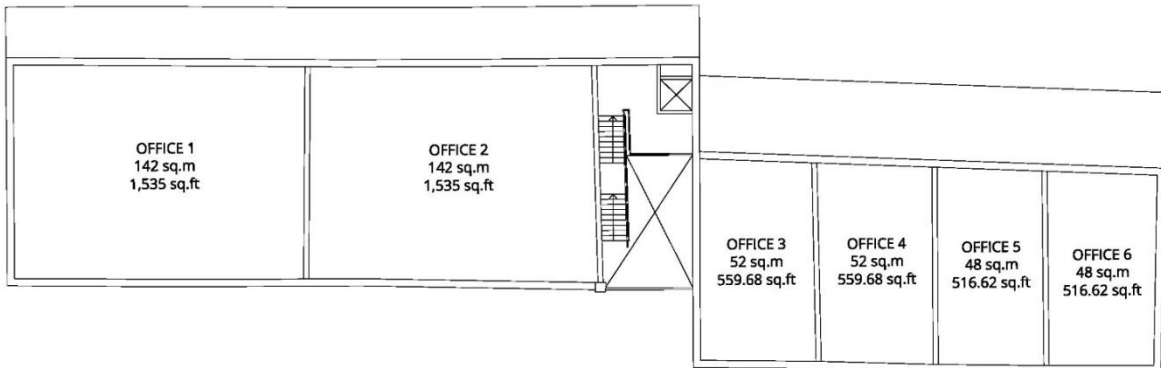
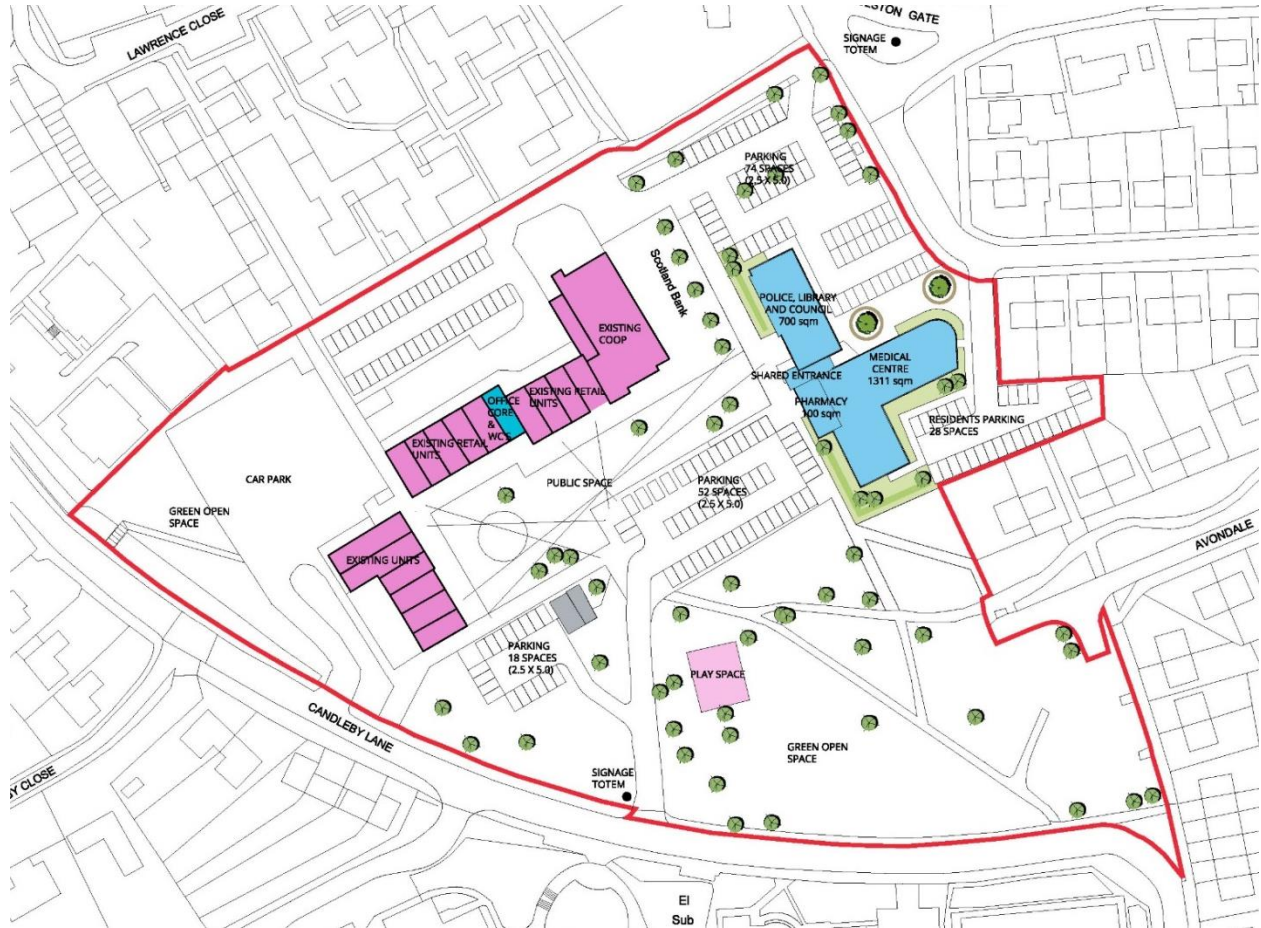
## **10. Other Implications**

- 10.1.1. These are covered in paragraph 9.9.

<b>For more information contact:</b>	Name: Katherine Marriott Job title: Executive Manager - Operations and Transformation 0115 914 8291 email <a href="mailto:kmarriott@rushcliffe.gov.uk">kmarriott@rushcliffe.gov.uk</a>
<b>Background papers Available for Inspection:</b>	
<b>List of appendices (if any):</b>	Appendix 1 – Plan for option 1 (town centre and employment land) Appendix 2 – Plan for option 2 (town centre and employment land) Appendix 3 - financial appraisal Appendix 4 – consultation feedback map Sept 2015 Appendix 5 – consultation feedback graphs Sept 2015 Appendix 6 – full list of risks and advantages identified by Cotgrave Strategic Board Nov 2015



Plans for option 1 (town centre and employment land)



PROPOSED FIRST FLOOR PLAN SCALE 1:200









Summary of outputs

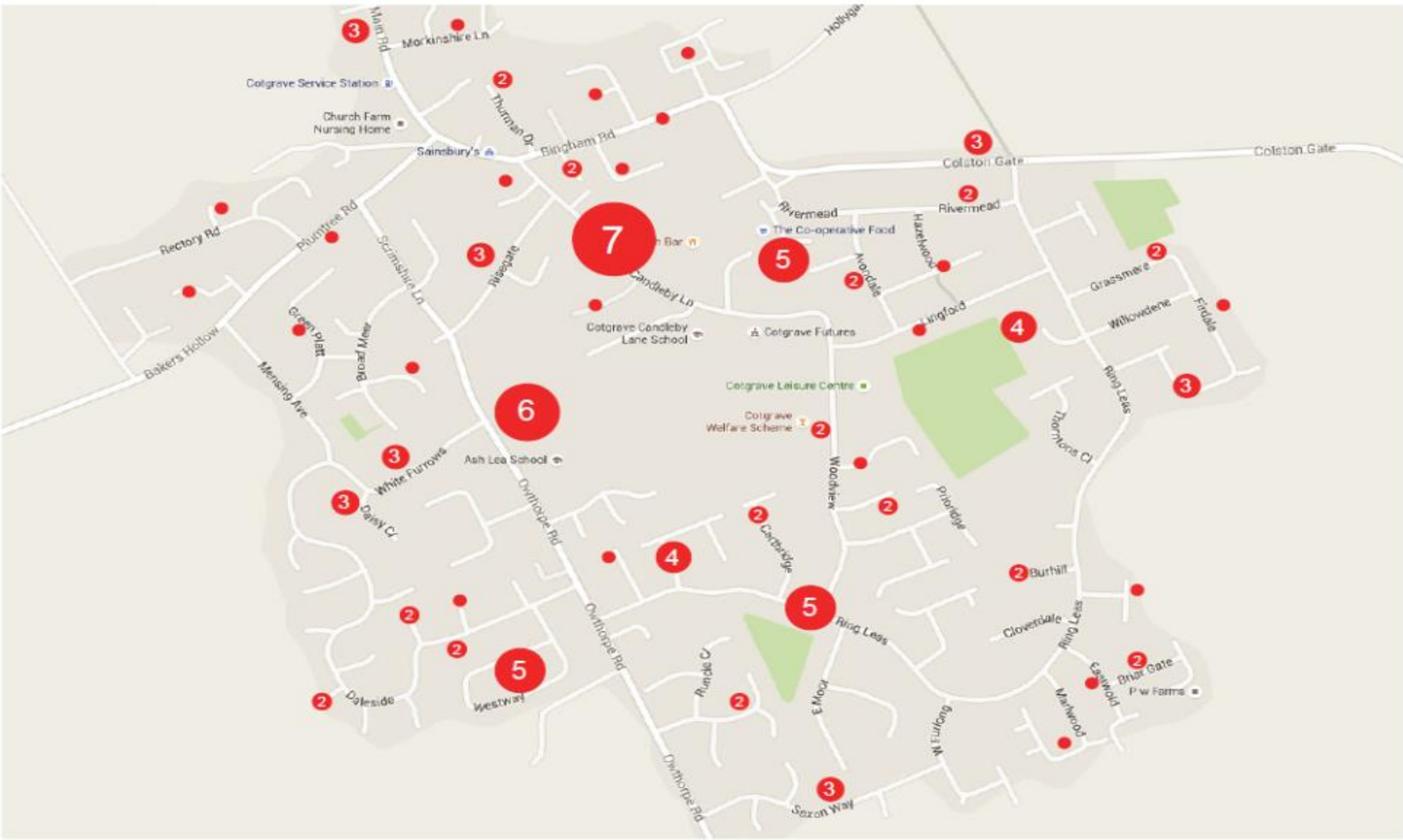
	Town Centre refurbished shops	Town Centre rebuild shops	Colliery industrial units	Town Centre Option 1 plus Employment Space	Town Centre Option 2 plus Employment Space
Total costs (£m)	5.39	6.81	2.64	8.03	9.46
Total Grant (£m)	3.74	3.74	1.80	5.54	5.54
LEP Grant (£m)	1.20	1.20	1.80	3.00	3.00
Prudential borrowing (£m)	1.65	3.07	0.84	2.49	3.91
Costs per annum of servicing prudential borrowing	£94,920	£177,105	£48,558	£143,478	£225,663
Other costs (steady state)	£8,881	£19,216	£3,600	£12,481	£22,816
Income per year in steady state	£109,509	£227,685	£97,200	£206,709	£324,885
Annual surplus	£5,708	£31,363	£45,042	£50,749	£76,405
Surplus over 25 years (£m)	0.97	2.49	1.87	£2.84	£4.37
Residual value in 25 years, assuming no inflation (£m)	0.85	1.77	0.74	£1.59	£2.51
IRR of RBC investment	4.57%	5.36%	9.66%	6.55%	6.44%
DCF of investment (£m)	0.13	0.58	0.79	0.92	1.37
Net additional jobs	59	133	61	120	194
LEP cost per net additional job	£20,281	£9,024	£29,558	£24,986	£15,474
NPV of public sector investment (£m)	£0.31	£2.33	£0.44	£0.76	£2.78

