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**Our reference:**  
**Your reference:**  
**Date:** 6 September 2010

To all Members of the Council

Dear Councillor

A meeting of the PARTNERSHIP DELIVERY GROUP will be held on Tuesday 14 September 2010 at 7.00 pm in the Council Chamber, Civic Centre, Pavilion Road, West Bridgford to consider the following items of business.

Yours sincerely

Head of Corporate Services

### ***AGENDA***

1. Apologies for absence.
2. Declarations of Interest.
3. Notes of the Meeting held on Thursday 10 June 2010.
4. Partnership Work with Surestart  
The report of the Head of Community Shaping.
5. Annual Review of Partnership with Spirita  
The report of the Head of Community Shaping.
6. The Partnership with Spirita - Value for Money and Affordable Housing  
The report of the Head of Community Shaping.
7. 2 year Rolling Work Programme  
The report of the Head of Partnerships and Performance.

## Membership

Chairman: Councillor N C Lawrence

Vice-Chairman: Councillor B G Dale

Councillors R L Butler, L B Cooper, Mrs C E M Jeffreys, R M Jones,  
B A Nicholls, Mrs M Stockwood, T Vennett-Smith

<b>Meeting Room Guidance</b>
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**NOTES  
OF THE MEETING OF THE  
PARTNERSHIP DELIVERY  
THURSDAY 10 JUNE 2010**

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

**PRESENT:**

Councillors B G Dale (Vice Chairman in the Chair), R L Butler, L B Cooper, Mrs C E M Jeffreys, R M Jones, B A Nicholls, P Smith (substitute for Councillor N C Lawrence) and Mrs M Stockwood

**ALSO IN ATTENDANCE:**

Inspector P Hallam Neighbourhood Policing Team Inspector, Nottinghamshire Police

**OFFICERS PRESENT:**

C Bullett	Deputy Chief Executive (CB)
W Green	Domestic Violence Co-ordinator
D Hayden	Community Safety Manager/LSP Co-ordinator
K Marriott	Acting Head of Community Shaping
D Mitchell	Head of Partnerships and Performance
V Nightingale	Senior Member Support Officer

**APOLOGIES FOR ABSENCE:**

Councillors N C Lawrence and T Vennett-Smith

**1. Declarations of Interest**

There were none declared.

**2. Notes of the Previous Meeting**

The notes of the meeting held on Wednesday 31 March 2010 were accepted as a true record.

**3. Designated Public Places Orders in Rushcliffe**

Following a request from the Group the Acting Head of Community Shaping presented a report informing Members of the use and implementation of the designated public places orders in Rushcliffe. She stated that these orders, which had been employed in Cotgrave, West Bridgford and Radcliffe on Trent, were a tool that could be used to deal with problems relating to anti-social behaviour. Members were reminded that this did not affect the police's powers to deal with underage drinking but it could assist especially where there were groups of mixed ages.

Commenting further she said that it was too early to comment on the order implemented in Radcliffe on Trent, however after the introduction of the orders in West Bridgford and Cotgrave there had been a general decrease in incidents of crime due to a number of initiatives. Comments from the residents

of Cotgrave were that the area had improved although, following implementation, there had been a number of initiatives introduced by the Police and other partners. This included schemes such as area based initiatives and opportunities to engage with young people, for example Positive Futures organised by Nottinghamshire County Cricket Club. Members felt that the Borough needed more youth activities, although it was recognised that this was the remit of the County Council.

Inspector Hallam informed the Group that the Police were also concentrating resources on these areas, including more proactive work with key offenders. He stated that the success in Cotgrave needed to be replicated in other areas, especially Radcliffe on Trent. Members were informed that Cotgrave was the first area in the country to trial an anti-social behaviour risk assessment and that the results of this would be considered by senior Police officers to identify examples that could be used in other areas of the country. He supported the Acting Head of Community Shaping's comments that public perception had changed.

Following a question regarding underage drinking Inspector Hallam assured Members that anyone under 18 caught drinking was taken home and that this had been successful as the zero tolerance approach was both firm and robust. Also if the parent was in rented accommodation the Police were working closely with landlords and the parents were warned that this could affect their tenancy. He stated that this was an area where partnership co-operation was important.

