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Constitutional Services
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Our reference:
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Date: 6 March 2017



To all Members of the Council

Dear Councillor

A meeting of the CABINET will be held on Tuesday 14 March 2017 at 7.00 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West Bridgford to consider the following items of business.

Yours sincerely

A handwritten signature in black ink, appearing to be 'R. S.', written over a light blue horizontal line.

Deputy Monitoring Officer

AGENDA

1. Apologies for absence
2. Declarations of Interest
3. Minutes of the Meeting held on Tuesday 14 February 2017 (pages 3 – 6).

Key Decisions

None.

Non Key Decisions

4. Revocation of Air Quality Management Area 2
The report of the Executive Manager - Neighbourhoods is attached (pages 7 – 11).
5. South Nottinghamshire Homelessness Strategy
The report of the Executive Manager - Neighbourhoods is attached (pages 12 – 51).

Budget and Policy Framework Items

6. Revenue & Capital Budget Monitoring – Quarter 3 Update 2016/17
The report of the Executive Manager - Finance and Corporate Services is attached (pages 52 – 60).

Rushcliffe Community
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Matters referred from Scrutiny

None.

Membership

Chairman: Councillor J N Clarke

Vice-Chairman: Councillor S J Robinson

Councillors Chairman: R L Butler, J E Cottee, D J Mason and R G Upton

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**MINUTES
OF THE MEETING OF THE
CABINET
TUESDAY 14 FEBRUARY 2017**

Held At 7.00pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West Bridgford

PRESENT:

Councillors R L Butler, J N Clarke, D J Mason, S J Robinson, R G Upton

ALSO IN ATTENDANCE:

Councillors R M Jones, A MacInnes and G R Mallender attended as observers.

OFFICERS PRESENT:

A Graham Chief Executive
P Linfield Executive Manager - Finance and Corporate Services
A Poole Constitutional Services Team Leader

APOLOGY FOR ABSENCE:

Councillor J E Cottee

40. Declarations of Interest

There were none declared.

41. Minutes

The minutes of the meeting held on Tuesday 10 January 2017 were approved as a correct record and signed by the Chairman.

42. 2017/18 Budget and Financial Strategy

Councillor Clarke informed Cabinet that a proposed change to the budget papers would be proposed. These would reflect the recent press release issued and that information regarding the detail would be circulated during the discussion.

Councillor Robinson presented the report on the 2017/18 Budget and Financial Strategy which detailed the 2017/18 budget, the 5 year Medium Term Financial Strategy from 2017/18 to 2021/22 which included the revenue budget, the proposed capital programme, the Transformation Strategy and Programme, and the Treasury Management Strategy. He highlighted that there was a change to the special expenses data and new information was circulated to Cabinet.

Councillor Robinson explained that it was important to consider the background in the way the budget was prepared as there were many factors involved. Councillors were informed that the Revenue Support Grant had reduced by in excess of £3million during 2013-2020; that the localisation of 100% business rates created volatility, along with the risk posed by Ratcliffe

on Soar Power Station who were appealing their business rates; and of the potential impact of the central government policy changes to the formula for the New Homes Bonus which would have an adverse impact on Rushcliffe (and Councils generally) particularly as it was a significant area of targeted growth.

Councillors were informed that government policy changes resulted in a diversion of resources to those local authorities who carry the responsibility for adult social care and that funding therefore would be diverted away from district councils. He added that the Brexit negotiations, due to commence imminently, could potentially have significant impact on budgets and that there was now an additional pension liability of £600,000 which the Council had to bear.

The budget workshop held recently analysed the data and made all aware of the risks in preparing budgets. Councillor Robinson explained the proposal to increase the council tax by £4.95 per year, represented a 4% increase at 9p per week. He highlighted that Rushcliffe Borough Council remained the lowest district for council tax in Nottinghamshire and remained in the lowest quartile in the country.

Councillor Robinson explained that the Band D charge for each of the special expense areas - West Bridgford, Ruddington and Keyworth – had reduced as tax bases had increased, although the overall costs were similar. He informed Cabinet that the business rates had increased by £0.5million and highlighted again the risk posed by Ratcliffe on Soar Power station which formed a significant part of the budget.

The pensions liability of £600,000 was a late change and was a result of the triennial revaluation impacting upon all the Nottinghamshire authorities to ensure future pension fund liabilities are met.

Regarding the Revenue Budget, Councillors were informed that a £1million variance to 2020 was identified and that it was proposed that the borough council would move forward in this financial year with that variance. Councillor Robinson explained that the situation placed a great deal of pressure on the Council's Transformation Strategy and that to address this, a combination of increasing revenue and decreasing costs would be deployed. He concluded that it would be challenging to balance the budget as 2020 approached.

Councillors were informed that a new car parking charges structure would be introduced for car parks in West Bridgford. Councillor Clarke explained that these changes were brought about following feedback from the traders and members of the public, who had highlighted that people had experienced difficulty in paying the recently revised fees and that the traders had noticed a reduction in customer numbers. Details of the revised charging schedule were circulated to Cabinet members which showed that the fee would be 50p per 30 minutes up to a maximum of three hours, with a more prohibitive charge thereafter. He explained that the Council had listened to the views of residents and businesses in bringing about the revised charging schedule. The changes are expected to be cost neutral and to be more acceptable to customers and to support an increase in visitor footfall. Additionally, the changes brought

about a universal charging regime across all car parks in West Bridgford in place from April.

Councillor Robinson reflected on the comments made and added that the impact of the New Homes Bonus would result in a reduction in revenue of £0.5million. He highlighted that representations had been made to government and that, as the funding was not used for revenue expenditure, the impact for the Borough Council would be to the capital programme. However, he recognised the potential impact on local authorities who used the Bonus to support revenue spending. Regarding adult social care, Councillor Robinson reflected on the difficulties shown in the media, and highlighted the Borough Council's support for maintaining service delivery.

Regarding future capital ambitions of the Council, Councillor Robinson explained that these were detailed on Page 25 (paragraph 9.2) of the draft budget setting report and included the Cotgrave Regeneration, Land North of Bingham, support for Registered Housing Providers and Disabled Facilities Grants. Councillors were reminded of the impact of the New Homes Bonus on the capital schemes detailed.

Regarding reserves (detailed on page 18 of the draft budget setting report), Councillors were informed that these reflected the large capital expenditure over the last 2 years, including the Arena, Cotgrave Regeneration and Bridgford Hall redevelopment, which had resulted in a reduction in reserves estimated to be at £4.6million this year.

Councillors recognised and thanked the Chief Executive and his team and in particular the Executive Manager – Finance and Corporate Services, his team and other officers and councillors in producing this draft budget strategy.

Councillor Robinson concluded that the pressures experienced by the Borough Council were unprecedented and highlighted that he expected the balanced budget to deliver the growth and ambitions detailed in the Strategy.

Councillor Clarke recognised the difficulties of other local authorities and stated that the changes to the New Homes Bonus represented a significant reduction in additional income for the Borough Council. He added that it was a bonus to support and reward extra housing growth, that strenuous representation had been made, and would continue to be made, to government; and that whilst the difficulties with the cost of adult social care services were recognised, he believed that this should be funded from elsewhere.

Councillor Upton added that he was mindful that public finances were generally still fragile. He recognised that the report presented an imaginative and balanced budget prepared in difficult economic circumstances and acknowledged the balancing act of reducing costs and increasing income. He stated that he believed that the public were prepared to pay more for quality services and highlighted the green bins scheme, which had increased in charges from £30 to £35 per year, although it was unknown how people would react. He added that assets needed to be maintained and cited Edwalton Golf Course as an example, adding that the Borough Council should demonstrate to the public that it maintained its assets.

Councillor Mason highlighted the 5 year capital programme and stated that it was good that it was still planned to deliver this. She outlined that, regarding the Arena, there were plans to extend the parking provision as the build had been such a success.

Councillor Butler echoed the comments made, stating that these were unprecedented times and that the investments in capital work in the borough were for the long term future of the borough and residents. He cited the Cotgrave Regeneration as an example, where the visible work had started in the town centre this week.

Councillor Clarke concluded by commenting on the ambitious investment strategy, with planned investment of over £10million in the business sector to support the securing of wealth, health and wellbeing of the community.