**Summary of economic impact**

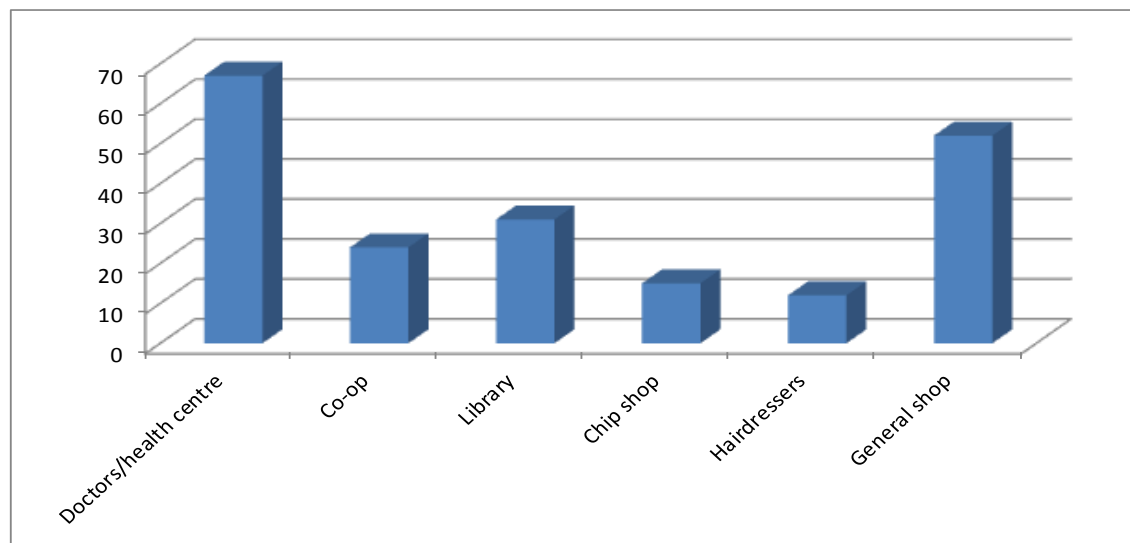
	Town Centre Refurbished shops	Town Centre Rebuild shops	Employment space	Town Centre Option 1 plus Employment Space	Town Centre Option 2 plus Employment Space
Gross jobs	93	172	56	149	229
Net additional jobs	59	133	61	120	194
D2N2 LEP grant per net additional job	£20,281	£9,024	£29,558	£24,986	£15,474
NPV of public sector investment (£m)	£0.31	£2.33	£0.44	£0.76	£2.78



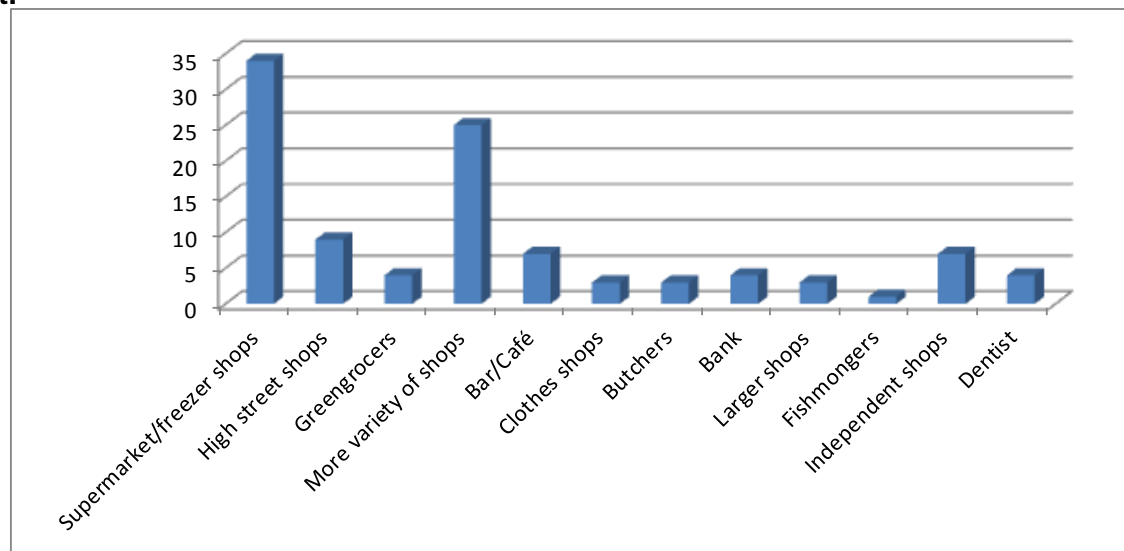
Where the Cotgrave town centre event attendees came from



**What people currently use the precinct for?**



**What respondents would like to see in the precinct:**





Advantages	Risks
<b>Option 1 Refurbish</b>	
<ul style="list-style-type: none"> <li>• Quicker change to existing precinct</li> <li>• Open and brighter environment</li> <li>• Less risk associated with letting the first floor office units</li> <li>• Speed and delivery</li> <li>• Have more land control over rebuild</li> <li>• Existing traders (potentially) stay in the town</li> <li>• Less of funding gap to find</li> <li>• Traders stay</li> <li>• Traders continuity</li> <li>• Existing potentially new small businesses can be part of new future</li> <li>• Commercial risk much lower</li> <li>• Would smaller units help smaller businesses take the risk to start up</li> <li>• Easier to implement</li> <li>• Shops remain trading – so no loss of employment or loss of community</li> <li>• Less build time</li> <li>• Option to do more community based initiatives before/during and after refurb</li> <li>• Affordable and brings consistent outcomes across the area</li> <li>• Make it happen with modern GP/library/community hub</li> <li>• Quicker – less build cost increase</li> <li>• Quicker – the ability to put pressure on GP’s can happen earlier</li> <li>• Quicker – 16/17 funding draw down more likely</li> </ul>	<ul style="list-style-type: none"> <li>• Not so attractive</li> <li>• Missed opportunity</li> <li>• Cotgrave residents feel let down potentially</li> <li>• Opportunity potential lost forever</li> <li>• Empty shops</li> <li>• Old and unacceptable</li> <li>• Reduced expectations</li> <li>• Nothing has changed</li> <li>• Life span concerns over buildings</li> <li>• Appearance of refurb may not be obvious and may not encourage more people to use/visit</li> <li>• More risk associated with build process</li> <li>• Likelihood of attracting occupiers to the office</li> <li>• Less attractive to new retailers</li> <li>• Will it really be different – how do we make it different?</li> <li>• Maintaining and encouraging shopping habits during refurb (but still better than new build)</li> <li>• Does not create step change required for Cotgrave residents and potential new residents travel to other centres</li> <li>• Disappoint some of the community</li> <li>• Relies on delivery of the multi service centre to create some change</li> <li>• More lifetime costs/shorter lifecycle</li> <li>• Existing traders still relocate and units still difficult to relet</li> </ul>
<b>Option 2 Rebuild</b>	
<ul style="list-style-type: none"> <li>• Simpler construction process – contractor has full exclusive use of site.</li> <li>• Opportunity to create a better variety of shops</li> <li>• Initial aspiration achieved</li> </ul>	<ul style="list-style-type: none"> <li>• Timescale becomes unacceptable and we lose the confidence of the community</li> <li>• The disruption moves residents to other centres e.g. Bingham</li> </ul>

- Modern new look
- More employment
- Modern units
- Higher quality units
- Possible 'big name' businesses
- Attract new and varied businesses
- In an ideal world where money is no object
- Better designed end product but with a cost to community of getting there.
- More exciting with greater potential
- Better/improved image attracts new retailers
- Employment growth
- Longer life cycle and less lifetime costs

- Becomes unaffordable through the design process
- Where would the extra money come from?
- Lack of demand for retail units creates perception of failing town centre and impacts on Council borrowing
- Lack of demand for the office units impacts on Council repayment of borrowing.
- Extra funding required
- Local businesses fail and jobs lost forever
- Timescale is too long and people lose confidence
- Existing traders leave
- More risk associated with letting ground floor space and importantly first floor space when it is significantly larger when rebuilt
- More complex land assembly issues which could delay the programme and impact on the ability to draw down the LEP funding in 2016/17
- Programme – unknown underground constraints
- Higher commercial risk
- Empty shops
- Loss of business
- RBC do not approve money
- Still does not create new retail occupiers that can attract the new residents
- Are there businesses who want the new units? It would be disappointing to have a number of brand new unused units.
- Can Cotgrave generate enough income to bring larger businesses
- Danger of empty void new space. Perception of poor planning
- Threat to existing mainly successful businesses – they will not be able to stay even if they survive the rebuild process.
- Loss of shops/community – difficult to get back as people change their habits

## Report of the Executive Manager - Neighbourhoods

### 1. Summary

- 1.1 The report sets out the key issues for the Rushcliffe Housing Delivery Plan 2016-2021 and the plans to address key housing priorities during the lifetime of the Plan.
- 1.2 The draft Housing Delivery Plan and consultation responses were considered by the Community Development Group on 20 October 2015. The Group endorsed the draft Housing Delivery Plan and it was agreed that an Action Plan based on the identified key themes within the Delivery Plan be included in the request for approval to Cabinet.

### 2. Recommendation

It is RECOMMENDED that Cabinet approves the Housing Delivery Plan 2016 - 2021 and associated Action Plan

### 3. Reasons for Recommendation

- 3.1. The Housing Delivery Plan seeks to:
  - Raise awareness among Members, officers, partners and the public about the housing challenges facing the Borough and the Council's actions in response.
  - Position the Council as a forward-looking and flexible authority, focussed on outcomes, not process.
  - Establish a framework for working with a range of partners to improve housing and housing support, focusing resources on projects that make a practical difference.
  - Accord with the Council's priorities and the development of the emerging Corporate Plan 2016.

### 4. Supporting Information

- 4.1. Since 2003, most local housing authorities have periodically published a "housing strategy", detailing their understanding of housing challenges facing their local area, and the Council's response to meeting them.
- 4.2. Rushcliffe Borough Council published its current strategy in 2009 to run to 2016. The Housing Strategy is published on the Council's website and has an

action plan that the Council has been working through.

- 4.3. The Deregulation Act, which came into force in March 2015, repealed the duty stated in the Local Government Act 2003 for Local Authorities in England to prepare a Housing Strategy.
- 4.4. The Rushcliffe Housing Strategy 2009 – 2016 is 60 pages long and includes 51 actions. The actions were informed by consultation with the public and stakeholders, and represented the priorities of the Council when it was drafted in 2008. However, the housing market, the policy environment and the resources available have all changed since its publication.
- 4.5. General economic conditions and devolved powers means that it is likely Councils will have greater freedoms and opportunities to find local solutions to increase housing supply, meet local needs, improve health outcomes and drive economic growth, but this will be against the backdrop of a challenging economic climate.
- 4.6. Good quality, affordable housing is important for a range of reasons, not least as a vital contributor to the health and prosperity of our local communities. An overarching document describing the housing market, the challenges and the Council's response is of value, particularly to Members, non-expert officers, partners and the public. However, it needs to be straightforward and accessible to fulfil this role.
- 4.7. It is therefore proposed to publish an accessible and concise Housing Delivery Plan as a public statement of priorities for housing and the actions being taken to secure improvements and for this document to link to the emerging Rushcliffe Borough Council Corporate Strategy 2016 - 2020.
- 4.8. Consultation was undertaken with over 500 key stakeholders, including neighbouring Local Authorities; members of the Rushcliffe Community & Voluntary Service; Registered Providers; Town and Parish Councils; Elected Members and a range of other key stakeholders for an eight week period during July to September 2015. Consultation focussed on what the overall Vision for the Plan should be; what should be the main themes of the Plan; what views were regarding key challenges and opportunities regarding housing in Rushcliffe and how consultees could help to deliver positive change. The consultation responses have assisted in shaping the Housing Delivery Plan. The draft Housing Delivery Plan and Action Plan are attached in **appendices 1 and 2**.
- 4.9. The Housing Delivery Plan sets out the vision and the three key priorities for housing in Rushcliffe in which we will work with partners to achieve:
  - Priority 1: Supply – delivering housing growth including affordable housing to meet the needs of our diverse communities)
  - Priority 2: Quality – ensuring that existing and new homes are of a high standard and contribute to improving the health of our residents)
  - Priority 3: Inclusion – tackling homelessness and provision of effective housing related support for residents.
- 4.10. The Plan is focussed on encouraging investment in both new and existing homes and promoting independent living, showing how this links to economic

growth and benefits in terms of health and wellbeing. It will be supported by an action plan which will set targets against the three priorities identified and will be subject to annual updates.