Members asked for further information on the level of drug use amongst young people stopped as this was one type of crime that had increased in the Borough. Inspector Hallam stated that there was no major drug use in Rushcliffe, however he felt that the increase was positive as it meant that there was more reporting of the crime. He informed Members that following the arrest of 2 offenders there had been no crime for approximately seven weeks. Officers stated that at the Group's meeting in November 2010 there would be a more comprehensive report on the Crime and Disorder Reduction Partnership and that officers would provide further information then.

In response to a question Inspector Hallam acknowledged that West Bridgford's issues were different to Cotgrave's. West Bridgford had close proximity to the City of Nottingham, there was a thriving night time economy, major sporting venues and 89% of crime was committed by non-residents. Officers stated that they were developing links with partners from the City and that area based initiatives in the Trent Bridge Ward were succeeding with partners working together to make the area more attractive. One of the successes of the designated public places order in West Bridgford was the removal of street drinkers from the war memorial. Inspector Hallam informed Members that, due to increased awareness and data analysis, the Police could concentrate their efforts in the known hot spots. He also stated that the Police worked closely with the City Police on cross border crime and that they looked at how crime was displaced.

Members were concerned that people could perceive Cotgrave to be a terrible area, whereas in reality the crime figures were relatively small. Inspector

Hallam informed the Group that Rushcliffe was the safest place to live in the country.

In summary the Scrutiny Group agreed that the 2 DPPO's that had been in operation in Rushcliffe for a significant time period were having an impact on tackling problems through a multi agency approach.

The Group thanked Inspector Hallam for attending the meeting to answer Members' questions.

#### **4. Update on Domestic Violence Support Work**

The Acting Head of Community Shaping presented a report outlining the work undertaken by Rushcliffe Borough Council in partnership with other agencies to support victims, raise awareness and reduce the prevalence of domestic violence. She explained that although this issue could affect anyone, government statistics stated that this was commonly an offence carried out by men towards women. It affected many children because of the violence they witnessed in their home. Another government statistic stated that in 2008 domestic violence cost the British economy £5.8 billion.

Members were informed that to tackle domestic violence the Borough Council had employed a Domestic Violence Co-ordinator. The service had an overall aim to increase the initial reporting and to reduce the number of victims experiencing repeat incidents. Other support including helping people to access counselling, give support through court cases, debt advice, housing advice and giving support gaining injunctions. She stated that in 2008/09 Rushcliffe recorded an overall reduction year on year in repeat incidents of 10%, which was the highest reduction in Nottinghamshire.

The Domestic Violence Co-ordinator gave a presentation explaining the impact domestic violence had on Council services and on residents. She referred to the South Notts Domestic Abuse Strategic Partnership that was formed in 2004 to formulate a multi-agency action plan. She expanded on the work undertaken, highlighting many of the initiatives and campaigns. For example the Freedom Programme, community theatre, consultation with young people and time specific campaigns i.e. Christmas, the World Cup, etc. There were also multi-agency risk assessment conferences to identify and protect high risk survivors and their children. Another partnership initiative was the Sanctuary scheme which was open to all residents and helped improve security in victims homes. The scheme had been launched in March 2008 and the partnership was holding an event in September 2010 to identify any improvements required and to celebrate its successes.

One of the major initiatives was to work with children and young people on a range of 'respect' issues, this included anti bullying workshops and working with libraries. Members felt that working with children on issues such as bullying and sexual abuse was vital as it raised awareness as early as possible. Members were concerned about incidents of child abuse and officers agreed to provide information through a briefing note or Members' Matters.

The Group were informed of the rural drop in centres which were located to serve areas of need. There were 2 centres at present and it was hoped to increase these. The Domestic Violence Co-ordinator explained that the most dangerous time for a victim was when they were thinking of leaving the relationship. Officers stated that although there was no refuge in the Borough there were seven in the County.

The Domestic Violence Co-ordinator outlined the future plans for the service; to expand the rural access points, hold another community theatre event, to have thought provoking street theatre at the youth event Bridgifest and to link with a local charity to publish a guide regarding internet stalking and social networking dangers.

Following a question regarding the impact of the recession Members were informed that although there was no correlation between a recession and an increase in domestic violence it could exacerbate the situation. It was explained that victims would find it more difficult to leave a relationship as the household's economy would be affected and in more serious cases people would need to be able to change their employment and this could be difficult in a recession.