RESOLVED that Cabinet recommends that Council:

- a) adopts the budget setting report and associated financial strategies 2017/18 to 2021/22 (attached **Annex**) including the Transformation Strategy and Efficiency Statement (**Appendix 3**) to deliver efficiencies over the five year period;
- b) adopts the Capital Programme as set out in **Appendix 4**;
- c) adopts the Treasury Management Strategy at **Appendix 5**;
- d) sets Rushcliffe's 2017/18 Council Tax for a Band D property at £127.89 (increase from 2016/17 of £4.95 or 4.03%); and
- e) sets the Special Expenses for West Bridgford, Ruddington and Keyworth, **Appendix 1**, resulting in the following Band D Council tax levels for the Special Expense Areas:
 - i) West Bridgford £52.35 (£52.92 in 2016/17)
 - ii) Keyworth £1.46 (£1.48 in 2016/17)
 - iii) Ruddington £3.46 (£3.53 in 2016/17).

The meeting closed at 7.30pm.

CHAIRMAN

Report of the Executive Manager – Neighbourhoods

Cabinet Portfolio Holder Councillor D J Mason

1. Summary

This report details the improvements in air quality levels in Air Quality Management Area 2 (A52 Southern Ring Road), which was declared on 1 September 2005. Evidence from monitoring data indicates there have been successive years of compliance with the NO₂ Air Quality Standard limits at various receptor locations in the area. As a result it is recommended that AQMA 2 can now be revoked.

2. Recommendation

It is RECOMMENDED that the Air Quality Management Area No.2 Order be formally revoked under the provisions of Section 83(2) of the Environment Act 1995.

3. Reasons for Recommendation

- 3.1. Local Authorities are under a duty to review and assess the air quality in their areas with regard to the requirements of Local Air Quality Management, as set out in Part IV of the Environment Act (1995) and the relevant Policy and Technical Guidance documents.
- 3.2. The Local Air Quality Management process requires Local Authorities to determine whether or not the air quality objectives are likely to be achieved. Where there is an exceedance, the local authority must declare an Air Quality Management Area (AQMA) and prepare an Air Quality Action Plan (AQAP) setting out the measures it intends to put in place in pursuit of the objectives. Once objectives are achieved the AQMA can be revoked.
- 3.3. In 2005 a consultation exercise was undertaken in order to develop the final boundaries of this AQMA; the findings were reported to Cabinet on 26 July 2005. The Order was subsequently signed and sealed on 12 August 2005 and came into effect on 1 September 2005.
- 3.4. Since declaration in 2005, the Neighbourhood's service has continually monitored and assessed the air quality in and around the AQMA 2, particularly the levels of NO₂. Annual Status Reports have been submitted to DEFRA for approval as required under the Local Air Quality Management framework. In the latest report, the Annual Status Report 2016, the Council recommended the revocation of AQMA 2 following successive years of compliance with the

NO2 annual mean at relevant receptor locations in the area. This was submitted to DEFRA and the recommendation to revoke was endorsed.

4. Supporting Information

- 4.1 A map of AQMA 2 is shown in **Appendix 1**. This area includes the A52 from the borough boundary with Nottingham City, the adjacent land and buildings within the red lined area along the road length, up to and including the Nottingham Knight Island.
- 4.2 AQMA technical guidance states that when deciding to revoke, there is a requirement for local authorities to consider various factors to be confident that this is the best course of action. This involves looking at monitoring data carried out over several years, the national trends in vehicle emissions and local factors that may affect the area, to avoid the requirement to re-declare the site in the future.
- 4.3 Data shown in Table 1 in Appendix 2 indicates five years compliance with the Nitrogen Dioxide Air Quality Standard within AQMA 2 assessed at the nearest relevant receptor. Table 2 shows the monitoring data for 2016, which again shows the levels to be well below the Nitrogen Dioxide Air Quality Standard. This follows successful work undertaken with key partners such as the Highways Agency as part of the associated AQAP and successive improvements in vehicle emission technology.
- 4.4 Consultation has been undertaken with relevant partners and organisations to inform them of our intentions to propose revocation of Air Quality Management Area 2. These include Highways England, Nottinghamshire County Council Local Traffic Planners, Nottingham City Council, Rushcliffe BC Development Control and DEFRA, who are all in support of our actions.

5. Risk and Uncertainties

- 5.1. There is a risk that local air quality may change in the future depending on vehicle standards, highway layout and other factors. However, the Council will continue to fulfil its duty to monitor overall air quality in the borough.

6. Implications

6.1. Finance

There will be a small saving from a reduction in Nox tubes and analysis costs as the majority of monitoring points in this area will be removed.

6.2. Legal

Legal advice has been sought in the revocation process proposal. The signed and sealed order will be removed following revocation.

6.3. Corporate Priorities

Effective controls for air quality are part of the Council's wider duties for ensuring public protection. In turn, public protection is an important foundation

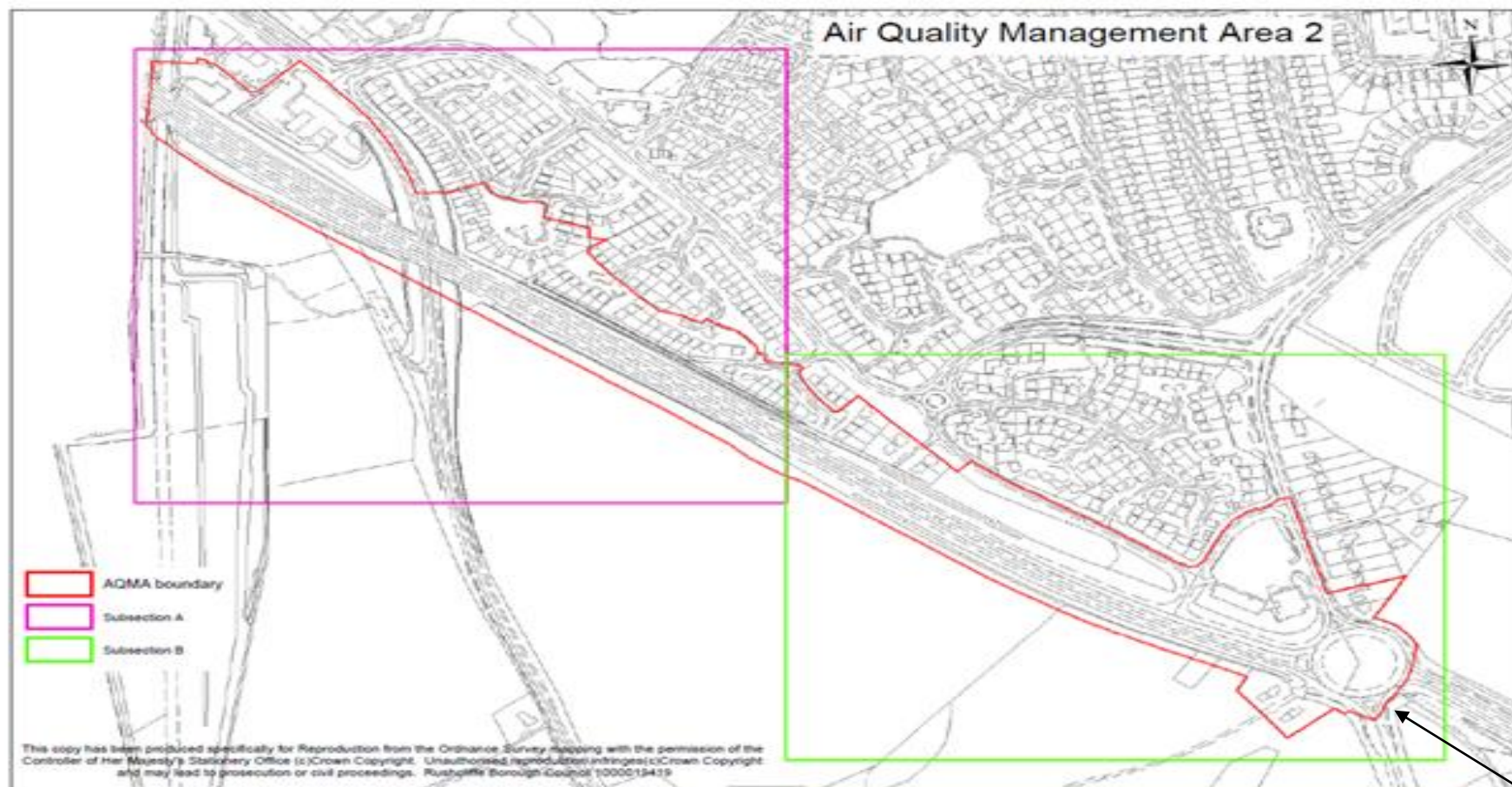
for the Council's priority of 'maintaining and enhancing our resident's quality of life'.