- 4.11. Equality Impact Assessment (EIA) – An Equality Impact Assessment has been undertaken (attached as **Appendix 3**).

## **5. Risk and Uncertainties**

- 5.1. The Council's Medium Term Financial Strategy includes an annual capital grant allocations to support Registered Providers (housing associations) in the delivery of affordable housing. However, the changing financial landscape that the Council is currently managing will mean that this budget will come under increasing pressure due to the unprecedented levels of uncertainty.

## **6. Other Options Considered**

- 6.1. The Council could decide to produce a more traditional replacement for the existing Housing Strategy, similar in format and content to previous strategies.
- 6.2. Alternatively, the Council could decide to do nothing.

## **7. Implications**

### **7.1. Finance**

Given the current economic climate and financial challenges, it is envisaged that the vast majority of the actions will be achieved within existing secured and projected resources available to the Council and its partners.

### **7.2. Legal**

There is no statutory requirement to produce a Housing Strategy, however, the Council has a number of statutory duties within the three key priorities identified in the Housing Delivery Plan

### **7.3. Corporate Priorities**

**Supporting economic growth to ensure a sustainable, prosperous and thriving local economy** – Effective partnership working to increase the supply of affordable housing will meet a range of needs across the Borough which in turn will generate economic growth and deliver other significant benefits.

**Maintaining and enhancing our resident's quality of life** – Strong partnership working will enable residents to live safer, healthier and longer lives in which they are able to fulfil their aspirations. The continued supply of affordable housing will reduce the instability caused to families and communities by preventing homelessness.

### **7.4. Other Implications**

None

<b>For more information contact:</b>	John Sheil Housing Strategy and Development Officer 0115 914 8226 email <a href="mailto:jsheil@rushcliffe.gov.uk">jsheil@rushcliffe.gov.uk</a>
<b>Background papers Available for Inspection:</b>	Rushcliffe Housing Strategy 2009-16
<b>List of appendices (if any):</b>	Draft Housing Delivery Plan Draft Housing Delivery Action Plan Equalities Impact Assessment

## Rushcliffe Housing Delivery Plan 2016 - 2021

### Introduction

Housing is a key priority for Rushcliffe Borough Council. Not only do people need safe, warm and affordable homes, but the lack of adequate housing can damage our local economy and also detrimentally affect the health and wellbeing of our residents.

Following consultation with our key stakeholders including Councillors, Town & Parish Councils; Neighbouring Local Authorities; Registered Provider Partners and private and voluntary sector organisations, we have produced the Rushcliffe Housing Delivery Plan to set our priorities for action and establish the framework for working with a range of partners to improve housing and housing support in the Borough.

General economic conditions will determine much of what happens in the housing sector during the lifetime of this Plan, however, devolved powers mean that many aspects of housing policy will be determined locally. It is likely that Councils will have greater freedoms and opportunities to find local solutions to increase housing supply, meet local needs, improve health outcomes and drive economic growth. Therefore, it is essential to ensure that we have a robust plan in place to identify current priorities and target resources to meet current and future key challenges and to maximise opportunities.

The Housing Delivery Plan sets out the Vision and three key priorities for housing in Rushcliffe. Following feedback during consultation the overall Vision and priorities remain unchanged from the Rushcliffe Housing Strategy 2009-2016.

The Plan also supports the Council's Corporate Strategy priorities of:

- Supporting economic growth to ensure a sustainable, prosperous and thriving local economy
- Maintaining and enhancing our residents' quality of life
- Transforming the Council to enable the delivery of efficient high quality services

**The vision and priorities of the Housing Delivery Plan are:**

**Vision: Our aim is for every household to have real housing choice and to enjoy living in a good quality home that meets their needs.**

**Priority 1. Supply:** delivering housing growth including affordable housing to meet the needs of our diverse communities

**Priority 2. Quality:** ensuring that existing and new homes are of a high standard and contribute to improving the health of our residents.

**Priority 3. Inclusion:** tackling homelessness and provision of effective housing related support for residents.

It is clear that Rushcliffe Borough Council cannot deliver our priorities alone and as such, we are committed to working effectively with partners to deliver objectives which meet the changing needs and expectations of our residents. If you think you can help us to deliver on these priorities please come and talk to us.

**Councillor Richard Butler**  
**Portfolio Holder for Sustainability**



## **Why is housing important**

Good quality, affordable housing is important for a range of reasons, not least as a vital contributor to the health and prosperity of our local communities.

### **Health**

There are clear linkages between health and housing. A lack of good quality, affordable accommodation has a significant impact on health and wellbeing leading to increased demand for acute services, such as those provided by the NHS. A recent report produced by the Building Research Establishment concluded that the NHS could make savings of at least £1.4 billion per annum if properties in the worst condition were brought to acceptable standards.

Improving the quality and supply of homes will help to reduce fuel poverty, improve our carbon footprint and prevent homelessness, all of which can have a detrimental impact on children's education and people's ability to secure and sustain employment.

Whilst the health of people in Rushcliffe is generally better than the Nottinghamshire average, there are significant variations in health between life in the most affluent and most deprived areas of the Borough. Life expectancy is 6.1 years lower for men and 6.3 years lower for women in the most deprived areas of Rushcliffe than in the least deprived areas.

For these reasons, we recognise the importance of working closely with health, social care and other partner agencies to identify opportunities to reduce the impact on acute services through housing interventions.

### **Economy**

Housing development has a major positive effect on the local economy. In a report published February 2015, the National Housing Federation estimated that if the 1,695 new affordable homes were built which are needed in the D2N2 area (Derbyshire & Nottinghamshire Local Enterprise Partnership) each year, this would support 1,373 jobs and add over £63 million to the D2N2 economy.

As at 2014, average gross full time earnings in Rushcliffe were higher than the regional average at £30,498 per annum compared to an average of £25,136 in the East Midlands. Likewise, average part time earnings are higher at £15.37 per hour in Rushcliffe compared to £12.00 per hour in the East Midlands.

Whilst this provides for a vibrant economy and a great place to do business it poses additional challenges for first-time buyers and people who cannot access home ownership to obtain affordable housing in the social and private sector housing market. Average house prices at £212,000 against average incomes of £30,498 means that average house prices in Rushcliffe are around seven times average earnings.

## Housing in Rushcliffe

In 2014, Rushcliffe had a population of 113,700 people, increasing from 105,800 in 2001. By 2031, the population is projected to increase further by 11% to 126,300. This is higher than the projected rate of increase in Nottinghamshire (9%) and for the East Midlands (10%).

Particularly marked is the rise in Rushcliffe's population of people aged 65+ which is projected to increase from 22,931 to 33,800 by 2031, a rise of 47% and the largest projected rise of any Local Authority in Nottinghamshire.

At the same time, average household sizes are expected to reduce by 5% in Rushcliffe between 2012 and 2032. This compares to a reduction of 4% in Nottinghamshire. This change reflects a national trend in the rise in the number of lone parent households and single people.

The increase in population and also the reduction in average household sizes means that the number of households is projected to rise from 45,835 households in 2011 to 57,710 in 2032. This is a 19% increase in households over the period and compares to an average 15% increase in households in Nottinghamshire.

All of these factors mean that more housing is required in Rushcliffe. In total, 1,217 new homes have been delivered in Rushcliffe between 2010 and 2015 and the Council has a target to deliver a further 5,141 by 2020 as identified in the Rushcliffe Local Plan: Part 1. In order to meet the needs of residents who are otherwise unable to access the housing market, a number of these new dwellings will be affordable housing. The Rushcliffe Strategic Housing Market Assessment identifies that 463 new affordable homes are needed each year over the 7 year period 2012-19 to meet both newly emerging need and existing need.

Rushcliffe is a very popular place to live and has recently been voted in the Halifax Quality of Life Survey as one of the top 10 most desirable places to live based on a range of factors including high employment rates; health care; low crime rates and educational attainment.

Whilst Rushcliffe is one of the most affluent areas in the East Midlands, there are pockets of deprivation, such as the Trent Bridge ward which has a higher proportion of private rented accommodation and a transient community, lower income levels, poorer health outcomes and higher levels of crime and anti-social behaviour. It is therefore essential to recognise that whilst Rushcliffe has many affluent areas, it is also important to tackle significant social issues in our most deprived neighbourhoods.

Additionally, many properties in the private sector are in need of improvement. There are an estimated 3,300 dwellings in Rushcliffe that have Category 1 Hazard (Health and Housing Safety Rating System), excess cold and related disrepair being the main problem. These are the properties in the very worst condition with significant potential risks to health despite continued partnership working with private landlords to promote best practice and where appropriate take enforcement action. Latest available figures show that 7,471 households in Rushcliffe are in fuel poverty which

equates to 16% of all households in the Borough. Therefore, it is increasingly important to work with a range of partners, including energy suppliers and other key partners, to address these issues.

The popularity of Rushcliffe as a place to live means that house prices are higher, and therefore least affordable, when compared to neighbouring areas. The average house price in Rushcliffe is £212,000 (an increase from £190,000 in 2011) compared to the average for the Nottingham City and Nottinghamshire area as a whole of £140,000. However, within Rushcliffe, average house prices vary from an average of £135,000 in Cotgrave to £336,500 in Edwalton Village.

The latest published data shows that lower quartile house prices are 8.58 times lower quartile earnings in Rushcliffe, an increase from 7.34 times lower quartile earnings in 2010. This is a far higher ratio than the Nottinghamshire average of 5.51 or the Nottingham City ratio of 4.07 meaning that dwellings are increasingly unaffordable for our local residents.

This is also evidenced by the number of households on the Council's housing register which, at 1<sup>st</sup> November 2015, stood at 480 households but with an average of just 290 lettings in each of the past 3 years, waiting times for social housing are still very long. The adoption of the Rushcliffe Local Plan (Part 1) will provide a strategic basis to plan for the needs of Rushcliffe resident. Whilst this is an important Plan for meeting some affordable housing needs there is still a requirement to explore other opportunities for affordable housing.

### **Private rental market**

From 2001 to 2011, whilst the number of households owning their home outright increased, the number of households with a mortgage significantly reduced. Importantly, numbers of social housing fell during the period, significantly due to Right to Buy sales. In the financial year 2014-15, 12 dwellings in Rushcliffe were sold through Right to Buy and the number of private rented dwellings significantly increased. Demand for social housing is likely to outstrip supply. It is therefore increasingly important to ensure that the private rented sector continues to expand and provide a continued supply of good quality, affordable homes for a range of people where choices are limited.