Regarding the number of incidents recorded the Group were informed that Cotgrave had a high reporting level and this was accredited to the number of services that were concentrated in the area, especially Spirita and Surestart. The Group were informed that the Trent Bridge Ward had a high level of repeat incidents which was mainly due to the method of recording incidents by address and not by individuals, therefore the high concentration of bars adversely affected the area.

In summary the Scrutiny Group concluded that there had been some excellent work by the Council's Domestic Violence Co-ordinator and partners ensuring a wide range of support mechanisms were now in place and that these were being well received.

The Group thanked officers for a very informative presentation and for the admirable work that was carried out on behalf of residents.

## **5. Partnerships**

Following a request at the Group's last meeting the Deputy Chief Executive (CB) presented an updated list of the Council's partnerships. It was acknowledged that the list had not been reviewed for 2 years. The list explained who was involved, how it was financed and what involvement the Borough Council had.

Councillor Jones asked for further clarification on the Strategic Planning of Children and Young People's Services partnership. Officers stated that this was one of the partnerships that would be included in the Group's programmed review of partnerships regarding children and young people scheduled for September 2010.

Following a question regarding the East Leake Leisure Centre partnership officers updated Members on the work being undertaken with Carillion. This

included the energy efficiency measures being put in place and how officers were working with Carillion to maintain and increase usage. Officers also outlined the new governance arrangements that had been introduced which were being overseen by the Cabinet portfolio holder for Community.

The Group discussed the provision in the Child Poverty Act for local authorities to produce a strategy by 2011. It was not clear whether this was the remit of the Borough or the County Council and officers agreed to investigate and report back.

Councillor Mrs Stockwood queried why the parishes were not included, officers agreed to add this partnership to the list.

In summary the Scrutiny Group concluded that there were a wide range of partnerships in operation which would need close scrutiny with the current uncertain economical position

## **6. Work Programme**

The Group considered their work programme and felt that it was very comprehensive. It was stated that Councillor Lawrence had felt that the Group should scrutinise the rural exception site partnership, which provided housing in small villages for people with a local connection. The Group felt that further clarification was required on the extent of such a review and the concern to which it was to be targeted.

The meeting closed at 9.20 pm.

**Action Sheet**  
**PARTNERSHIP DELIVERY - THURSDAY 10 JUNE 2010**

Minute Number	Actions	Officer Responsible
3. Designated Public Places Orders in Rushcliffe	<p>Officers to provide further information on drug usage, if available, at the Group's meeting in November 2010 as part of a comprehensive report on the Crime and Disorder Reduction Partnership</p> <p>The group requested feedback on whether residents perceptions of the fear of crime were improving when, and if, the National Place survey was repeated in late 2010</p>	<p>Acting Head of Community Shaping</p> <p>Head of Partnerships and Performance</p>
4. Update on Domestic Violence Support Work	<p>Members were concerned about incidents of child abuse and officers agreed to provide information through a briefing note or Members' Matters.</p> <p>Officers investigate the possibility of providing geographic information and improvements to the logging system for incidents and provide feedback through Members Matters or a Members' briefing note</p>	<p>Acting Head of Community Shaping</p> <p>Acting Head of Community Shaping</p>
5. Partnerships	<p>a) Further clarification on the responsible local authority for the production of a strategy by 2011 as part of the Child Poverty Act</p> <p>b) The partnership with the parishes to be included on the schedule of partnerships .</p>	<p>Deputy Chief Executive (CB)</p> <p>Head of Partnerships and Performance</p>





**PARTNERSHIP DELIVERY**

**14 SEPTEMBER 2010**

**PARTNERSHIP WORK WITH SURE START**

**4**

## **REPORT OF THE HEAD OF COMMUNITY SHAPING**

### **Summary**

1. Sure Start is a programme set up by central government which aims to deliver the best start in life for every child by bringing together early education, childcare, health and family support services for families with children under 5 years old. Rushcliffe Borough Council works in partnership with Sure Start delivering support to homeless families and families experiencing domestic violence.
2. In view of this partnership aspect, Members requested an opportunity to learn more about Sure Start's work in Rushcliffe.
3. Tracey Coull, Senior Children's Centre Coordinator Rushcliffe, will provide a presentation for Members focussing on:
  - Sure Start Children's Centres
  - The key performance indicators that Sure Start works to
  - Governance arrangements in Rushcliffe
  - Where and how Sure Start delivers services
  - Case studies/good practice in partnership with Hound Lodge (one of Rushcliffe Borough Council's lodges for homeless people) and with the Domestic Violence Co-ordinator
  - Future plans