6.4. Other Implications

None

For more information contact:	Sarah Cairns Environmental Health Manager 0115 914 8432 scairns@rushcliffe.gov.uk
Background papers Available for Inspection:	http://www.rushcliffe.gov.uk/environmentalhealth/pollution/airquality/airqualityreports/ . Annual Status reports Cabinet on 26 July 2005 (minute 22) Formal declaration of Air Quality Management Area 2.
List of appendices (if any):	Appendix 1 – map of Air Quality Management Area Appendix 2 – monitoring data from NOX tubes at receptor points in the Air Quality Management Area

Map of Air Quality Management Area 2



Nottingham Knight Island

Monitoring Data

Table 1

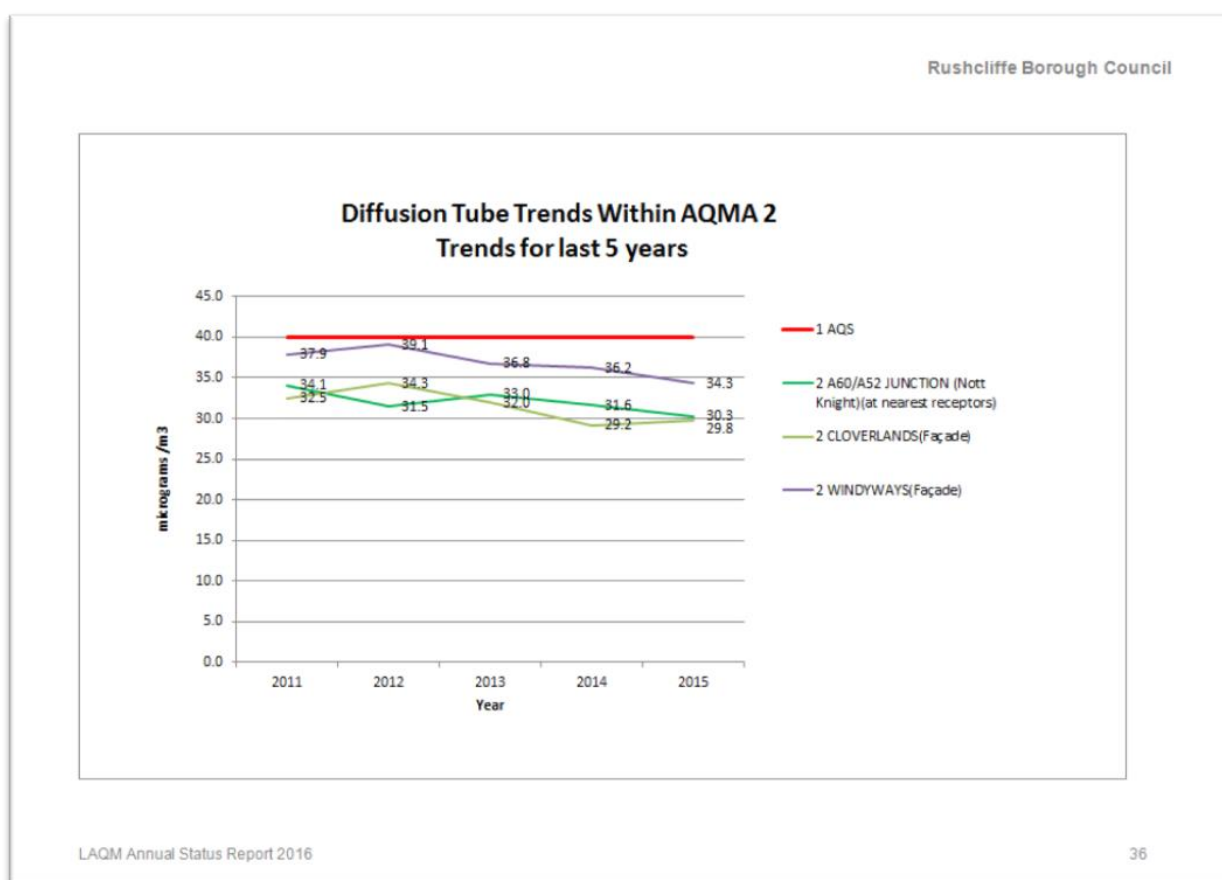


Table 2

Site	NO2 ($\mu\text{g}/\text{m}^3$ for 2016 at nearest receptor*	Objective
A60/A52 Nottingham Knight	29.8 $\mu\text{g}/\text{m}^3$ at the façade to the Nottingham Knight	60 $\mu\text{g}/\text{m}^3$ as non-residential.
Cloverlands	31.6 $\mu\text{g}/\text{m}^3$	40 at residential façade
Windy Ways	32.8 $\mu\text{g}/\text{m}^3$	40 residential façade

(Air Quality Standard - 40 $\mu\text{g}/\text{m}^3$)

Both Cloverlands and the Windy Ways site NO_x monitoring tubes are on facades closest to the road and show levels of NO₂ now well below the air quality standard using the latest bias adjusted data from DEFRA.

The Nottingham Knight site is not residential and so acceptable NO₂ levels should be below 60 $\mu\text{g}/\text{m}^3$. However the bias adjusted data value at the Nottingham Knight is now also below the 40 $\mu\text{g}/\text{m}^3$ showing a greater level of compliance at this site.

Report of the Executive Manager – Neighbourhoods

Cabinet Portfolio Holder Councillor R L Butler

1. Summary

The Council is legally required to publish a Homelessness Strategy at least every five years. This report sets out to update Members on the key achievements of the current South Nottinghamshire Homelessness Strategy as published in 2013 and provides an opportunity to provide final input into the South Nottinghamshire Homelessness Strategy 2017-2021 prior to publication.

2. Recommendation

It is RECOMMENDED that Cabinet approve the South Nottinghamshire Homelessness Strategy 2017 – 2021 (**Appendix A**).

3. Reasons for Recommendation

The draft South Nottinghamshire Homelessness Strategy seeks to:

- a) Raise awareness among Members, officers, partners and the public about the Homelessness challenges facing the Borough and wider South Nottinghamshire area and the Council's actions in response.
- b) Focus resources on priorities that make a practical difference with a strong focus on preventing Homelessness.
- c) Comply with the statutory requirement to produce a Homelessness Strategy every five years.
- d) Accord with the Council's corporate priorities.

4. Supporting Information

- 4.1 The three boroughs of Broxtowe, Gedling and Rushcliffe have strategic responsibility for meeting our legislative requirements under the Homelessness Act 2002.

- 4.2 Section 1(4) of the Homelessness Act 2002 requires local authorities to publish a new Homelessness Strategy within a period of 5 years beginning with the day on which their last Homelessness Strategy was published.
- 4.3 This is the second joint Homelessness Strategy for the three boroughs. The last joint Homelessness Strategy was published in 2013. The three councils have utilised the joint Homelessness Strategy and action plan to promote and focus effective partnership working across the three areas including multi agency working through the South Nottinghamshire Inter Agency Homelessness Forum, the body which monitors progress on the action plan.
- 4.4 At a time of increasing pressure on Homelessness services brought about by a number of factors including welfare reform, a reduction in the number and range of support services provided by partner agencies and pressures on the continued supply of social rented affordable housing, the new draft Homelessness Strategy sets out a pro-active approach to preventing Homelessness, working in partnership with neighbouring councils and other key partners including those with a skills, education and training remit to ensure a holistic approach.
- 4.5 The Strategy builds on the achievements of the previous Homelessness Strategy and sets out a framework for continued improvements.
- 4.6 Key achievements since 2013 relating to Homelessness include:
- Delivering over 500 affordable Homes through successful partnerships during 2013 to 2016
 - Successfully bidding for funding to commission research into the accommodation and support needs of 19-35 year olds to identify current gaps, further challenges through welfare reform and identify opportunities to minimise negative impacts
 - As part of a Nottinghamshire-wide consortium, successfully bidding for £370,000 of funding over 2 years to provide a county-wide rough sleeper service and extend street outreach services across Nottinghamshire
 - Achieving 4,645 Homelessness preventions from 2013 to 2016 across the three areas
 - Successful provision and support of accommodation for 56 Syrian Refugees as part of the Syrian Vulnerable Person's Resettlement Programme and Vulnerable Children's Relocation Programme
 - Successfully delivering Private Landlords partnership events, attended by over 60 landlords and letting agents
 - Working with Broxtowe Youth Homelessness to deliver educational sessions to over 6,000 year 10 and 11 students in South Nottinghamshire to raise awareness, challenge stereotypes and equip young people with the knowledge to make informed housing choices and access support
 - Utilisation of temporary accommodation at Hound Lodge and Elizabeth House to meet housing need across the three areas

- Contributing to the development of the County-wide Housing & Health Commissioning Group and the development of the Health and Wellbeing Plan, including identification of best practice pilot schemes
- Reviewed the implementation of the new Housing Allocations Policy and the Choice Based Letting system to ensure that it is accessible and meeting the needs of local residents

4.7 The Strategy adopts a structured approach and broadly follows the themes identified in the previous Strategy which reflect the three primary objectives identified in the Homelessness Act 2003:

- a) Prevention of Homelessness by enabling people to access adequate and appropriate housing advice
- b) Help at the point of Homelessness to prevent rough sleeping
- c) Enabling the move away from Homelessness, including support to live in new move-on accommodation.