### **Tenure**

	<b>2001 (no.)</b>	<b>2001 (%)</b>	<b>2011 (no.)</b>	<b>2011 (%)</b>
<b>Owned outright</b>	15,218	34.85	17,973	39.2
<b>Owned mortgage</b>	18,846	43.16	17,169	37.5
<b>Shared Ownership</b>	397	0.91	333	0.7
<b>Social</b>	4,311	9.88	3,854	8.4
<b>Private rent</b>	4,056	9.29	5,595	12.2
<b>Other</b>	842	1.93	424	0.9

Housing Benefit is paid using a calculation by the Valuation Office Agency of rents in a wide geographical area, known as the Broad Rental Market Area (BRMA). The maximum amount of rent which can normally be paid through Housing Benefit is called the Local Housing Allowance (LHA) Rate. Rushcliffe is included within the Nottingham BMRA which includes Nottingham City, parts of Gedling, Rushcliffe, Erewash and Broxtowe. It is important to note that the LHA rate is based on the 30<sup>th</sup> percentile of private market rents which may result in a shortfall between LHA levels and local rents. Lower quartile rents are higher in Rushcliffe so there are significantly more limitations as to which properties people can rent than in other areas.

A comparison of rents between Rushcliffe, Nottinghamshire overall and the maximum Local Housing Allowance payable is shown below (Source: Valuation Office Agency).

<b>Rents</b>	<b>Nottinghamshire lower quartile private rents</b>	<b>Rushcliffe lower quartile private rents</b>	<b>Local Housing Allowance 2015/16 P/M</b>	<b>Difference between RBC Rushcliffe area lower quartile rent and LHA</b>
Room	£293.00	£312.00	£299.00	LHA is £13 p/m below lower quartile rents
1 bed	£350.00	£400.00	£393.90	LHA is £6.10 p/m below lower quartile rents
2 bed	£450.00	£520.00	£469.13	LHA is £50.87 p/m below lower quartile rents
3 bed	£495.00	£625.00	£521.26	LHA is £103.74 p/m below lower quartile rents
4+ bed	£695.00	£875.00	£656.50	LHA is £218.50 p/m below lower quartile rents

An evaluation of lower quartile rents identified a very large difference between rents levels and the LHA, especially on larger properties, which appears to be an emerging trend.

The issue in Rushcliffe of the disparity between LHA and lower quartile rents means that for people on housing benefits, many properties, particularly larger dwellings, are unaffordable resulting in people with the least disposable income being in poor quality, insecure accommodation.

The relatively high prices to purchase or rent homes in Rushcliffe means that there are increasing difficulties for many of our residents in accessing the local housing market. This also has a knock on impact on the demand for statutory and voluntary sector services when unexpected events occur and people do not have the means to pursue alternative options.

## **Challenges and opportunities**

There are a range of emerging challenges and opportunities relating to housing in Rushcliffe. Significantly, we are faced with reducing funding to build new homes and provide housing related support which means that it is more important than ever to ensure that partners work effectively to understand and tackle priority issues.

Current national proposals to extent the Right to Buy and to reduce rents in the social housing sector means that we are faced with the need to explore new opportunities to deliver affordable housing. The Council's Medium Term Financial Strategy includes an annual capital grant allocation to support Registered Providers in the delivery of affordable housing. However, the changing financial landscape that the council is currently managing will mean that this budget will come under increasing pressure due to the unprecedented levels of uncertainty.

Additionally, house prices and rents in the private sector are forecast to continue to rise in Rushcliffe meaning there will be increasing challenges relating to housing affordability in the Borough.

Potential significant opportunities in the future include proposals to devolve powers away from central Government to local areas, including some relating to housing; in order enable local areas to more effectively tackle local issues.

Of particular significance to Rushcliffe are proposals which include:

- The establishment of a Housing Investment Fund to consolidate national housing funding schemes into a single fund allocated outside of a bidding process in which local areas would have more control.
- Improving local private rental standards.
- Better utilising public sector land for the provision of new homes.

Within this context and following consultation with a range of partner organisations including parish councils; Registered Providers; elected Members and a range of other partner organisations, the overall vision and three key priorities have been identified.

### **Priority 1: Supply - delivering housing growth including affordable housing to meet the needs of our diverse communities**

#### **Examples of key achievements**

Rushcliffe Borough Council and our partners have been highly successful in delivering new housing in the Borough. Over the six year period between 1 April 2009 and 31 March 2014, 1,340 new homes have been built in Rushcliffe. Of these, 192 were affordable units (or 14% of the total homes built).

The New Homes Bonus is a grant paid to Local Authorities for increasing the number of homes and their use. Since 2011, Rushcliffe Borough Council has received a total of over £4million of New Homes Bonus, including the re-investment of £590k to re-develop 9 disused garage sites in the Borough providing an additional 30 affordable homes, which highlights the Council's success in delivering homes in the Borough.

During the lifetime of the Strategy, Rushcliffe Borough Council and partners have been successful in receiving almost £4.5million towards the delivery of affordable housing from the Homes and Communities Agency.

The Borough Council has been successful in achieving 30% affordable housing on qualifying sites .

We have worked with a range of Parish Councils regarding the development of rural exception sites. Since 2009, rural exception site surveys have been carried out in 8 of our villages in order to establish levels of housing need. Four schemes have been completed since 2009, providing a total of 37 new affordable units. This work has been carried out in partnership with Midlands Rural Housing and Waterloo Housing.

The Rushcliffe Local Plan Part 1: Core Strategy was adopted in December 2014. It sets out the vision for development in Rushcliffe to 2028 and provides the planning framework for the other key documents. Policy 8 of the Core Strategy (Housing Size, Mix and Choice) sets out the Council's affordable housing policy for new developments.

Significant work is being undertaken in Cotgrave to regenerate the area with plans for 450 new homes (including delivery of 30% of all homes to be affordable homes) and major work proposed to improve the town centre.

We have also been successful in reducing the number of long term empty properties. Empty properties are now inspected every 3 months and now attract the full council tax charge after 6 months as a deterrent to keeping properties empty for a longer period than necessary. As a result of this work, between October 2009 and October 2015, the number of long term empty properties reduced from 629 to 379.

### **Key priorities for the future**

- Adoption of the Rushcliffe Local Plan Part 2: Land and Planning Policies Development Plan Document
- Support the development of Neighbourhood Plans where local communities want these
- Increase the supply of good quality housing across all tenures
- Progress the work of the Rural Exception Site Programme
- Increase training and job opportunities for local people through housing activity
- Support the regeneration of Cotgrave
- Assess opportunities to maximise design and environmental standards in new dwellings
- Identify and meet specialist housing and support needs
- Identify new effective models for the delivery of affordable housing
- Reduce the number of long term empty homes

## **Priority 2: Quality - ensuring that existing and new homes are of a high standard and contribute to improving the health of our residents.**

### **Examples of key achievements**

The Rushcliffe Choice Based Lettings and Allocation Policy was implemented in February 2013 in order to achieve the changes set out in the Localism Act to maximise the use of social housing and meet needs. We have also re-launched the 'First Lets' initiative to advertise private rented properties and hard to let social rented properties as a means of extending choice to local residents.

Approximately 60-70 grants are approved each year for a variety of access/independent living purposes through the Disabled Facilities Grant (DFGs). The grant now comes through the Better Care Fund with a view to enabling DFGs to be part of the overall care package available to people within the Health & Social Care setting.

Since 2009, Rushcliffe Borough Council has been directly responsible for improving the standards of 170 properties (primarily in the private rented sector) that were in the worst condition in Rushcliffe.

The Borough Council has sought to ensure that a good standard of housing design has been secured when considering planning applications for both Market and affordable housing. For affordable housing, it has sought an appropriate code for sustainable homes level, and sought to ensure that a proportion of properties meet, or are capable in meeting Lifetime Homes. Whilst the Government's Housing Standards Review has significantly limited the powers of local planning authorities to set standards in their planning documents, we will continue to seek to identify opportunities to maintain and improve standards where possible.

A range of work has been undertaken with partners to improve the energy efficiency of over 1,500 homes in Rushcliffe during the period 2011 - 2015. In partnership with the Nottinghamshire and Derbyshire Local Authority Partnership (LAEP), work has included providing free cavity wall insulation to 575 homes and loft insulation to 944 homes. This has included replacing broken and inefficient boilers in households at risk of fuel poverty, undertaking 72 green deal assessments and energy efficiency awareness raising and events.

### **Key priorities for the future**

- Reduce fuel poverty by improving the energy efficiency of homes across the district and by promoting information and advice to reduce fuel bills
- Make best use of existing stock to meet individual housing need
- Work with partners across all tenures to improve housing standards
- Improve access to the private rented sector

### **Priority 3: Inclusion - tackling homelessness and provision of effective housing related support for residents.**

#### **Examples of key achievements**

The Citizens Advice Bureau outreach serviced has been established at Rushcliffe Community Contact Centre. Between 2013 and 2015 there were 205 sessions at which 434 people were assisted with advice and information across a range of welfare law, welfare benefits, debt, housing and employment issues.

Since 2009 we have contributed a total of £3,500 to install 88 smoke alarms through the Council's Independent Living Grant. Additionally, through successful partnership working with the Fire & Rescue Service we have levered in £5,000 grant funding to install 128 smoke alarms to the properties of our most vulnerable residents. Work has commenced in partnership with neighbouring Councils on a Gypsy and Traveller accommodation study. The results of the study will identify the level of traveller pitch requirements in Rushcliffe to 2029.

We are committed to tackling domestic violence to provide safe and secure homes and tackle one of the main causes of homelessness. Work to date has included extending Domestic Violence drop-in points, the delivery of Freedom Programmes, a review of the Sanctuary scheme, advice to 1,300 local pupils and advice, support and safety planning to over 1,000 survivors. In recognition of our achievements, in 2013, Rushcliffe Borough Council was awarded White Ribbon status and rolled out the White Ribbon Campaign in partnership with Nottingham Rugby Club to use sport as a vehicle to challenge and change attitudes and behaviours that support all forms of abusive against women.

In 2013, Broxtowe, Gedling and Rushcliffe Borough Council developed a joint homelessness strategy and an action plan which established a framework to tackle and prevent homelessness.

In the period 2009-2015, Rushcliffe Borough Council and partners were responsible for preventing 1398 incidences of homelessness in Rushcliffe. Of these, there were 299 preventions utilising new tenancies in the private rented sector. During 2009-15, 4,701 people were given housing advice. In the same period, there were 417 homeless applications and 150 homeless acceptances.

In partnership with Broxtowe Youth Homelessness Project we have delivered education sessions in schools to young people in Rushcliffe around issues to prevent homelessness and increase financial inclusion. Since 2012, 139 workshops have been delivered to over 3,000 participants.

Through Rushcliffe Borough Council's Revenues and Benefits team we have supported residents to manage the effects of welfare reforms through the provision of face to face advice at the Rushcliffe Community Contact Centre; effective management of the Discretionary Housing Payment allocation and the facilitation of online take up of housing benefit claims through increased levels of digital inclusion.



## **Key priorities for the future**

- Ensure strong links are maintained between housing and health and social care to maximise opportunities to reduce the demand on acute services through housing interventions and improve outcomes for individuals
- Promote community cohesion and continue to tackle anti-social behaviour and domestic abuse
- Work with partners to prevent and tackle the primary causes of homelessness
- Improve the provision of high quality housing related support Working with partners to promote and facilitate independent living, including contributing to the development of countywide accommodation and support strategies for specific client groups
- Help people manage the effects of welfare reform
- Refresh the Council's Equality and Diversity Strategy to ensure proactive engagement and delivery of housing services to BME communities and households, including the completion of the Gypsy and Traveller Accommodation Assessment

## **Monitoring the delivery against the priorities**

The Housing Delivery Plan identifies the key priorities in which we will work with partners to improve housing and housing related support services in the Borough. It is supported by an action plan which will set targets against the three priorities of supply, quality and inclusion. The action plan will be subject to annual updates.

## **Resources**

Given the current economic climate and financial challenges, it is envisaged that the vast majority of the actions will be achieved within existing secured and projected resources available to the Council and its partners.