### **Recommendation**

It is **RECOMMENDED** that the Partnership Delivery Group endorse the work being undertaken by Rushcliffe Borough Council in partnership with Sure Start.

### **Background**

4. Local authorities were given strategic responsibility for the delivery of children's centres under the previous government. In Nottinghamshire this is at County level. The location and development of centres is planned to meet the needs of local communities, in consultation with parents, the private, voluntary and independent sectors, primary care trusts (PCTs), Jobcentre Plus and other key partners, to deliver a range of services.
5. In March 2010 it was announced that Sure Start had reached its target of providing 3,500 Sure Start centres across England. Sure Start provides various services in Rushcliffe which Ms Coull will explain in more detail.

## **Partnership Work With Rushcliffe Borough Council**

### **Housing and Homelessness**

6. Rushcliffe Borough Council works closely with Sure Start at Hound Lodge. For the past year there has been a weekly drop in service provided by Sure Start to parents of under fives and parents to be. This is held in the community room at the lodge.
7. If residents are interested they are referred to the Sure Start Family Support Service. The two support workers also run the drop-in. If there are particular concerns about a child or children living at the Lodge, it may become necessary for staff to liaise more closely with the support workers for the purpose of general safeguarding.
7. There is usually at least one household in the lodge using the Sure Start Family Support Service, and at the most three which is a relatively good take-up. The support workers are well received by the residents as they are purely supportive in their roles and outlook. Over the last year, nine families have accessed the Sure Start Family Support Service.
8. Sure Start also provided us with some grant funding to buy some additional items for the lodge for families with young children, such as anti-slip bath mats, a toddler slide, microwaves and fans.

### **Domestic Violence Work**

9. Sure Start are a major referrer to Rushcliffe Borough Council of domestic abuse survivors (they typically work with the most “at risk” group in terms of likelihood of experiencing domestic violence, ie the 16 to 24 age group/pregnant/or in the months following childbirth). Nine women have been referred to us over the past twelve months. This is a two way referral as we also refer survivors to Sure Start family support workers and groups run locally. Three women have been referred since January 2010. Sure Start has also referred to the Sanctuary Scheme and we had excellent attendance from Sure Start workers at the MARAC (multi agency risk assessment centre) training events run by the Domestic Violence Co-ordinator in Rushcliffe earlier this year.
10. The Domestic Violence Co-ordinator has worked alongside Sure Start workers to address safeguarding issues on cases where both the Police Public Protection Team and Social Care have been involved.
11. Sure Start have also provided both room and crèche facilities to the Domestic Violence Co-ordinator to help with holding courses and drop ins for women in Rushcliffe. When the Freedom Programme was held in Keyworth earlier this year a free crèche benefitted many of the women attending; four of these women stated that they would not have been able to attend without access to the free crèche. They have helped promote the course and we are currently working with them on setting up two further courses in Bingham where they will provide crèche facilities.

**Conclusion**

- 12 There are good links and partnership working happening between Sure Start in Rushcliffe and Rushcliffe Borough Council and the main benefits are:
- improving people's experience of temporary accommodation and decreasing stress associated with staying in temporary accommodation
  - access to grant funding for small improvements to temporary accommodation facilities
  - improving safeguarding of children
  - improving access to domestic violence outreach work and courses.

**Financial Comments**

There are no financial implications for the Borough Council.

**Section 17 Crime and Disorder Act**

There are no implications.

**Diversity**

Sure Start are committed to the equality and diversity agenda and consider this in all aspects of their work.