4.8 The Strategy expands on the primary objectives in the areas where we need to do more to prevent and tackle Homelessness. An action plan has been developed under each of the following themes:

- **Minimising demand** – to work with partners to reduce the demand for Homelessness services through delivering interventions to ensure that households know where to access advice and support at the appropriate time that assists them to avoid or deal with issues that could lead to Homelessness. This will include further engagement with young people on the realities of housing choice.
- **Reducing the extent of crisis presentations** – working in a more joined up way to identify those households at high risk of Homelessness by making sure agencies can recognise the indicators of housing stress and be able to act appropriately to prevent Homelessness.
- **Delivering effective services at the point of contact** – ensuring that households who approach services across South Nottinghamshire will be able to access effective advice and assistance to prevent Homelessness, either by enabling them to remain where they are or by facilitating a move into more appropriate accommodation. These services will also provide access to other services promoting education, training and employment opportunities, health services, life-skills and benefits advice. These will strengthen people’s chances of resolving their housing problems.
- **Providing appropriate accommodation options** – ensuring that partners are able to facilitate access to appropriate accommodation to prevent and resolve Homelessness in the short, medium and long term, including the Private Rented Sector and that there are appropriate pathways into housing with support and move on accommodation where appropriate.

- **Moving people away from Homelessness** - reducing incidences of repeat Homelessness through enabling a range of options that will assist people in accessing education, training, employment or other appropriate support. This will assist people to move away from Homelessness.

- 4.9 The Strategy has been developed through the South Nottinghamshire Inter Agency Homelessness Forum, which includes representatives from all three Boroughs; County Council and a number of partner organisations with a Homelessness remit. The Strategy has undergone extensive consultation over a 12 week period (11 November 2016 – 6 February 2017) and provided opportunities for partners to contribute to the development of the Strategy. A total of 20 responses were received from a variety of organisations. Overall, the responses confirmed that the draft priorities contained within the draft Strategy were appropriate. Significantly, responses very much confirmed the need to ensure appropriate Homelessness prevention services are in place and that opportunities to bolster access to wider support through partners, including relating to training opportunities and health, are maximised.
- 4.10 The Strategy also takes account of data trends across the South Nottinghamshire area relating to Homelessness.
- 4.11 The Strategy strongly focuses efforts on preventing Homelessness. This is reflective of the emerging Government priorities and statutory obligations for local authorities contained in the Homelessness Reduction Bill which is currently being considered in the House of Lords. The Bill seeks to refocus English local authorities on efforts to prevent Homelessness. As such, the Government propose that additional resources will be made available to housing authorities to comply with the new statutory requirements. The progress of the Bill will be monitored in order to ensure that the Homelessness Strategy and delivery plan fully reflects new requirements and maximises opportunities to bolster efforts to prevent Homelessness.
- 4.12 To support the Strategy an associated annual draft action plan has been prepared with key partners which contains a range of interventions that seek to translate the Strategy themes and principles into practical and deliverable actions which focus on prevention at their core.
- 4.13 An Equalities Impact Assessment (EIA) will be undertaken prior to the final Strategy and associated action plan being published.

5. Other Options Considered

- 5.1 The production of a Homelessness Strategy at least every 5 years is a statutory requirement and this new draft Strategy if approved will ensure this is met.
- 5.2 Rushcliffe Borough Council could produce a stand-alone Homelessness Strategy. However, the Council works closely with Broxtowe and Gedling Borough Councils in many aspects of housing which brings benefits and

efficiencies of scale such as sharing resources and expertise and the creation of a single channel of engagement for many statutory and voluntary sector agencies who work across the same area. In addition, Nottinghamshire County Council treats the three boroughs as a single area for the purposes of commissioning housing related support services.

6. Risk and Uncertainties

No risks have been identified at this stage.

7. Implications

7.1. Finance

The interventions detailed in the associated action plan will be contained within existing budgets. Any additional costs are subject to appropriate internal and external funding streams being identified.

7.2. Legal

Production of a Homelessness Strategy at least every 5 years is a legal requirement.

7.3. Corporate Priorities

Maintaining and enhancing our resident's quality of life – Strong partnership working will enable residents to have safer, healthier and live longer lives in which they are able to fulfil their aspirations. Effective services delivered in partnership to prevent and tackle Homelessness will significantly contribute to improving the quality of life of many of our most vulnerable residents.

7.4. Other Implications

None.

For more information contact:	John Sheil Housing Strategy and Development Officer 0115 914 8226 jsheil@rushcliffe.gov.uk
Background papers Available for Inspection:	South Nottinghamshire Homelessness Strategy http://www.rushcliffe.gov.uk/housing/findingaplacetolive/Homelessness/
List of appendices (if any):	Appendix A Draft South Nottinghamshire Homelessness Strategy 2017-2021

South Nottinghamshire Homelessness Strategy 2017-2021

Contents

Foreword

Introduction

Homelessness in South Nottinghamshire – key findings

Where we want to be: the challenges, opportunities and priorities

Delivering the homelessness strategy

The Homelessness Action Plan

Councillors Foreword

As the Housing Portfolio Holders for Broxtowe, Gedling and Rushcliffe councils, we are pleased to introduce South Nottinghamshire's second joint Homelessness Strategy. We would like to take this opportunity to thank all of the organisations and individuals who have contributed towards its development.

Since the South Nottinghamshire councils produced the first joint homelessness strategy in 2013, significant progress has been to improve services and deliver a range of housing initiatives, of which a number of examples are outlined within this Strategy. We recognise that at a time of increasing pressures on homelessness services due to factors such as welfare reform; rising house prices and increased funding challenges for support services, it is more important than ever to ensure that existing services are effective at rising to new and increasing challenges.

The strategy outlines the key homelessness issues in South Nottinghamshire and sets our priorities for action. We are determined to continue to work effectively with partners across the public, private and voluntary sectors to maximise opportunities to deliver this Strategy. If you think you can help us to deliver on these priorities please come and talk to us.

Cllr Richard Butler – Portfolio Holder for Sustainability - Rushcliffe Borough Council

Cllr Henry Wheeler - Portfolio Holder for Housing, Health & Well-being – Gedling Borough Council

Cllr Eric Kerry - Portfolio Holder for Housing – Broxtowe Borough Council

DRAFT

Introduction

The three Boroughs of Broxtowe, Gedling and Rushcliffe have strategic responsibility for meeting our legislative requirements under the Homelessness Act 2002. Section 1(4) of the Homelessness Act 2002 requires Local Authorities to publish a new homelessness strategy within a period of 5 years. This is the second joint homelessness review for the three boroughs; the last joint homelessness strategy was published in 2013.

The South Nottinghamshire Homelessness Strategy sets out how the three councils and our partners aim to tackle homelessness over the next five years.

By building on successful partnerships and service provision and by developing new and improved ways of working we can assist anyone who is threatened by or is experiencing homelessness in South Nottinghamshire.

The strategy sets the agenda, enabling us to continue to meet the needs of people in South Nottinghamshire and to eliminate the threat of homelessness from their lives which fully reflects the national priorities for a continued focus on homelessness prevention.

The South Nottinghamshire Homelessness Strategy sets out:

- The homelessness challenges facing South Nottinghamshire
- How the strategy was developed
- The key objectives of the strategy
- How we will deliver the strategy

The strategy sets the framework for improving access to housing. Supporting vulnerable people and minimising rough sleeping continue to be our priorities, together with a greater emphasis on developing clear pathways and effective preventive interventions.