## **Contacts**

For more information and to discuss how we can work with you, please contact Donna Dwyer or John Sheil on 0115 9148226

Email: [Strategichousing@rushcliffe.gov.uk](mailto:Strategichousing@rushcliffe.gov.uk)

More information is available at: [www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)

## Housing Delivery Action Plan

<b>SUPPLY: delivering housing growth including affordable housing to meet the needs of our diverse communities.</b>			
<b>Strategic tasks</b>	<b>Adoption of the Rushcliffe Local Plan Part 2: Land and Planning Policies Development Plan Document</b>	<b>Increase the supply of housing across all tenures</b>	<b>Progress the work of the Rural Exception Site Programme</b>
<b>Outcomes</b>	Local Plan part 2 adopted	Increase in the number of new homes in the Borough across a range of tenures and sizes	Increase in the total number of affordable homes provided on rural exception sites
<b>Responsible officer</b>	Richard Mapletoft, Planning Policy Manager	Andrew Pegram, Development Control Manager  Richard Mapletoft, Planning Policy Manager  Donna Dwyer, Strategic Housing Manager	Donna Dwyer, Strategic Housing Manager  Richard Mapletoft, Planning Policy Manager
<b>Key partners</b>	Range of partners including developers; Registered Providers; Parish Councils and the Highways Agency	Registered Providers; developers; Local Communities; Homes and Communities Agency	Parish Councils; Waterloo Housing; developers; Homes and Communities Agency
<b>Linkages to other policies/ strategies</b>	Part 1 of the Local Plan Rushcliffe Borough Council Corporate Plan	Policy 8 of the Core Strategy	Rushcliffe Borough Council Planning policies Parish and Neighbourhood Plans
<b>Measures and targets</b>	Local Plan part 2 adoption by Summer 2017	Through the allocation of new sites through Local Plan Part 2 and through the delivery of the strategic sites identified in Local Plan Part 1.  On-going monitoring of housing delivery	Number of new affordable homes delivered on rural exception sites

**SUPPLY: delivering housing growth including affordable housing to meet the needs of our diverse communities.**

<b>Strategic tasks</b>	<b>Supporting the delivery of Neighbourhood Plans where local communities want them</b>	<b>Increase training and job opportunities for local people through housing activity</b>	<b>Work with partners to promote and facilitate independent living, including contributing to the development of countywide accommodation and support strategies for specific client groups</b>
<b>Outcomes</b>	Neighbourhood plan policies that accord with the Borough Council's strategic objectives and Local Plan Part 1 policy 8	Secure increase of jobs and training opportunities for local people through planning conditions on relevant large new developments	Opportunities for residents to remain independent are maximised.
<b>Responsible officer</b>	Richard Mapletoft, Planning Policy Manager	Caroline Saxton, Corporate Projects Officer Andrew Pegram, Development Control Manager	Donna Dwyer, Strategic Housing Manager
<b>Key partners</b>	Parish Councils	D2N2 Local Economic Partnership (LEP); County Council; Developers; Registered Providers; Construction Industry Training Board (CITB); local schools and colleges	Nottinghamshire County Council; Clinical Commissioning Groups; Registered Providers; Homes and Communities Agency
<b>Linkages to other policies/strategies</b>	Rushcliffe Local Plan Part 1 Policy 8	Rushcliffe Corporate Plan; Nottinghamshire Growth Plan	A range of policies and strategies are produced by County Council including the Nottinghamshire Health and Wellbeing Strategy; Adult Social Care Strategy and others, notably the emerging Nottinghamshire Accommodation and Support Plan 2015-17
<b>Measures and targets</b>	Neighbourhood Plan policies reflect the Borough Council's objectives	Increase in number of jobs and training opportunities for local people through new developments	Proportion of people with opportunity to remain living independently where they choose to do so

**SUPPLY: delivering housing growth including affordable housing to meet the needs of our diverse communities.**

<b>Strategic tasks</b>	<b>Support the regeneration of Cotgrave including new housing, employment opportunities and a vibrant town centre</b>	<b>Assess opportunities to maximise design standards in new dwellings</b>	<b>Reduce the number of long term empty homes</b>
<b>Outcomes</b>	Quality of life for residents in Cotgrave is improved through provision of up to 470 new homes and increased local employment opportunities through delivery and enhanced local environment and improved shopping and social facilities	Evidence available to show whether it is feasible to adopt a policy in relation to accessibility standards as part of Local Plan Part 2	Effective working with property owners to bring long term empty homes back into use
<b>Lead officer</b>	Kath Marriott, Executive Manager - Transformation	Donna Dwyer, Strategic Housing Manager  Richard Mapletoft, Planning Policy Manager	Sarah Cairns, Protection and Safety Manager
<b>Key partners</b>	Developers; Homes and Communities Agency; Registered Providers of social housing; Cotgrave Strategic Board and Cotgrave community; Nottinghamshire County Council; Nottinghamshire Police; Health partners	Homes and Communities Agency; Developers; Registered Providers	Private Landlords; Empty Property Forum
<b>Linkages to other policies/ strategies</b>	Planning policies; Corporate Plan; Nottinghamshire Growth Plan	Planning policies	N/A
<b>Measures and targets</b>	Number of new homes delivered Amount of employment space and jobs created  Subject to funding, Cotgrave Masterplan delivered by 2020	Explore the feasibility of adopting a policy in relation to accessibility standards as part of Local Plan Part 2 by 31st July 2016	A continued reduction in the number of properties with are vacant and unfurnished over 6 months (Baseline 1 April 2015 = 474)

**QUALITY: ensuring that existing and new homes are of a high standard and contribute to improving the health of our residents.**

<b>Strategic tasks</b>	<b>Reduce fuel poverty by improving the energy efficiency of homes across the Borough and by promoting information and advice to reduce fuel bills</b>	<b>Make best use of existing stock to meet individual housing need</b>	<b>Work with partners across all tenures to improve housing standards</b>
<b>Outcomes</b>	To reduce per capita CO2 emissions  Reduction in the number of households in fuel poverty	Tenants who are under occupying social housing are assisted to move to more appropriately sized accommodation  Households in housing need are better able to access private rented accommodation.	Private sector: Number of dwellings with Category 1 hazards are reduced  Social housing sector: Social housing stock is maintained to at least Decent Homes standard and to higher standards where possible
<b>Lead officer</b>	Craig Taylor, Cultural Services Manager	Donna Dwyer, Strategic Housing Manager  Sarah Cairns, Protection and Safety Manager	Sarah Cairns, Protection and Safety Manager
<b>Key partners</b>	Local Authority Energy Partnership (LAEP); Clinical Commissioning Group and other health colleagues	Registered Providers of Social Housing	Registered Providers; Private landlords and owner occupiers
<b>Linkages to other policies/ strategies</b>	Rushcliffe Home Energy Conservation Act (HECA) report	Rushcliffe Borough Council Allocation Policy	N/A
<b>Measures and targets</b>	As identified in the HECA report: <a href="http://www.rushcliffe.gov.uk/media/Rushcliffe%20%20LAEP%20HECA%20Progress%20Report%202013-15.pdf">http://www.rushcliffe.gov.uk/media/Rushcliffe%20%20LAEP%20HECA%20Progress%20Report%202013-15.pdf</a>	Number of people identified as under occupying their property assisted to move to a smaller dwelling  Number of people on the Housing Register accommodated in the private rented sector  Number of private rented properties registered on the Council's First Lets scheme	Target for 18 dwellings with category 1 hazards to be improved or demolished each year  Proportion of social housing stock at or above the Decent Homes standard

<b>INCLUSION: tackling homelessness and provision of effective housing related support for residents.</b>			
<b>Strategic tasks</b>	<b>Ensure strong links are maintained and strengthened between housing and health and social care to maximise opportunities to reduce the demand on acute services through housing interventions and improve outcomes for individuals</b>	<b>Promote community cohesion and continue to tackle anti-social behaviour and domestic abuse</b>	<b>Review the South Nottinghamshire Homelessness Strategy Action Plan 2013-2015</b>
<b>Outcomes</b>	Improved partnership working between housing, health and social care to improve health related outcomes and reduce costs for acute services	Safer, more cohesive communities with reduced levels of Anti-Social Behaviour and Domestic Violence	South Nottinghamshire Homelessness Strategy Action Plan reviewed and updated
<b>Lead officer</b>	Donna Dwyer, Strategic Housing Manager  Dave Banks, Executive Manager - Neighbourhoods	Ben Adams, Environment and Licensing Manager  Donna Dwyer, Strategic Housing Manager	Donna Dwyer, Strategic Housing Manager
<b>Key partners</b>	Clinical Commissioning Group; Public Health; South Nottinghamshire Interagency homelessness forum; Health and Wellbeing Board; Nottinghamshire County Council Adult Social Care; Registered Providers	Members of the South Nottinghamshire Community Safety Partnership; South Nottinghamshire Interagency Homelessness Forum	South Nottinghamshire Interagency Homelessness Forum; Registered Providers; Neighbouring Local Authorities; Private sector landlords; Broxtowe Youth Homeless; Nottinghamshire County Council; CAB and other third sector partners
<b>Linkages to other policies/ strategies</b>	Nottinghamshire Joint Strategic Needs Assessment; Health and Wellbeing Strategy; Housing Commissioning Group Delivery Plan 2014-2016; South Nottinghamshire Homelessness Strategy	Rushcliffe Homelessness review and homelessness strategy 2013	Rushcliffe Homelessness review and homelessness strategy 2013; Nottinghamshire Joint Strategic Needs Assessment; Rushcliffe Borough Council Housing Allocation Policy; Nottinghamshire Youth Homelessness Strategy Action Plan
<b>Measures and targets</b>	Targets and measures relating to health and wellbeing improvement are stated in the Nottinghamshire Health and Wellbeing Strategy and the Housing Commissioning Group Delivery Plan 2014-2016	Crime recording figures for Anti-Social Behaviour and Domestic Violence	Delivery of the Homelessness Strategy Action Plan by 31 <sup>st</sup> December 2016

<b>INCLUSION: tackling homelessness and provision of effective housing related support for residents.</b>			
<b>Strategic tasks</b>	<b>Improve the provision of high quality housing related support</b>	<b>Help people manage the effects of welfare reform</b>	<b>Contribute to the refresh of the Council's Equality and Diversity Policy to ensure proactive engagement and delivery of housing services to BME communities and households, including the completion of the Gypsy and Traveller Accommodation Assessment (GTAA)</b>
<b>Outcomes</b>	Development of a Countywide Early Intervention and Prevention Strategy	The negative impacts of welfare reform are minimised	Production of the Council's Equality and Diversity policy which incorporates measures to reduce housing inequality early 2016. Production of the South Nottinghamshire Gypsy and Traveller Accommodation Assessment
<b>Lead officer</b>	Donna Dwyer, Strategic Housing Manager	Rosie Caddy, Revenues and Benefits Manager Donna Dwyer, Strategic Housing Manager	Juli Hicks, Strategic Human Resources Manager Richard Mapletoft, Planning Policy Manager
<b>Key partners</b>	Nottinghamshire County Council; Public Health; Clinical Commissioning Groups	Department for Work and Pensions; Nottinghamshire County Council	Planning Policy (South Nottinghamshire Local Planning Authorities); Registered Providers
<b>Linkages to other policies/strategies</b>	A range of policies and strategies as produced by County Council including the Nottinghamshire Health and Wellbeing Strategy; Adult Social Care Strategy; Joint Strategic Needs Assessment	Discretionary Housing Payment Policy	Rushcliffe Borough Council Corporate Plan
<b>Measures and targets</b>	Delivery of the Countywide Early Intervention and Prevention Strategy	Number of homelessness preventions through collaborative working between Revenues and Strategic Housing	Rushcliffe Borough Council Equality and Diversity Policy published by early 2016. Document to include reference to housing related priorities. Production of South Nottinghamshire GTAA by March 2016



## EQUALITY IMPACT ASSESSMENT FORM

**Name and brief description of proposal/project / policy / service being assessed:**

Rushcliffe Borough Council Housing Deliver Plan.