**Background Papers Available for Inspection: Nil**



## **PARTNERSHIP DELIVERY**

**14 SEPTEMBER 2010**

## **ANNUAL REVIEW OF PARTNERSHIP WITH SPIRITA**

# **5**

### **REPORT OF THE HEAD OF COMMUNITY SHAPING**

#### **Summary**

1. Members have requested an annual review of the partnership with Spirita (formerly Rushcliffe Homes). David Clarke (Director of Asset Management) and Gill Newton (Director of Community Services) will provide a presentation and then answer Member's questions.

#### **Recommendation**

It is RECOMMENDED that the Partnership Delivery Group considers the information provided by Spirita.

#### **Details**

2. Spirita will provide Members with a presentation including an overview of the past 12 months. This will include information on:
  - Developing affordable housing
  - Improving local housing stock
  - Estate inspection programme
  - Voids and allocations
  - Reviewing sheltered housing stock
  - Customer Care
  - New approach to scrutiny

#### **Financial Comments**

There are no financial implications to this presentation.

#### **Section 17 Crime and Disorder Act**

Spirita work in partnership with the police and the Community Safety team at Rushcliffe Borough Council and consider S17 as part of their everyday activities.

#### **Diversity**

Spirita are committed to the equality and diversity agenda and consider this in all aspects of their work.

**Background Papers Available for Inspection: Nil**



## **PARTNERSHIP DELIVERY**

**14 SEPTEMBER 2010**

### **THE PARTNERSHIP WITH SPIRITA – VALUE FOR MONEY AND AFFORDABLE HOUSING**

# **6**

## **REPORT OF THE HEAD OF COMMUNITY SHAPING**

### **Summary**

1. The Partnership Agreement with Spirita is an open-ended agreement that has been in place since 2003, its main purpose being to facilitate the provision of affordable housing in Rushcliffe. The Council's Internal Auditors reviewed the Partnership with Spirita in May 2010 and made a recommendation to consider a formal tendering exercise in order to ensure value for money. The following report provides an overview of the Partnership Agreement and provides Members with some data for considering value for money.
2. The report is concerned with affordable housing developments where grant subsidy is required to make the site viable for developers. There are other developments where grant subsidy is not required from Rushcliffe Borough Council as the site is considered viable – ie the developer will make enough money through sales to be able to provide the affordable housing element required as well as the market rate housing. These developments are outside the scope of this report.

### **Recommendation**

It is RECOMMENDED that:

- a) Members consider to what extent the Partnership Agreement with Spirita has worked well with regards to providing value for money in the provision of affordable housing
- b) Members consider whether options other than continuing with the existing Partnership Agreement should be explored.

### **Background**

3. Rushcliffe Borough Council undertook a large scale voluntary transfer (LSVT) of its housing stock in January 2003 to another organisation (formerly Rushcliffe Homes and now known as Spirita). Although the Council no longer owns or manages the housing stock, the Council has retained its strategic housing function to ensure that the housing needs of the Borough are understood and met.
4. Through its housing strategy, the Council works to ensure a range of options, including new affordable homes, is available to meet the housing needs within the Borough. It also provides advice and assistance to all residents relating to

adaptations, energy efficiency, housing advice, and homelessness; as well as proactively inspecting and responding to complaints about rented property.

5. Spirita is one of the largest housing associations in the Midlands and was formed in April 2007 through the merger of three well Midlands based housing associations – Rushcliffe Homes, Metropolitan Housing Trust (MHT) and The Walbrook Group.
6. Spirita as part of the Metropolitan Housing Partnership works in partnership with the Council, which has 100% nomination rights on the first letting of all new Spirita properties built in partnership with the Council and 75% nomination rights on existing properties in the Rushcliffe Area.