Since publication in 2013, there has been significant progress through the implementation of South Nottinghamshire's first homelessness strategy through stronger partnership working between the three councils and our partners.

The strategy was based on the following main strategic objectives:

- No one should have to sleep rough in South Nottinghamshire
- All local authorities will work with partners to reduce the number of homeless applications they need to consider year on year
- All councils will minimise the use of Bed & Breakfast accommodation for homeless households, with the long term aim of ending it altogether
- Knowing that there is insufficient social housing to meet demand, all potentially homeless clients will get the help they need to access private rented housing
- All young people in South Nottinghamshire should learn about homelessness, realistic housing options, domestic abuse and healthy relationships in school
- All client groups with special needs will have clear and up to date referral pathways so that it is clear which agency is responsible for providing services to them at what time.

Key Achievements

The three Councils have worked effectively to improve homelessness services over recent years, examples of these achievements are outlined below:

- Delivering over 500 affordable homes through successful partnerships during 2013 to 2016
- Successfully bidding for funding to commission research into the accommodation and support needs of 19-35 year olds to identify current gaps, further challenges through welfare reform and identify opportunities to minimise negative impacts
- As part of a Nottinghamshire-wide consortium, successfully bidding for £370,000 of funding over 2 years to provide a county-wide rough sleeper service and extend street outreach services across Nottinghamshire
- Achieving 4,645 homelessness preventions from 2013 to 2016 across the three areas
- Successful provision and support of accommodation for 56 Syrian Refugees as part of the Syrian Vulnerable Person's Resettlement Programme and Vulnerable Children's Relocation Programme
- Successfully delivering Private Landlords partnership events, attended by over 60 landlords and letting agents
- Working with Broxtowe Youth Homelessness to deliver educational sessions to over 6,000 year 10 and 11 students in South Nottinghamshire to raise awareness, challenge stereotypes and equip young people with the knowledge to make informed housing choices and access support
- Utilisation of temporary accommodation at Hound Lodge and Elizabeth House to meet housing need across the three areas

- Contributing to the development of the County-wide Housing & Health Commissioning Group and the development of the Health and Wellbeing Plan, including identification of best practice pilot schemes
- Reviewed the implementation of the new Housing Allocations Policy and the Choice Based Letting system to ensure that it is accessible and meeting the needs of local residents.

The three South Nottinghamshire boroughs of Broxtowe, Gedling and Rushcliffe have a strong track record of collaborative working between the three areas and with other partners to prevent and relieve homelessness. This includes operating with a joint choice based lettings system for the three areas and broadly aligned allocations policies. The three councils also collaborate closely on issues such as the provision of temporary accommodation. Additionally, the councils work closely with Nottinghamshire County Council which has responsibility relating to a range of functions linked to homelessness, such as relating to younger persons supported accommodation as they hold the duty to assist under 18 year olds.

The South Nottinghamshire councils are fully aware that effective partnership working is essential to delivering this homelessness strategy. There are a range of partnerships in place to deliver and monitor the strategy. Notably, the South Nottinghamshire Inter Agency Homelessness Forum was established in July 2012 to bring together a wide range of statutory and voluntary agencies involved in preventing homelessness and providing services to homeless people. The shared strategy and its action plan are far from being the only or main reason for the forum, but they are intended as a focal point to which all partners can contribute their actions and achievements and build a joined-up picture of the services available. The authorities have undertaken to report progress against the action plan to the forum on a regular basis, making it transparent and accountable, and avoiding the possibility that the action plan could be “left on the shelf”.

We fully rely on effectively working with our partners; our local communities; large and small private sector bodies ranging from developers and construction companies to private landlords; the broader public sector and our local third sector.

We recognise that we are all working to achieve the same goals and that it is in everyone's interests for South Nottinghamshire to have homes where people can thrive. However, we also understand that each of our partners will have their own considerations to take into account which may require a different approach to reflect local circumstances. Effective partnerships across all sectors built on a foundation of trust and mutual respect will enable partners to meet the key challenges identified in this strategy.

The last five years has provided very significant challenges with regard to preventing and relieving homelessness. Most notably, a reduction in the availability of support services has meant that housing options teams are dealing with increasingly complex workloads and clients with often very significant needs, including mental health. The reduction in support services means that clients who previously could approach specialist support services at an early stage are now approaching housing teams when they are at crisis point.

This means that it is more important than ever to ensure that the existing services are effective at rising to new and increasing challenges underpinned by strong partnerships.

Homelessness Reduction Bill

The increased Government focus on homelessness prevention is welcome. The Homelessness Reduction Bill, reforms the homelessness duties placed on local authorities to intervene at earlier stages to prevent homelessness which more closely reflects current legislation in Scotland and Wales.

The Bill is seeking to amend Part 7 of the Housing Act 1996 and requires local authorities to provide new homelessness services to all individuals affected, not just those protected under existing legislation. Its measures include:

- An extension of the period during which an authority should treat someone as threatened with homelessness from 28 to 56 days.
- Clarification of the action an authority should take when someone applies for assistance having been served with a section 8 or section 21 notice of intention to seek possession from an assured shorthold tenancy.
- A new duty to prevent homelessness for all eligible applicants threatened with homelessness, including providing a personal housing plan and keeping such assessments under review until any accommodation duty is discharged.
- A new duty to relieve homelessness for all eligible homeless applicants.
- A new duty on public services to notify a local authority if they come into contact with someone they think may be homeless or at risk of becoming homeless.
- Provision of personal assessments.

The new duties will have a significant impact on the way in which homelessness prevention services are delivered and how services will link to wider support such as training, employment and health to increase resilience to homelessness.

Homelessness in South Nottinghamshire – Key Findings

The extract data below provides a summary of housing need in South Nottinghamshire which has helped to inform the key priorities for action. Whilst this data provides a base of information for the purposes of the Strategy, it should be noted that a host of evidence is considered when making decisions as to where to allocate resources.

Housing Register Data (as at 17 February 2017)

Total numbers on the housing register

	Broxtowe	Gedling	Rushcliffe
Total number on housing register	1028	828	496
Of which band 1	32	46	11
Of which band 2	140	182	76
Of which band 3/4	856	600	409

Of those on the housing register, current housing situation

	Broxtowe	Gedling	Rushcliffe	Total
Bed and Breakfast	1	0	4	5
Council Tenant	324	11	47	382
HM Forces	2	0	0	2
Housing Association Tenant	95	277	136	508
In Social Services Care/Foster Care	3	1	1	5
Living in Hostel	15	7	4	26
Living with Family/Friends	130	113	73	316
Lodging	8	9	10	27
No Fixed Abode/Sofa surfer	26	31	14	71
Non secure tenancy – leased	6	0	1	7

property				
Non secure tenancy – own stock	1	1	2	4
Owner Occupier	102	108	64	274
Private Rented Tenant	299	244	111	654
Shared Ownership	1	4	2	7
Sleeping Rough	3	1	5	9
Tied Tenant	1	3	2	6
(blank)	11	18	20	49
Total	1028	828	496	2352

Of those on the housing register, current housing situation

	Broxtowe	Gedling	Rushcliffe	Total
Couple	54	34	32	120
Couple + Pregnant	8	6	2	16
Elderly Couple	95	97	51	243
Elderly Single	190	219	141	539
Family + 1 Child	132	92	39	263
Family + 1 Child + Pregnant	9	5	2	16
Family + 2 Children	105	70	26	201
Family + 2 Children + Pregnant	12	5	1	18
Family + 3 Children	72	44	16	132
Family + 3 Children + Pregnant	3	4		7
Family + 4 Children	19	14	7	40
Family + 4 Children + Pregnant		1		1
Family + 5 or more Children	3	8	2	13
Single	294	191	157	640
Single + 1	21	24	12	57
Single + Pregnant	10	11	6	27
Single with overnight carer	1	3	2	6
Total	1028	828	496	2352