The Plan outlines the broad housing priorities in the Rushcliffe area from 2016-2021 and replaces the Rushcliffe Borough Council Housing Strategy 2009-2016

**Information used to analyse the effects of equality:**

Extensive consultation has been undertaken with a range of stakeholders during Summer 2015 regarding the broad strategic priorities to be included within the Delivery Plan.

Consultees included all Parish Councils in the Borough; Register Providers operating in Rushcliffe; County Council; neighbouring Local Authorities; key developers; members of the Rushcliffe Community and Voluntary Service; the Fire Brigade; Nottinghamshire Police and health contacts in addition to a range of officers within Rushcliffe Borough Council. The feedback which is attached, has been reflected within the final document.

The Plan utilises a range of data sources in order to provide a thorough overview of housing issues in Rushcliffe and seeks to identify the key challenges and opportunities.

The Plan provides the broad strategic context for housing delivery in Rushcliffe. The specific operational policies, which are more likely to have a direct impact relating to equality issues, will have separate Equality Impact Assessments.

	<b>Could particularly benefit (X)</b>	<b>May adversely impact (X)</b>	<b>How different groups could be affected: Summary of impacts</b>	<b>Details of actions to reduce negative or increase positive impact (or why action not possible)</b>
People from different ethnic groups	X		The Plan seeks to increase housing delivery, improve standards and provide effective housing support in the Borough. Specific operational policies have been and will be produced which	



			will directly relate to how resources, such as housing and housing support, are allocated. Separate EIAs are produced relating to operational policies.	
Men, women (including maternity/pregnancy impact), transgender people	X		The Plan seeks to increase housing delivery, improve standards and have effective housing support in the Borough. Specific operational policies have been and will be produced which will directly relate to how resources, such as housing and housing support, are allocated. Separate EIAs are produced relating to operational policies.	
Disabled people or carers	X		The Plan recognises that a diverse range of housing and housing support is required to meet a diverse range of needs in the Borough. The Delivery Plan specifically recognises the particular challenges faced by disabled people and their carers and seeks to focus on opportunities to work with partners to overcome such challenges.	The Housing Delivery Plan consultation sought to identify opportunities for improved collaborative working with partners in order to improve housing services. The Delivery Plan provides a clear statement of intent to build upon opportunities for such collaborative working.
People from different faith groups	X		The Plan seeks to increase housing delivery, improve standards and have effective housing support in the Borough. Specific operational policies have been and will be produced which will directly relate to how resources, such as housing and housing support, are allocated. Separate EIAs are produced relating to operational policies.	

Lesbian, gay or bisexual	X		The Plan seeks to increase housing delivery, improve standards and have effective housing support in the Borough. Specific operational policies have been and will be produced which will directly relate to how resources, such as housing and housing support, are allocated. Separate EIAs are produced relating to operational policies.	
Older or younger people	X		The Plan recognises that a diverse range of housing and housing support is required to meet a diverse range of needs in the Borough. The Delivery Plan specifically recognises the particular challenges faced by older people and seeks to focus on opportunities to work with partners to overcome such challenges.	The Housing Delivery Plan consultation sought to identify opportunities for improved collaborative working with partners in order to improve housing services. The Delivery Plan provides a clear statement of intent to build upon opportunities for such collaborative working.
Other (marriage/civil partnership. Looked after children, cohesion/good relations, vulnerable children/adults)	X		The Plan seeks to increase housing delivery, improve standards and have effective housing support in the Borough. Specific operational policies have been and will be produced which will directly relate to how resources, such as housing and housing support, are allocated. Separate EIAs are produced relating to operational policies.	

**OUTCOME(S) OF EQUALITY IMPACT ASSESSMENT:**

No major change need

**Arrangements for future monitoring of equality impact of this policy/proposal/project:**

A set of actions are identified within the Housing Delivery Plan in order to drive forward priorities. The actions will be monitored quarterly.

**Names of officers who conducted EIA and date**

Donna Dwyer  
John Sheil

**Approved by:**  
*(manager signature)*



**Date:22.9.15**

**Date sent to Equality Steering Group:**

**Signed off by Equality Steering Goup:**  
*(manager signature)*

**Date:**





Rushcliffe  
Borough Council

**Cabinet**

**8 December 2015**

**Collaboration Proposal (Legal, Member and Electoral Services)**

**6**

## **Report of the Chief Executive**

### **Cabinet Portfolio Holder Councillor J N Clarke**

#### **1. Summary**

- 1.1 Following a previous decision by Cabinet to work towards formulating a collaboration partnership with neighbouring Authorities and the recent decision of Council to explore the opportunity to share the Monitoring Officer role this report seeks a decision from Cabinet to recommend to Council the sharing of the Monitoring Officer role (MO) with Broxtowe Borough Council. This will also facilitate further collaboration to build capacity and resilience within the areas of Legal, Member and Election Services. It will also facilitate the exploration of future joint working opportunities in relation to Human Resources.

#### **2. Recommendation**

It is recommended that Cabinet:

- a) Subject to full Council approval, authorises the Chief Executive to make the necessary arrangements to share the post of the Monitoring Officer with Broxtowe Borough Council.
- b) Delegates to the Chief Executive and Executive Manager – Operations in consultation with the Leader of the Council, the authority to enter the necessary partnership governance arrangements with Broxtowe Borough Council, to build capacity and resilience within the services of Legal, Member and Electoral Services.
- c) Delegates the Chief Executive and Executive Manager – Operations in consultation with the Leader of the Council the authority to explore, define and implement an appropriate solution with recognised collaboration partners, designed to improve capacity and resilience within the Human Resources services and increase the capacity to continue to innovate the future models of service delivery.
- d) Delegates authority to the Interim Executive Manager - Finance and Commercial in consultation with the Chief Executive and Deputy Leader of the Council to utilise up to 50 percent of any savings arising from the first year of sharing the Monitoring Officer post for the purposes of developing the collaboration of Legal, Member and Electoral Services.

- e) Delegates authority to the Interim Executive Manager - Finance and Commercial in consultation with the Chief Executive and Deputy Leader of the Council to allocate an amount equal to the first year's savings for the purpose of further developing the collaboration opportunities identified with other collaboration partners.

### **3. Reasons for Recommendation**

- 3.1. Following the promotion and departure of the Executive Manager - Corporate Governance it was agreed by Full Council that a further review of the size and shape of the management team should be undertaken. This was actioned by the recruitment of an Interim Monitoring Officer (Ms Penny Osborne).
- 3.2. The review undertaken explored the current prioritisation and availability of existing resources within both existing collaboration partners and other neighbouring authorities who were in a position to share the Monitoring Officer whilst also building the capacity and resilience within Legal, Member and Electoral Services.
- 3.3. The conclusion of the review identified that one of our existing partners Broxtowe Borough Council currently has the resources to share the Monitoring Officer role whilst also wishing to jointly explore further the potential to develop an arrangement to build capacity and resilience within the aforementioned services.

### **4. Supporting Information**

- 4.1. Following the recent promotion and departure of Mr Daniel Swaine to become Chief Executive of North East Derbyshire and Bolsover District Council, it was agreed by Full Council on 24 September 2015 to support a recommendation for the Chief Executive to explore the possibility to share the Monitoring Officer role with another authority, whilst reviewing the size and shape of the Executive Management Team.
- 4.2. The report also identified the opportunity to undertake an independent review of the progress of the existing collaboration agreements, whilst exploring the options available to build the capacity and resilience of the key corporate service areas of Legal, Member and Electoral Services.
- 4.3. As part of the review discussions interviews were held with all members of the Executive Management Team (EMT), Cabinet and representatives of a number of organisations either already partnering with Rushcliffe or who have successfully progressed collaboration arrangements.
- 4.4. External interviews explored the willingness, capacity and robustness of a commitment to share the Monitoring Officer role, whilst also evaluating the ability to develop a shared service arrangement which would meet the objectives of improving the capacity and resilience of the key corporate services identified within the Council report.
- 4.5. As a result of the interviews the Chief Executive received a recommendation that Broxtowe Borough Council should be approached to share the Monitoring Officer role whilst also considering further the opportunities that may exist for closer working set out in **appendix 1**.

- 4.6. It is proposed that the agreement to work together would be for an initial period of 3 years with the ability for either side to withdraw at the end of year 1 should the arrangements not be to their satisfaction.
- 4.7. The progression of further collaborative working would be subject to further reports to Cabinet.
- 4.8. The first stages of the project would focus upon establishing the opportunity to develop a joint legal service. It is not currently anticipated that this will involve the transfer of any existing employees, but it will be developed in a way as to not exclude other collaboration partners who may wish to become involved to exploit the opportunity of raising additional income for collaboration partners.
- 4.9. Core to the development of the future capacity and resilience of the identified services will be the involvement and development of existing employees, so they are encouraged to think innovatively regarding how the identified services can become more efficient, build upon the respective strengths whilst also maintaining the required levels of services within both authorities.

## 5. Other Collaboration and Partnership Arrangements

- 5.1. Rushcliffe Borough Council has been both proactive and responsive to building collaborative partnerships within a number of service areas. This approach has supported and strengthened the strategic objective of continually reducing costs, maximising income opportunities whilst transforming the services within a continually reducing financial envelope.
- 5.2. The following table highlights the existing collaboration partnerships and their existing activity. This also demonstrates that each partnership has identified a lead partner (not always Rushcliffe), whilst also enabling progression and expansion with other partners in line with emerging priorities or opportunities.

<b><i>Collaboration / Service Development</i></b>	<b><i>Current Activity</i></b>	<b><i>Lead / Host Partner</i></b>	<b><i>Future Potential</i></b>
Gedling & Newark	Green Bin Administration, Staff Development, Payroll and HR system	Rushcliffe Newark Gedling	Environmental Health, Finance, Streetwise
South Kesteven & Newark	Building Control	South Kesteven	Arms Length / Mutual Company
Broxtowe & Newark	ICT	Broxtowe	Other Districts / Income Generation
Customer Services	Front of House / Integrated service delivery	Nottinghamshire Police	Integrated locally delivered regulatory services
Streetwise	Teckal Arms Length Company	Rushcliffe	Staff Mutual Other Collaboration Partners
Nottingham City Council	Garage Services	Nottingham City Council	

- 5.3. It is also important for Cabinet to note that each collaborative arrangement has been established to be capable of being independent and not disrupt future strategic or political decisions to embed deeper organisational collaborations with key partners. A cultural requirement has been to maintain the sovereignty of the decision making of the Authority whilst building trusting relationships both at a strategic and operational level. It is recognised that with the emergence of potential Combined Authority arrangements that it may be necessary to consider and prioritise either existing or future collaborative arrangements within appropriate service areas e.g. Economic Development.
- 5.4. As a result of the current review it has been identified that an inhibitor to success is the increasing lack of capacity within individual service teams to be both responsive to continuing external demands and pressures, whilst also establishing and embedding collaboration arrangements. Therefore it has been identified it is necessary and essential to identify and allocate appropriate financial resources to support the proposal identified within this report along with emerging work currently identified work with other key collaboration partners.