### **The Partnership Agreement**

7. The aim of the Partnership Agreement is to deliver new affordable housing. To date, over 250 new affordable homes have been delivered, against an original target of 150 within five years from the date the housing stock was transferred in 2003.
8. Although the 5 year target period has now expired, the Partnership Agreement itself is open-ended and contains no termination clause. Under the agreement, the Council agrees that Spirita and MHT will be the Council's preferred partners in the provision of social housing in Rushcliffe.
9. In being party to this agreement the relevant parties actively seek to:
  - Maximise the provision and mix of social housing to meet the needs of people in Rushcliffe
  - Ensure new schemes are environmentally sustainable and reduce residents running costs
  - Provide high quality landlord services
  - Maximise local employment training opportunities in the construction of new schemes
  - Provide a commitment to the social, environmental and economic regeneration of Rushcliffe
10. In undertaking the above, Spirita will remain the principal provider of Social Housing in Rushcliffe. Any new scheme developed with grant funding from the Council or otherwise will be managed by Spirita. Spirita also agree to make available £2 million of Recycled Capital Grant Fund (RCGF) over seven years (following 20 January 2003) and in appropriate circumstances to cross subsidise mixed tenure schemes with at least 50% surpluses from outright sale of units to support the funding of the scheme.
11. The Partnership Agreement also states that "Spirita acknowledges that there may be circumstances where the Council will provide grant funding to other Registered Social Landlords operating in Rushcliffe. In considering the provision of grant funding to Registered Social Landlords, including Spirita and MHT, the Council shall take account of:
  - a) The need to secure Best Value;
  - b) All relevant legislation and guidance;
  - c) The housing needs of the people of Rushcliffe."

## Affordable Housing and Value for Money

12. Between January 2003 and March 2010 the partnership completed 20 affordable housing schemes, of which 85% were social rented homes and 15% intermediate housing (part buy, part rent). Over £5.8 million has been spent delivering the 20 schemes, including £1.9m Housing Corporation (now the Homes and Communities Agency (HCA)) funding, £2.7m RBC Capital Grant and £1.2m Spirita RCGF. In addition, HCA and Spirita have jointly funded £1m to provide a further 112 affordable housing units across 4 schemes for which Rushcliffe Borough Council did not provide any funding.

### Completed affordable units grant funded by RBC through the Partnership Agreement with Spirita – amount of subsidy provided to the developer

Scheme	Units	HCA Grant (£)	RBC Grant (£)	RCGF Grant (£)	Average RBC Grant per unit (£)*
Loughborough Road, WB	11	75,000	102,507	63,493	9,318
Stamford Road, WB	4	60,000	112,000	48,000	28,000
Pasture Lane, Ruddington	32	198,000	277,200	118,800	8,662
Lantern Lane, East Leake	13	195,000	136,500	58,500	10,500
Hill Drive, Bingham	9	105,000	351,000	150,000	39,000
Grantham Road, Bingham	5	28,125	67,900	29,063	13,580
Alford Road, WB	6	90,000	227,790	97,620	37,965
Clifton Road, Ruddington	10	75,000	157,500	67,500	15,750
Furness Close, WB	3	60,000	63,000	27,000	21,000
Bars Hill, Costock	4	0	84,000	36,000	21,000
Mill Hill, Bingham	12	0	199,500	85,500	16,625
Spinney Road, Keyworth	3	78,000	69,650	30,000	23,216
Park Avenue East, Keyworth	4	104,000	72,800	31,200	18,200
Hilton Crescent, WB	2	76,000	106,050	45,450	53,025
East Leake Hall, East Leake	8	80,000	110,600	47,400	13,825
Debdale Lane, Keyworth	13	325,000	313,600	134,400	24,123
Sharphill Road, WB	4	104,000	84,000	36,000	21,000
Hawthorn Close, WB	3	78,000	87,500	37,500	29,166

<b>Scheme</b>	<b>Units</b>	<b>HCA Grant (£)</b>	<b>RBC Grant (£)</b>	<b>RCGF Grant (£)</b>	<b>Average RBC Grant per unit (£)*</b>
Boxley Drive, WB	2	101,500	42,350	18,150	21,175
Rufford Way, WB	2	52,000	74,900	32,100	37,450
<b>Total</b>	<b>150</b>	<b>1,884,625</b>	<b>2,740,347</b>	<b>1,193,676</b>	<b>18,268</b>

**Additional affordable units provided by Spirita (not grant funded by RBC) – amount of subsidy provided to the developer**

<b>Scheme</b>	<b>Units</b>	<b>HCA Grant (£)</b>	<b>RCGF Grant (£)</b>
Walcote Drive	4		
Wenlock Drive	30	660,000	
156 Loughborough Road	8		108,000
Hilton Grange	62	350,000	
Debdale Lane	8	76,000	
<b>Total</b>	<b>112</b>	<b>1,086,000</b>	<b>108,000</b>