Homelessness Data

Broxtowe

	2013	2014	2015	2016
Homeless decisions	39	34	26	25
Acceptance decisions	10	9	9	11
Of acceptance decisions, main reasons with numbers	Parents no longer willing or able to accommodate (2)	Parents no longer willing or able to accommodate (2)	Loss of rented or tied accommodation: Termination of assured shorthold tenancy (2); of rented or tied accommodation: Reasons other than termination of assured shorthold tenancy (2)	Rent arrears on: Private sector dwellings (2); Loss of rented or tied accommodation: Termination of assured shorthold tenancy (2)
Of acceptance decisions, age breakdown with numbers	16-24 (3) 25-44 (6) 45-59 (1)	16-24 (4) 25-44 (4) 45-59 (1)	16-24 (1) 25-44 (6) 45-59 (2)	16-24 (3) 25-44 (6) 45-59 (2)
Of acceptance decisions, number with children or pregnant	6	7	8	9
Of acceptance decisions, number placed in temporary accommodation	10	9	4	8
Number of cases where homelessness was prevented or relieved	401	453	445	427

Of which, main specific reasons homelessness prevented and client was able to remain in own home - with numbers	Resolving housing benefit problems (28); Negotiation or legal advocacy remaining in private rented accommodation (5); Providing other assistance remaining private or social rented accommodation (3)	Resolving housing benefit problems (20); Providing other assistance remaining private or social rented accommodation (12); Debt advice (6)	Providing other assistance remaining private or social rented accommodation (16); Resolving housing benefit problems (12); Conciliation including home visits for family / friend threatened exclusions (9)	Providing other assistance remaining private or social rented accommodation (29); Conciliation including home visits for family / friend threatened exclusions (27); Resolving housing benefit problems (14)
Of which, main reasons homelessness was assisted to find alternative accommodation - with numbers	Offer of Local Authority own accommodation or nomination to a Registered Provider (186); Supported accommodation (59); Private rented sector accommodation without landlord incentive scheme (54)	Offer of Local Authority own accommodation or nomination to a Registered Provider (207); Private rented sector accommodation without landlord incentive scheme (69); Private rented sector accommodation with landlord incentive scheme (64)	Offer of Local Authority own accommodation or nomination to a Registered Provider (178); Private rented sector accommodation without landlord incentive scheme (61); Supported accommodation (59)	Offer of Local Authority own accommodation or nomination to a Registered Provider (162); Private rented sector accommodation without landlord incentive scheme (69); Supported accommodation (51)

Gedling

	2013	2014	2015	2016
Homeless decisions	85	74	125	112
Acceptance decisions	53	60	83	88
Of acceptance decisions, main reasons with numbers	Violence: Violent breakdown of relationship involving	Loss of rented or tied accommodation: Termination of assured	Loss of rented or tied accommodation: Termination of assured	Loss of rented or tied accommodation: Termination of assured

	associated persons (12); Loss of rented or tied accommodation: Termination of assured shorthold tenancy (11); Parents no longer willing or able to accommodate (8)	shorthold tenancy (16); Violence: Violent breakdown of relationship involving associated persons (16); Non-violent breakdown of relationship with partner (6)	shorthold tenancy (25); Violence: Violent breakdown of relationship involving associated persons (19); Parents no longer willing or able to accommodate (13)	shorthold tenancy (25); Parents no longer willing or able to accommodate (11); Violence: Violent breakdown of relationship involving associated persons (8)
Of acceptance decisions, age breakdown with numbers	16-24 (24) 25-44 (20) 45-59 (8) 64-74 (1)	16-24 (20) 25-44 (31) 45-59 (9)	16-24 (30) 25-44 (47) 45-59 (6)	16-24 (29) 25-44 (53) 45-59 (6)
Of acceptance decisions, number with children or pregnant	31	37	54	60
Of acceptance decisions, number placed in temporary accommodation	23	27	24	26
Number of cases where homelessness was prevented or relieved	263	313	177	192
Of which, main specific reasons homelessness prevented and client was able to remain in own home - with numbers	Negotiation or legal advocacy remaining in private rented accommodation (9); Mediation using external or internal trained family mediators (9);	Providing other assistance remaining private or social rented accommodation (18); Negotiation or legal advocacy remaining in private rented accommodation (13);	Providing other assistance remaining private or social rented accommodation (9); Resolving rent or service charge arrears in the social or private rented sector (7);	Providing other assistance remaining private or social rented accommodation (7); Negotiation or legal advocacy remaining in private rented accommodation (5);

	Providing other assistance remaining private or social rented accommodation (7)	Mediation using external or internal trained family mediators (4); Resolving housing benefit problems (4)	Mediation using external or internal trained family mediators (5); Negotiation or legal advocacy remaining in private rented accommodation (5)	Conciliation including home visits for family / friend threatened exclusions (4)
Of which, main reasons homelessness was assisted to find alternative accommodation - with numbers	Offer of Local Authority own accommodation or nomination to a Registered Provider (84); Private rented sector accommodation without landlord incentive scheme (77); Supported accommodation (19)	Offer of Local Authority own accommodation or nomination to a Registered Provider (134); Private rented sector accommodation without landlord incentive scheme (66); Supported accommodation (20)	Offer of Local Authority own accommodation or nomination to a Registered Provider (60); Private rented sector accommodation without landlord incentive scheme (35); Supported accommodation (22)	Offer of Local Authority own accommodation or nomination to a Registered Provider (62); Private rented sector accommodation without landlord incentive scheme (49); Supported accommodation (21)

Rushcliffe

	2013	2014	2015	2016
Homeless decisions	36	37	26	34
Acceptance decisions	21	17	17	21
Of acceptance decisions, main reasons with numbers	Parents no longer willing or able to accommodate (7); Violence: Violent breakdown of relationship involving partner (6); Loss of rented or tied	Parents no longer willing or able to accommodate (4)	Violence: Violent breakdown of relationship involving partner (8); Parents no longer willing or able to accommodate (2); Non-violent breakdown of relationship with	Harassment, threats or intimidation: Other forms of harassment (4); Parents no longer willing or able to accommodate (4); Violence: Violent breakdown of

	accommodation: Reasons other than termination of assured shorthold tenancy (3)		partner (2); Loss of rented or tied accommodation: Termination of assured shorthold tenancy (2)	relationship involving partner (4)
Of acceptance decisions, age breakdown with numbers	16-24 (7) 25-44 (9) 45-59 (4) 65-74 (1)	16-24 (5) 25-44 (11) 45-59 (1)	16-24 (4) 25-44 (11) 45-59 (2)	16-24 (3) 25-44 (15) 45-59 (3)
Of acceptance decisions, number with children or pregnant	15	10	12	12
Of acceptance decisions, number placed in temporary accommodation	16	14	18	15
Number of cases where homelessness was prevented or relieved	217	256	276	225
Of which, main specific reasons homelessness prevented and client was able to remain in own home - with numbers	Resolving housing benefit problems (5); Providing other assistance remaining private or social rented accommodation (5); Resolving rent or service charge arrears in the social or private rented sector (3)	Sanctuary scheme measures for domestic violence (9); Resolving rent or service charge arrears in the social or private rented sector (4); Providing other assistance remaining private or social rented accommodation (4)	Resolving housing benefit problems (10); Conciliation including home visits for family / friend threatened exclusions (8); Providing other assistance remaining private or social rented accommodation (6)	Resolving housing benefit problems (9); Conciliation including home visits for family / friend threatened exclusions (7)

Of which, main reasons homelessness was assisted to find alternative accommodation - with numbers	Offer of Local Authority own accommodation or nomination to a Registered Provider (107); Private rented sector accommodation without landlord incentive scheme (55); Supported accommodation (23)	Offer of Local Authority own accommodation or nomination to a Registered Provider (161); Private rented sector accommodation without landlord incentive scheme (29); Supported accommodation (28)	Offer of Local Authority own accommodation or nomination to a Registered Provider (125); Private rented sector accommodation without landlord incentive scheme (70); Supported accommodation (31)	Offer of Local Authority own accommodation or nomination to a Registered Provider (108); Private rented sector accommodation without landlord incentive scheme (44); Supported accommodation (33)
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Rough Sleepers

The three Boroughs undertake a count of rough sleepers every year as a single night snapshot in partnership with a range of local organisations. This data is submitted to the Department for Communities and Local Government in order to provide a national overview of the extent of rough sleeping. Data for the three Boroughs is as follows:

	2013	2014	2015	2016
Broxtowe	0	0	0	1
Gedling	0	0	0	0
Rushcliffe	1	0	3	0
England	2,414	2,744	3,569	4,134

Whilst the snapshot rough sleeper survey provides a useful overview of the extent of homelessness on a given night, the Nottinghamshire Homeless Watch survey provides a more comprehensive overview of the extent of rough sleeping in the County. The last survey report is available at:

http://www.rushcliffe.gov.uk/media/rushcliffe/media/documents/pdf/housing/HLG_finalHWreport2015.pdf