## **6. Finance**

- 6.1. It is being recommended in a report to Full Council (10 December 2015) that the existing Executive Manager - Corporate Governance post be deleted from the establishment.
- 6.2. The financial impact of the deleted post including employer's on costs is c£99,000 (2016/17). It is proposed that Rushcliffe will contribute to 50 percent of the costs of the Monitoring Officer currently employed by Broxtowe Borough Council – currently c£42,000 (inclusive of employer's on costs). This would result in a projected annual saving of c£57,000).
- 6.3. It is proposed that each partner would reinvest 50% of the first year's savings c£28,500 to provide relevant implementation and change management support. This joint investment budget would also be utilised to ensure that further savings, both cashable and non-cashable, together with other efficiency improvements to services are generated from the joint working.
- 6.4. It is also recommended that a similar amount (£28,000) is appropriated from the Organisation Stabilisation Reserve to support, facilitate and encourage continued collaboration; working with our other key partners identified in the table at paragraph 5.2.

## **7. Legal**

- 7.1. Local Authorities must, by virtue of s5 of the Local Government and Housing Act 1989 (LGHA), appoint a Monitoring Officer, and Section 113 of the Local Government Act 1972 allows a local authority to enter into an agreement with another local authority to place an officer of one authority at the disposal of the other for the purposes of discharging the latter's functions.
- 7.2. The proposed arrangements with Broxtowe to share its Monitoring Officer would satisfy the requirements of Section 5 of the LGHA.



<b>For more information contact:</b>	Name: Allen Graham Job title: Chief Executive email agraham@rushcliffe.gov.uk
<b>Background papers Available for Inspection:</b>	Nil
<b>List of appendices (if any):</b>	Appendix 1 – proposed objectives

The strategic intention is to develop proposals to enable a shared back office service that will provide a full range of legal, election, electoral registration and member services as follows:

- Legal services, including advice on licensing, environmental health, food hygiene, conveyancing, planning, landlord and tenant, regeneration and development, housing and housing benefit, debt, contracts, procurement, employment, constitutional and strategic advice.
- Election and member services, including the management of the electoral registers, administration of elections, minute taking and management of agendas and minutes, member liaison and training.

The stakeholders will explore the potential for joint working in relation to HR services.

### ***Objectives of the arrangement:***

- Deliver high quality professional services to Broxtowe and Rushcliffe Borough Councils.
- Introduce an effective and efficient staffing structure to maximise productivity.
- Pool budgets to secure leverage with suppliers and volume discounts.
- Invest in shared ICT platforms to improve productivity and flexible working.
- Streamline workflows to avoid duplication of work.
- Improve resilience and capacity within the service areas of both authorities.
- Reduce the use of external barristers and solicitors to achieve savings.
- Share specialist knowledge to generate cost savings and make targeted staff appointments to increase strength and depth of expertise.
- Create a pool of retained self-employed temporary staff to supplement expertise and periods of heavy workload.
- Create a unit which will be attractive to potential new joiners and existing staff.
- Involve all staff in the redesign of the services and associated processes.

## Report of the Executive Manager - Neighbourhoods

### Cabinet Portfolio Holder Councillor R L Butler

#### 1. Summary

- 1.1. This report explains the background to the Government's proposed expansion of the Syrian Vulnerable Persons Relocation Scheme (SVPRS) following their public commitment to accept an extra 20,000 refugees into the country over the next four years. In response, and following the passing of a Council Motion on 24 September 2015, the Community Development Group was tasked with supporting the Cabinet Portfolio Holder in developing the Council's strategy and response to the SVPRS.
- 1.2. The background to the SVPRS and the options and considerations for support were investigated by the Community Development Group on 20 October 2015. Following a detailed discussion on the options the Group showed strong support for participating in the scheme and the identification of a potential strategy for offering accommodation support.
- 1.3. Based on the work undertaken by the Group and further collaborative work with neighbouring Councils and East Midlands Strategic Migration Partnership a decision is now required on whether the Council wishes to actively participate in the SVPRS and in doing so offer support to accommodate families accepted into the programme.

#### 2. Recommendation

It is RECOMMENDED that Cabinet

- a) Agrees to participate in the Syrian Vulnerable Persons Relocation Scheme and,
- b) Agree that the Executive Manager - Neighbourhoods in liaison with relevant colleagues and the Cabinet Portfolio Holder makes whatever practical and financial arrangements are necessary to action the Council's participation in the scheme

#### 3. Reasons for Recommendation

- 3.1 The implications of the growing humanitarian crisis in Syria are evident across Europe. Such an overwhelming human need is driving a compassionate response from all levels of Government.

3.2 In participating in the SVPRS scheme the Council would be making a practical commitment to assist some of the most vulnerable persons fleeing conflict in their country.

#### **4. Supporting information**

4.1. The United Nations estimates that as of February 2015, 12.2 million people are in need of humanitarian aid within Syria. More than 7.7 million people have been forced to flee their homes and there are some 3.8 million refugees in neighbouring countries. The SVPRS is a Government resettlement programme to relocate to the UK some of the most vulnerable Syrian refugees.

4.2. The scheme prioritises help for survivors of torture and violence, and women and children at risk or in need of medical care. This will include families (with both parents) and women and children at risk cases (single parent families, female headed). Those eligible for the scheme will bring their immediate family with them. Generally families will comprise of 4 to 6 people.

4.3. Those accepted would be processed in one of the existing United Nations High Commissioner for Refugees camps and granted leave to remain in the UK for five years with access to employment and public funds including benefits. At the end of the five years if they are unable to return to Syria they may be eligible to apply for settlement in the UK.

4.4. If the recommendation is approved the Council would continue to work in partnership with East Midlands Strategic Migration Partnership, neighbouring Councils and other key local partners including the voluntary sector to ensure the provision of suitable accommodation and that the specific needs of these vulnerable individuals are met. It is proposed that orientation and day to day support would be coordinated across Nottinghamshire through a single channel to ensure a consistent approach and maximise efficiencies.

4.5. In terms of accommodation options in Rushcliffe available to the Council in order to participate in the SVPRS scheme the Community Development Group explored opportunities and implications of a range of options including reallocation of accommodation at the Council's Hound Lodge facility and a Council owned bungalow (3 bedroom) located on Boundary Road in West Bridgford. Following further work it has been identified that taking into account all considerations the use of the bungalow offers the most suitable accommodation in the first instance particularly given the potentially complex health needs of people in the SVPRS scheme.

4.6. In respect of the SVPRS scheme the UK Government will meet the costs of accommodation, integration support and education for the first year of arrival. Staff costs for the administration of the scheme will also be considered however funding will be based on actual spend by the Council. There will be a one off cash and clothing allowance of £200 per person; contributions towards health care costs; £4,500 per head for education costs for 5 – 18 year olds (£2,250 for ages 3 – 5); first year adult and child social care costs and actual costs of providing one year's orientation support .

4.7. This list is not definitive and the Government is open to negotiation over other funding requirements. With this in mind the Council is currently exploring if

costs associated with housing enhancement work required at the Bungalow (c£30k) would be covered by the Home Office. At the time of writing this report the Council has yet to receive a response.

## **5. Risk and Uncertainties**

- 5.1. Despite the indications in Home Office guidance that local authority costs would be covered there is a potential risk that the Home Office will not fund the enhancement works required to the Bungalow to ensure that it is suitable for habitation. In this case the Council would therefore need to fund the works.
- 5.2. In terms of funding the SVPRS scheme the most obvious financial risk is that the funding arrangements for years 2 - 5 of the scheme have yet to be published by the Home Office.
- 5.3. If the scheme were to be supported work will need to be concluded on establishing the most appropriate tenancy arrangements which protects both the tenants' rights and the Council's position.

## **6. Implications**

### **6.1. Finance**

6.1.1. It is understood that the UK Government will meet the costs of accommodation, integration support and education for the first year of arrival. These revenue related costs may potentially be incurred and then claimed back. Any income derived from tenancy arrangements could potentially be a credit back to the revenue budget. There is, however, an inherent financial risk in that the funding arrangements for years 2 – 5 of the scheme have yet to be published by the Home Office.

6.1.2. The proposed enhancement work to the property can be met initially from Capital Contingency. This currently stands at £92,700. If the scheme is approved, it will leave £62,700 for future allocation. If the Home Office agree to fund or part fund the works, the relevant sum can be used to replenish contingency. Capital Financing Costs, in the form of lost interest, on the £30,000 outlay amount to approximately £230 per annum.

### **6.2. Legal**

6.2.1. As stated in paragraph 5.3 of the report any legal issues arising from the nature of the letting or occupation will be addressed at the relevant time.

### **6.3. Corporate Priorities**

6.3.1. If the Council were to support refugees and integrate them into the community as part of the SVPRS, with the support of our partners, this would ultimately link to the Council's priorities to 'maintain and enhance our resident's quality of life'.

<b>For more information contact:</b>	David Banks Executive Manager - Neighbourhoods 0115 914 8438 email <a href="mailto:DBanks@rushcliffe.gov.uk">DBanks@rushcliffe.gov.uk</a>
<b>Background papers Available for Inspection:</b>	None
<b>List of appendices (if any):</b>	None

## Report of the Interim Executive Manager - Finance and Commercial

### Cabinet Portfolio Holder Councillor S J Robinson

#### 1. Summary

- 1.1 This report presents the budget position for revenue and capital as at the 30 September 2015. Given the current financial climate it is imperative that the Council maintains due diligence with regards to its finances and ensures necessary action is taken to maintain a robust financial position. This report has already been considered by the Corporate Governance Group on 3 December 2015.

#### 2 Recommendation

- 2.1 It is RECOMMENDED that Cabinet:
- a) note the projected revenue and capital underspend positions for the year of £654k and £2,815k respectively; and
  - b) of the revenue underspend the potential carry forward of the Growth Fund of up to £80k.

#### 3 Reasons for Recommendation

- 3.1 To demonstrate good governance in terms of scrutinising the Council's on-going financial position and compliance with Council Financial Regulations.

#### 4 Supporting Information

##### *Revenue Monitoring*

- 4.1 The revenue monitoring statement by service area is attached at **Appendix A** with detailed variance analysis as at 30 September 2015 attached at **Appendix B**. This shows an underspend against profiled budget to date of £521,000 and a projected underspend for the year of £654,000. It is anticipated that this will continue to improve throughout the remainder of the year as managers continue to drive cost savings, and raise income, against existing budgets.
- 4.2 As documented at **Appendix B** the underspend to date reflects a number of positive variances including projected increased income from planning fees arising from a number of major applications; better income returns through more proactive management of Council investments; the lack of current calls made on the contingency budget; and a projected slippage (£80k) on the use

of the Growth Fund to support Growth Boards. It is anticipated that this will be carried forward into 2016/17.

### Capital Monitoring

- 4.3 The updated Capital Programme monitoring statement as at September 2015 is attached at **Appendix C**. A summary of the projected outturn and funding position is shown in the table below:-

<b>CAPITAL PROGRAMME MONITORING - SEPT 2015</b>			
<b>EXPENDITURE SUMMARY</b>	<b>Current Budget £000</b>	<b>Projected Actual £000</b>	<b>Projected Variance £000</b>
Transformation	2,142	1,100	(1,042)
Neighbourhoods	1,925	1,909	(16)
Communities	302	198	(104)
Corporate Governance	550	455	(95)
Finance & Commercial	11,336	9,871	(1,465)
Contingency	93	0	(93)
	<b>16,348</b>	<b>13,533</b>	<b>(2,815)</b>
<b>FINANCING ANALYSIS</b>			
Capital Receipts	(3,957)	(2,845)	1,112
Government Grants	(297)	(297)	0
Other Grants/Contributions	(1,087)	(406)	681
Use of Reserves	(5,021)	(4,964)	57
Internal Borrowing	(5,986)	(5,021)	965
	<b>(16,348)</b>	<b>(13,533)</b>	<b>2,815</b>
<b>NET EXPENDITURE</b>	<b>-</b>	<b>-</b>	<b>-</b>

- 4.4 The original Capital Programme of £9.6 million has been supplemented by a brought forward of £4million from 2014/15 together with an adjustment of £2.7million to support a new loan to Nottinghamshire County Cricket Club giving a revised total of £16.3million. This is an ambitious Capital Programme which sees the commencement of the building works at the Arena site and Bridgford Hall.
- 4.5 **Transformation**  
The projected actual of £1.1million is just over 50% of the current budget primarily due to expected delays in relation to strategic acquisitions in Cotgrave and the Bridgford Hall development at this early stage. Approval of the second stage bid from the Heritage Lottery Fund was received in late September so that works to Bridgford Hall can now be commissioned.
- 4.6 **Neighbourhoods**  
A small variance is currently projected. This comprises of a £409,000 underspend on investment in Social Housing which is offset by a potential overspend of £433,000 on the vehicle replacement programme. Three refuse freighters, two vehicles for Rushcliffe Country Park, and Bartec Units (vehicle



communication units) have been purchased so far under the vehicle replacement programme.