\*units vary in size and type from site to site

13. Currently to assess value for money, individual schemes are benchmarked against similar schemes within Rushcliffe to identify cost comparisons in relation to type, size and quality standards of units being developed. Additionally, all grant funded schemes are appraised by the HCA as part of the HCA investment programme grant funding conditions which provides further cost controls in terms of average grant rates and scheme viability.
14. Of the schemes in the table above that RBC grant funded, eighteen of the twenty also received HCA grant funding. This success is a clear indicator of value for money as this is one of the HCA's key criteria for awarding grants. In future due to reduced central government funding available, there will be more competition for grant funding and so we would expect to receive fewer instances of HCA grant funding. Their involvement (or not) may not be such a reliable indicator of value for money. We expect HCA grant allocations will look at other indicators such as external funding sources, local authority or registered provider land holdings provided at nil value, increased quality standards and the creation of employment opportunities linked to housing developments rather than just competitive bids.
15. The main benefit of the partnership is of course the provision of affordable housing in Rushcliffe. Working in partnership rather than a purely commercial arrangement enables us to share knowledge, experience and increase the capability of gaining funding from the HCA. The aim of the partnership is not only to increase the number of affordable homes in Rushcliffe but also improve quality. The redevelopment of redundant or under-used garage sites in the Borough, using Spirita land has provided over 20 highly energy efficient affordable homes built to high design standards.



## Rural Exception Sites

16. The Council also works in partnership with Waterloo Housing Group and Midlands Rural Housing as part of the Trent Valley Partnership to deliver rural affordable housing across the Borough. Since the partnership's inception in 2005 (following a competitive tendering process) it has completed 3 rural exception sites schemes at Aslockton, East Bridgford and Tollerton with a further scheme at Cropwell Bishop nearing completion. In total, these schemes will have provided 19 rented and 14 shared ownership affordable homes in rural villages attracting over £1m HCA funding and £447,061 RBC Capital Grant (through s106 monies).

### Completed Affordable Units Grant Funded by RBC through the Trent Valley Partnership (exception sites)

Scheme	Units	HCA Grant (£)	RBC Grant (£)	RCGF Grant (£)	Average RBC Grant per unit (£)*
Aslockton	6	284,253	87,910		14,651
East Bridgford	10	166,000	172,372		17,237
Tollerton	5	152,000	63,115		12,623
Cropwell Bishop	12	436,000	123,664	137,787	10,305
<b>Total</b>	<b>33</b>	<b>1,038,2530</b>	<b>447,061</b>		<b>13,303</b>

\*RBC only funds towards renewables (eg photo voltaic panels) on the rural exception sites so comparisons with non exception site developments are difficult. Again HCA would not grant fund schemes that they do not consider to be competitive.

## Internal Audit Report

17. The recommendation of the Internal Audit in May 2010 stated "Although the Council is continuing its partnership with MHT and Spirita, a formal tendering exercise should be considered, to establish whether this should continue in its current form or whether a revised process would better suit the Council."
18. The main options to consider for the partnership are:
- Option 1      Status Quo, continue preferred partner agreement with Spirita. Spirita is the largest registered provider in Rushcliffe and due to the legacy of Rushcliffe Homes, Spirita continue to promote the "special relationship" with Rushcliffe in partnership working. Spirita knows Rushcliffe and its housing needs well. There is leeway in the partnership agreement for Rushcliffe Borough Council to work with other registered providers if appropriate.
- Option 2      Competitive bid process for individual schemes open to all Registered Providers currently operating within the Borough. This would provide reassurance that value for money was being achieved for each site, although a limited number of registered providers would be eligible to tender. There could be more relationships to manage with registered providers but eligible tenderers would have some local knowledge.

- Option 3 Competitive bid process for individual schemes open to any Registered Providers. This would provide reassurance for each site on value for money terms but there could be more relationships to manage with registered providers and they may have no local knowledge.