Private Rental Costs

Broxtowe – lower quartile rents and Local Housing Allowance (LHA)

	Rents 1 October 2015 – 30 September 2016 (£ per month)	LHA (£ per month)	Shortfall (£ per month)
Shared room	255	289.21	(-34.21)
1 bedroom	395	393.90	1.10
2 bedrooms	475	469.13	5.87

3 bedrooms	550	521.26	28.74
4+ bedrooms	700	656.50	43.50

Gedling – lower quartile rents and Local Housing Allowance (LHA)

	Rents 1 October 2015 – 30 September 2016 (£ per month)	LHA (£ per month)	Shortfall (£ per month)
Shared room	282	289.21	(-7.21)
1 bedroom	395	393.90	1.10
2 bedrooms	475	469.13	5.87
3 bedrooms	550	521.26	28.74
4+ bedrooms	773	656.50	116.50

Rushcliffe – lower quartile rents and Local Housing Allowance (LHA)

	Rents 1 October 2015 – 30 September 2016 (£ per month)	LHA (£ per month)	Shortfall (£ per month)
Shared room	303	289.21	13.79
1 bedroom	400	393.90	6.10
2 bedrooms	525	469.13	55.87
3 bedrooms	635	521.26	113.74
4+ bedrooms	895	656.50	238.50

Nottingham City (for comparison) – lower quartile rents and Local Housing Allowance (LHA)

	Rents 1 October 2015 – 30	LHA (£ per month)	Shortfall (£ per month)
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	September 2016 (£ per month)		
Shared room	312	289.21	22.79
1 bedroom	425	393.90	31.10
2 bedrooms	475	469.13	5.87
3 bedrooms	516	521.26	(-5.26)
4+ bedrooms	600	656.50	(-56.50)

Source: Valuation Office Agency (VOA)

*Whilst LHA rates do not reflect exact geographical borders of the Borough Councils, the LHA rate which applies to the majority of the Council boundary has been used.

An evaluation of lower quartile market rents identified shortfalls in LHA levels against lower quartile rents across the South Nottinghamshire Boroughs, with the only property types falling within LHA levels being shared properties in Broxtowe and Gedling. There are shortfalls in LHA levels for 1,2,3 and 4+ bed properties across the South Nottinghamshire Boroughs, especially on larger properties, with the most extreme example being a shortfall of £283.50 per month on 4 bed properties in Rushcliffe. This shortfall appears to be an emerging trend in the South Nottinghamshire Boroughs. The disparity between LHA and average rents means that for people on housing benefits, many properties, are unaffordable, resulting in people with least disposable income being in poor quality, insecure accommodation.

Where we want to be: the Challenges, Opportunities and Priorities:

The Challenge in South Nottinghamshire

Within South Nottinghamshire, we wish to work in partnership to reduce homelessness and minimise the negative impacts on our resident's lives. In order to achieve this, we have consulted widely with our partners to establish five key challenging but achievable objectives as stated below.

The objectives have been agreed in the context of current challenges and opportunities including relating to welfare reform; reductions in wider support for people at risk of homelessness and an increasing need to focus on prevention.

Priorities

The priorities within the strategy are based on the following principles:



1. Minimising Demand

We will work on a strong multi agency basis to minimise the demand for homelessness services. We will deliver interventions to ensure that households know where to access advice and support at the appropriate time that assists them to avoid or deal with issues that could lead to homelessness. We will seek to work with partners to engage with young people to provide a consistent message about the difficulties of leaving home at a young age, the realities of housing choice, including affordability and the likelihood of needing to share accommodation.

Outcomes: How we will know we are there:

- There will be a choice of homes and tenures which meet a range of housing needs including for people with mental and physical health issues
- There will be effective engagement with young people around homelessness and its consequences
- There will be less homelessness
- The impact of welfare reform will be mitigated through the early identification and provision of interventions for affected households

To achieve this, we will:

- Work in partnership across the three Boroughs and with other partners to educate people in the reality and risks of being homeless
- Monitor the impact of Welfare Reform to both households and the housing sector and seek to minimise negative consequences
- Ensure good quality information and advice is available to prevent homelessness
- Ensure that our Allocations Schemes are easy to use and appropriately prioritise people in housing need
- Continue to work effectively and in a collaborative way across all three Boroughs and with other partners relating to homelessness prevention
- Work with partners to promote independent living skills and prevent relationship breakdown

- We will work with landlords across tenures to enable them to accommodate people in housing need, including those with support needs including mental and physical health issues
- We will seek housing and support solutions for people with specific needs and ensure there is equality of access

2. Reduce Crisis Presentations

Agencies across South Nottinghamshire have opportunities to reduce housing crisis amongst their core client groups. This can be achieved by working in a more joined up way to identify those households at high risk of homelessness by making sure agencies can recognise the indicators of housing stress and be able to act appropriately to prevent homelessness. Every opportunity should be taken as early as possible to prevent homelessness.

Outcomes: How we will know we are there

- There will be a more straightforward and transparent system to access affordable homes of all types
- There will be a reduction of households presenting as 'homeless tonight'
- there will be no 16 - 17 year olds placed into Bed and Breakfast accommodation
- There will be fewer families placed in to emergency accommodation

To achieve this, we will:

- Seek to offer consistent advice and assist at the earliest opportunity
- Ensure Homelessness Services are approachable and easy to access
- Advise and enable mediation within families to facilitate a return home to allow for a planned move rather than one in crisis, where appropriate
- Utilise evidence to assess and seek to minimise future housing issues

3. Deliver Effective Services at the Point of Contact

We will ensure that households who approach services across South Nottinghamshire will be able to access effective advice and assistance to prevent homelessness, either by enabling them to remain where they are or by facilitating a move into more appropriate accommodation.

Homeless households will be able to access pro-active homelessness prevention services, an assessment of need and a range of advice and options that will enable access to short stay or longer stay accommodation. These services will also provide access to other services promoting education, training and employment opportunities, health services, life-skills, debt and financial advice benefits advice. These will strengthen people's chances of resolving their housing problems.

Outcomes: How we will know we are there

- There are a range of housing pathways in place that enable people to resolve their housing difficulties
- There will be a reduction in the numbers of households entering temporary accommodation
- There will be effective services available by partners to assist people with a range of physical and mental health issues
- There is improvement in the health of homeless households and a reduction in the numbers accessing Accident & Emergency and other more acute services
- There will be effective and joined up services available for people with mental health issues who are discharged from hospital or care

To achieve this we will:

- Seek to ensure that services are approachable
- We will take a proactive preventative approach to make every contact matter and easy to access

- Engage with partners to ensure that services are effective and joined up
- Undertake a full assessment of need
- Provide housing advice, facilitating access to short and longer stay accommodation and support
- Provide clear and meaningful housing and support pathways
- Work with a range of partners to provide access to other services that promote health and wellbeing, employment, education and training opportunities

4. Provide Appropriate Accommodation Options

It is crucial that partners are able to facilitate access to appropriate accommodation to prevent and resolve homelessness in the short, medium and long term. To effectively achieve this, we need to:

- Facilitate access to the Private Rented Sector for all groups. Landlords should feel confident that tenancies are sustainable
- Ensure that allocations of housing in the social sector are needs led through the Homesearch Choice Based Lettings system
- Ensure that there are appropriate pathways into supported housing and also appropriate pathways into move on accommodation where this is appropriate.

Outcomes: How we will know we are there

- There will be a clear pathway in place to enable people to progress to secure and sustainable accommodation
- There will be fewer failed tenancies
- There will be effective engagement with the Private Rented Sector
- There will be less incidences of homelessness
- There will be fewer households in temporary accommodation

To achieve this we will:

- Seek to ensure that people have access to appropriate accommodation
- Continue to work effectively across the three Boroughs in the provision of temporary accommodation
- Ensure that a range of housing options are available and are used effectively
- Work with partners to support people to develop their independent living skills where appropriate
- Effectively engage with partners, including County Council, to further develop youth homelessness services
- Develop and strengthen partnerships with a range of housing providers and landlords, particularly the Private Rented Sector to build upon the range of housing and support options available to residents

5. Move People Away from Homelessness

It is essential that we seek to reduce incidences of repeat homelessness through enabling a range of options that will assist people in accessing education, training, employment or other appropriate support. This will assist people to move away from homelessness.