#### **4.7 Communities**

This Council continues to deliver Partnership Grants. Fencing and landscaping works have been carried out at Alford Road Play Area leaving an uncommitted provision of £45,000. This is to be used for works to Special Expense Play Areas.

#### **4.8 Corporate Governance**

The in-year provision of £369,000 has been supplemented by a brought forward of £181,000 from 2014/15 to support infrastructure, Superfast Broadband, Digital Strategy enhancement commitments together with technologies arising from the Leisure Strategy capital project. Expenditure to date includes ICT replacement kit, technical infrastructure and a contribution towards an HR/Payroll enhancement.

#### **4.9 Finance & Commercial**

A variance of £1,465,000 is showing and arises from the uncertainty with regard to the level of Funding Circle loan approvals and a revision to the expected profile of contractor payments on the Arena scheme as works continue to progress. On 8 September 2015, Cabinet approved a new loan of £2,700,000 for the Nottinghamshire County Cricket Club. This investment decision accords with the objectives of the Asset Investment Strategy. The balance in capital contingency is £93,000. This sum is available to support existing and new schemes as required.

#### **4.10 Summary**

The report overall projects underspends for both revenue and capital. It should be noted we are at the halfway point in the financial year and opportunities and challenges can arise which may impact on the projected year-end position. There remain external financial pressures from developing issues such as the impact of the localisation of business rates, welfare reform, and continued financial pressures on individuals, businesses and partners. Against such a background it is imperative that the Council continues to keep a tight control over its expenditure, identifies any impact from income streams and maintains progress against its Transformation Strategy.

### **5 Risk and Uncertainties**

5.1 Failure to comply with Financial Regulations in terms of reporting on both revenue and capital budgets could result in criticism from stakeholders, including both Members and the Council's external auditors.

5.2 Areas such as income can be volatile according to external pressures such as the general economic climate. For example Planning income is variable according to the number and size of planning applications received.

### **6 Implications**

#### **6.1 Finance**

Financial implications are covered in the body of the report.

6.2 **Legal**

None

6.3 **Corporate Priorities**

Changes to the budget enable the Council to achieve its corporate priorities.

6.4 **Other Implications**

None

<b>For more information contact:</b>	Name; Peter Linfield Interim Executive Manager - Finance and Commercial 0115 914 8439 email <a href="mailto:plinfield@rushcliffe.gov.uk">plinfield@rushcliffe.gov.uk</a>
<b>Background papers Available for Inspection:</b>	Corporate Governance Group, 3 December 2015 Revenue and Capital Budget Monitoring 2015/16 – Quarter 2 Update
<b>List of appendices (if any):</b>	Appendix A –Revenue Outturn Position 2015/16 – Quarter 2 Appendix B – Revenue Variance Analysis Explanations Appendix C – Capital Programme 2015/16 – Quarter 2 Position

## Revenue Outturn Position 2015/16 – Quarter 2

	Q2 Position - excl recharges			Total Costs				Variation Explanation
	Budget YTD £'000	Actual YTD £'000	Total Variation £'000	Budget £'000	Projected Outturn £'000	Total Variation £'000	Variation %	
Communities	268	49	(219)	2,589	2,396	(193)	(7)	Additional income (£150k), unused Land Charges provision (£52k)
Corporate Governance and Operations	1,732	1,613	(119)	1,364	1,361	(3)	(0)	
Finance and Commercial	1,640	1,511	(129)	3,150	2,819	(331)	(11)	Staff vacancies (£100k), investment income (£163k), unspent contingencies (£86k)
Neighbourhoods	1,214	1,246	32	4,321	4,346	25	1	Contractor and Legal Costs £60k, offset by additional income (£41k)
Transformation	383	297	(86)	228	76	(152)	(67)	Staff vacancies (£46k), NNDR savings (£17k), strategic growth slippage (£80k)
<b>Net Service Expenditure</b>	<b>5,237</b>	<b>4,716</b>	<b>(521)</b>	<b>11,652</b>	<b>10,998</b>	<b>(654)</b>	<b>(0)</b>	
Shelford & Newton Budget				20	20		0	
Capital Accounting Adjustments				(1,503)	(1,503)	0	0	
Revenue contribution to capital				159	159	0	0	
Transfer to/from (-) Reserves				868	1,534	666	0	Projected revenue underspend (£654k), specific grants (£12k).
<b>Total Net Service Expenditure</b>				<b>11,196</b>	<b>11,208</b>	<b>12</b>	<b>0</b>	
Central Government Grant				(1,679)	(1,679)	0		
Localised Business Rates				(1,521)	(1,521)	0		
Collection Fund Surplus				(84)	(84)	0		
Council Tax Income				(5,428)	(5,428)	0		
Specific Grants (including NHB & SBRR)				(2,425)	(2,437)	(12)		Additional S31 grants (net £12k)
Council Tax Freeze Grant				(59)	(59)	0		
<b>Total Funding</b>				<b>(11,196)</b>	<b>(11,208)</b>	<b>(12)</b>	<b>0</b>	
<b>Gross Budget Deficit</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	

**Revenue Variance Explanations**

<b>ADVERSE VARIANCES</b>	<b>Projected Outturn Variance £'000</b>
<b>Communities</b>	
Outdoor Sports - Backdated NNDR for Gresham meeting room	23
<b>Corporate Governance</b>	
Electoral Registration - Additional costs associated with IER	10
IT - Net cost of CIO position and making IT manager cost full-time offset by increase in Streetwise SLA income	47
Performance & Reputation - Increase costs of external printing	34
<b>Finance</b>	
Corporate Management - The increase is due to rise in electronic banking charges and higher volumes linked to green waste payments (recovered as part of green waste charges).	10
<b>Neighbourhoods</b>	
Homelessness - Ongoing legal case and agency costs to cover vacancies	19
Food Safety - Staff vacancies offset by agency costs	14
Pest Control - Review unlikely to deliver transformation savings in current year	13
Animal & Public Health - Review unlikely to deliver transformation savings in current year	13
Depot - Responsive works on changing facilities	10
<b>Transformation</b>	
Investment Properties - Service Charges less than budgeted for at The Point	25
<b>Total Adverse Variances</b>	<b>195</b>

## Appendix B (cont)

<b>FAVOURABLE VARIANCES</b>	<b>Projected Outturn Variance £'000</b>
<b>Communities</b>	
Development Control - Increased application fees and staff vacancies	(168)
Land Charges - Return of over-provision for Tinkler claims due to receipt of grant	(52)
<b>Corporate Governance</b>	
Democratic Representation - Savings on employee costs	(16)
Elections - Election costs over-budgeted	(32)
Legal services - Partial retirement of Chief Legal Officer	(11)
Human Resources - Vacant post	(36)
<b>Finance &amp; Commercial</b>	
Finance – Savings on staff vacancies and trainee	(70)
Contingencies - Contingency dependant on risks identified	(86)
Investment Interest - increase in income due to more creative investment strategies	(163)
Revenues Admin - Savings on employee costs	(13)
Council Tax Benefits - Savings on employee costs	(17)
<b>Neighbourhoods</b>	
Environmental Protection - Staff vacancies	(14)
Waste Collection & Recycling - Green waste income above target and savings on diesel	(24)
<b>Transformation</b>	
Transformation - Staff vacancies	(48)
Economic Development - Slippage re. strategic growth	(80)
Investment Properties - NNDR issues resulting in forecast underspending	(17)
Industrial Sites - Income up due to occupancy levels	(27)
<b>Total Favourable Variances</b>	<b>(874)</b>
<b>Sum of Minor Variances</b>	<b>25</b>
<b>TOTAL VARIANCE</b>	<b>(654)</b>

## Capital Programme 2015/16 – Quarter 2 Position

CAPITAL PROGRAMME MONITORING - SEPT 2015						
	Original Budget	Current Budget	Budget YTD	Actual YTD	Projected Actual	Variance
		£000	£000	£000	£000	£'000
<b>TRANSFORMATION</b>						
Cotgrave Masterplan	0	572	25	23	249	(323)
The Point Enhancements	0	80	70	61	80	0
Civic Centre Level 4	0	29	29	0	29	0
Colliers Way Industrial Units	20	20	0	0	0	(20)
Bingham Market Place Improvements	0	80	70	68	80	0
Bridgford Hall Refurbishment	500	1,099	215	93	500	(599)
Civic Centre Enhancements - General	0	100	0	0	0	(100)
Nottinghamshire Broadband	162	162	162	162	162	0
	<b>682</b>	<b>2,142</b>	<b>571</b>	<b>407</b>	<b>1,100</b>	<b>(1,042)</b>
<b>NEIGHBOURHOODS</b>						
Support for Registered Housing Providers	369	409	5	2	0	(409)
Hound Lodge Enhancements	60	60	0	0	60	0
Wheeled Bins Acquisition	60	60	60	50	60	0
Disabled Facilities Grants	375	403	202	195	403	0
Discretionary Top Ups	0	60	0	0	20	(40)
Vehicle Replacement	877	933	544	545	1,366	433
	<b>1,741</b>	<b>1,925</b>	<b>811</b>	<b>792</b>	<b>1,909</b>	<b>(16)</b>
<b>COMMUNITIES</b>						
Community Partnership Reward Grants	0	25	0	0	25	0
Nottinghamshire Cricket Club - Grant	90	90	0	0	90	0
Capital Grant Funding	60	97	0	0	38	(59)
Alford Road Play Area	50	90	45	39	45	(45)
	<b>200</b>	<b>302</b>	<b>45</b>	<b>39</b>	<b>198</b>	<b>(104)</b>
<b>CORPORATE GOVERNANCE</b>						
IS Strategy	369	550	219	65	455	(95)
	<b>369</b>	<b>550</b>	<b>219</b>	<b>65</b>	<b>455</b>	<b>(95)</b>
<b>FINANCE &amp; COMMERCIAL</b>						
BLC Floodlights	50	50	0	0	50	0
RLC - Gym Centre Enhancements	0	47	47	47	47	0
Arena Development	6,405	7,965	733	464	7,000	(965)
BLC Enhancements	0	34	0	0	34	0
RLC - Additional Car Parking Spaces	0	40	0	0	40	0
NCCC loan 2015-16	0	2,700	0	0	2,700	0
Funding Circle Loans	0	500	0	0	0	(500)
	<b>6,455</b>	<b>11,336</b>	<b>780</b>	<b>511</b>	<b>9,871</b>	<b>(1,465)</b>
<b>CONTINGENCY</b>						
Contingency	150	93	0	0	0	(93)
	<b>150</b>	<b>93</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(93)</b>
<b>TOTAL</b>	<b>9,597</b>	<b>16,348</b>	<b>2,426</b>	<b>1,814</b>	<b>13,533</b>	<b>(2,815)</b>