## Conclusion

19. The partnership with Spirita has delivered more affordable housing than the original target – over 250 new homes against an original target of 150 within five years from the LSVT date in 2003. Of the original commitment from Spirita to provide £2m RCGF, approximately £800,000 remains uncommitted. If the Partnership Agreement were to be ended, there is no guarantee that Spirita would continue to make this funding available to support further schemes. The Council has £1.2m left in the capital budget for grants to Registered Social Landlords, taking into account provisional commitments, for further developments to take place.
20. Spirita is not the only Registered Provider the council works with – there is a separate arrangement with Waterloo Housing for the rural exception sites.
21. It is still early days in the new Coalition Administration and levels of grant subsidy available in future years or future policy guidelines on affordable housing have not yet been determined. It may be more beneficial to consider the option of looking at a formal tendering exercise again once the implications of the October 2010 Comprehensive Spending Review and its impact on central government funding are clearer.

### Financial Comments

The Council originally set aside £4.8 million from the total receipt generated by Stock Transfer in January 2003 for investment in affordable housing. £2.7 million has already been invested by the Council as detailed earlier in the report, £0.9 million is provisionally committed for the completion of some approved schemes and some new potential schemes. This leaves a balance of £1.2 million for future investment.

### Section 17 Crime and Disorder Act

The Partnership Agreement aims to assist in developing a more strategic approach to delivering against our Section 17 obligations and help in the reduction of crime and anti-social behaviour

### Diversity

The Partnership Agreement will be subject to an Equality and Diversity Impact Assessment

**Background Papers Available for Inspection: Nil**

## **REPORT OF THE HEAD OF PARTNERSHIPS AND PERFORMANCE**

### **Summary**

This report sets out a rolling work programme for the Partnership Delivery Group for 2010/11 based on the areas proposed and supported by the Group during the previous municipal year.

### **Recommendation**

It is **RECOMMENDED** that the Partnership Delivery Group agrees the proposed work programme for 2010/11.

1. The work programme for the Partnership Delivery Group is developed around the corporate priorities that fall within its remit and takes into account the timing of the Group's business in the previous municipal year and any emerging issues and key policy developments that may arise.
2. The following table sets out the proposed rolling 2 year work programme.

<b>Date of Meeting</b>	<b>Item</b>
14 September 2010	<ul style="list-style-type: none"> <li>• Annual review of partnership with Spirita Ltd</li> <li>• Review of Children and Young People partnerships and initiatives, e.g. Surestart</li> <li>• 2 year rolling work programme</li> </ul>
3 November 2010	<ul style="list-style-type: none"> <li>• Crime and Disorder Reduction Partnership – Update</li> <li>• Leisure Centre Contract – Annual report by Parkwood Leisure Ltd</li> <li>• First Lets Scheme – Review of Arrangements</li> <li>• 2 year rolling work programme</li> </ul>
13 January 2011	<ul style="list-style-type: none"> <li>• Choice Based Lettings – Progress report</li> <li>• Nottinghamshire Cricket Club – Progress on community benefits</li> <li>• 2 year rolling work programme</li> </ul>
24 March 2011	<ul style="list-style-type: none"> <li>• Annual Review of Scrutiny</li> <li>• Progress report on the Rushcliffe Sustainable Community Strategy action plans</li> <li>• 2 year rolling work programme</li> </ul>

<b>Date of Meeting</b>	<b>Item</b>
June 2011	<ul style="list-style-type: none"> <li>• First Lets Scheme – Annual Report</li> <li>• Approve Work Programme</li> <li>• 2 year rolling work programme</li> </ul>
September 2011	<ul style="list-style-type: none"> <li>• Annual review of partnership with Spirita Ltd</li> <li>• 2 year rolling work programme</li> </ul>
November 2011	<ul style="list-style-type: none"> <li>• Leisure Centre Contract – Annual report by Parkwood Leisure Ltd</li> </ul>
January 2012	<ul style="list-style-type: none"> <li>• Crime and Disorder Reduction Partnership</li> <li>• Nottinghamshire County Cricket Club – Progress on community benefits</li> <li>• 2 year rolling work programme</li> </ul>

### **Financial Comments**

No direct financial implications arise from the proposed work programme

### **Section 17 Crime and Disorder Act**

In the delivery of its work programme the Group supports delivery of the Council's Section 17 responsibilities particularly in relation to the performance of the Council.

### **Diversity**

The policy development role of the Group ensures that its proposed work programme supports delivery of Council's Corporate priority 6 'Meeting the Diverse needs of the Community'.

**Background Papers Available for Inspection: Nil**