Outcomes: How we will know we are there

- Appropriate support will be in place to enable people to improve and maintain their independence
- There will be fewer incidences of repeat homelessness
- Opportunities will be taken to engage with partners to maximise projects relating to work and apprenticeships
- More homeless people will access education, training and employment opportunities

To achieve this we will:

- Seek to ensure people have access to appropriate housing and support
- Ensure that there are sufficient move on options from supported accommodation
- Seek to ensure that there is accessible support if tenancies start to fail
- Ensure there are clear links to health promotion, education, training and employment opportunities

Delivering the Strategy

The South Nottinghamshire Homelessness Strategy has been developed through the South Nottinghamshire Inter Agency Homelessness Forum, bringing together a wide range of statutory and voluntary agencies involved in preventing homelessness and providing services to homeless people. The action plan will be progressed, reviewed and updated by the Forum annually to measure progress through the South Nottinghamshire Inter Agency Homelessness Forum, which meets quarterly. The action plan will also take account of changes in Government policy and at a County level.

Delivery against the plan will be reported to Members in each of the three Councils and an annual update will be available on each Council website. The overall Homelessness Strategy action plan will be developed in partnership with partner organisations and will be in line with the priorities outlined above.

South Nottinghamshire Homelessness Strategy Action Plan 2017 - 18

The South Nottinghamshire Homelessness Strategy Action Plan is a live document and is updated at least annually through the South Nottinghamshire Inter-Agency Homelessness Forum to reflect changes in national and local priorities and resources.

What we will do	How we will do it	By when	Lead organisations
Work in partnership across the three Boroughs and with other partners to educate people in the reality and risks of being homeless	Continue to work with partners such as Broxtowe Youth Homelessness to develop the peer support offer in local schools to educate school children in the realities of the housing market	On-going	Broxtowe Youth Homelessness Broxtowe, Gedling and Rushcliffe Borough Councils
Monitor the impact of Welfare Reform to both households and the housing sector and seek to minimise negative consequences	Work with partners such as the Department of Work and Pensions; Registered Providers and with our Housing Benefit Teams to identify and minimise impacts of welfare reform	On-going	Registered Providers Department of Work and Pensions Broxtowe, Gedling and Rushcliffe Borough Councils
Ensure good quality information and advice is available to prevent homelessness	Attend monthly prison housing surgeries to give housing options advice to prison leavers Explore common information and advice through leaflets and on the internet on a range of housing issues across South Nottinghamshire	On-going December 2017	Broxtowe, Gedling and Rushcliffe Borough Councils
Ensure that our Allocations Schemes are easy to use	Upgrade the Abris Enhanced Housing Options module to enable a more	March 2018	Broxtowe, Gedling and Rushcliffe Borough Councils

and appropriately prioritise people in housing need	effective allocations system and identification of wider housing options		
Continue to work effectively and in a collaborative way across all three Boroughs and with other partners relating to homelessness prevention	Continue to utilise the South Nottinghamshire Inter Agency Homelessness Forum to share best practice and scope responses to emerging policy changes such as the Homelessness Reduction Bill	On-going	South Nottinghamshire Inter Agency Homelessness members
Work with partners to promote independent living skills and prevent relationship breakdown	Continue to work through agencies such as Broxtowe Youth Homelessness to support tenancy training and mediation	On-going	Broxtowe Youth Homelessness Broxtowe, Gedling and Rushcliffe Borough Councils
Work with landlords across tenures to enable them to accommodate people in housing need, including those with support needs including mental and physical health issues	<p>Fully engage with landlord representative organisations including the National Landlords Association (NLA); Decent and Safe Homes (DASH) and East Midlands Property Owners (EMPO) to maximise opportunities to utilise accommodation for people in housing need in the Private Rented Sector</p> <p>Hold at least one major private landlord event covering South Nottinghamshire every 12 months</p> <p>Continue to fully engage with Registered Provider partners to maximise accommodation for people in housing need</p>	<p>On-going</p> <p>Annually</p> <p>On-going</p>	<p>Private Landlords</p> <p>Registered Provider partners</p> <p>EMPO; DASH; NLA</p> <p>Broxtowe, Gedling and Rushcliffe Borough Councils</p>

Seek housing and support solutions for people with specific needs and ensure there is equality of access	Fully engage with County colleagues regarding understanding and meeting the housing and support needs of clients with specific needs	On-going	Nottinghamshire County Council Broxtowe, Gedling and Rushcliffe Borough Councils
Seek to offer consistent advice and assist at the earliest opportunity	Continue to work through the South Nottinghamshire Inter Agency Homelessness forum to provide effective and consistent homelessness services Deliver upgrade the Arbritas Choice Based Lettings system which will provide and enhanced housing options offer	On-going December 2017	South Nottinghamshire Inter Agency Homelessness members
Ensure Homelessness Services are approachable and easy to access	Explore the introduction of satisfaction monitoring of homelessness services. Pilot a mystery shopping exercise of homelessness services in one Borough	December 2017 December 2017	Broxtowe, Gedling and Rushcliffe Borough Councils
Utilise evidence to assess and seek to minimise future housing issues	Continue to work in partnership to understand the key issues around homelessness in the South of the County, including benchmarking homelessness data and sharing best practice at the South Nottinghamshire Inter Agency Homelessness Forum Commission a study across South Nottinghamshire to better understand the gaps in the provision of housing and	On-going September 2017	Broxtowe, Gedling and Rushcliffe Borough Councils

	<p>support for 19-35 year olds and to enable an assessment of the implications for welfare reform on this group</p> <p>Maximise opportunities through required changes in P1E homelessness data collection to improve data collection</p>	On-going	
Take a proactive preventative approach to make every contact matter and easy to access	Upgrade the Arbritas choice based lettings system to provide an enhanced housing options service in order to develop the prevention offer	March 2018	Broxtowe, Gedling and Rushcliffe Borough Councils
Engage with partners to ensure that services are effective and joined up	<p>Where possible, develop joint working protocols to ensure a consistently high quality of homelessness services across South Nottinghamshire</p> <p>Develop service standards across the three Boroughs to ensure that customers are clear on the level of service they can expect</p>	September 2017	Broxtowe, Gedling and Rushcliffe Borough Councils
Provide clear and meaningful housing and support pathways	Develop full homelessness procedure guides for front line homelessness staff to ensure a consistent provision of services	September 2017	Broxtowe, Gedling and Rushcliffe Borough Councils

Work with a range of partners to provide access to other services that promote health and wellbeing, employment, education and training opportunities	Through the South Nottinghamshire Inter Agency Homelessness Forum, explore every opportunity to work with partners to increase resilience to homelessness by supporting clients to access health, training and employment services	On-going	Broxtowe, Gedling and Rushcliffe Borough Councils South Nottinghamshire Inter Agency Homelessness Forum members
Seek to ensure that people have access to appropriate accommodation	Work with partners to identify and meet specialist housing provision needs including relating to mental health, learning disabilities, drug and alcohol usage, ex-offenders, physical disability	On-going	Broxtowe, Gedling and Rushcliffe Borough Councils South Nottinghamshire Inter Agency Homelessness Forum members and other partners as appropriate
Continue to work effectively across the three Boroughs in the provision of temporary accommodation	Improve cold weather emergency provision in all 3 boroughs by investigating arrangements with the faith sector and use of Temporary Accommodation voids Provide a consistent inspection process for B&B accommodation to ensure good quality provision Continuing to work across the three authorities in the provision of temporary accommodation to minimise Bed and Breakfast usage	On-going On-going On-going	Broxtowe, Gedling and Rushcliffe Borough Councils
Seek to improve the support for rough sleepers	Work closely with partners across the County (including City) to improve the support offered to rough sleepers,	On-going	All Authorities in Nottinghamshire Framework Housing and other

	including through providing improved access to health care.		partners as required
Effectively engage with partners, including County Council, to further develop youth homelessness services	Continue to engage with the Youth Homelessness Forum and County Council colleagues to implement the recommendations of the Joint Work Protocol to identify housing needs and opportunities to meet need	On-going	Nottinghamshire County Council Broxtowe, Gedling and Rushcliffe Borough Councils South Nottinghamshire Inter Agency Homelessness Forum members and other partners as appropriate
Seek to maximise funding to secure additional supported accommodation where a need can be evidenced	Engage with voluntary sector partners to identify suitable properties and funding for supported accommodation	On-going	Nottinghamshire County Council Broxtowe, Gedling and Rushcliffe Borough Councils South Nottinghamshire Inter Agency Homelessness Forum members and other partners as appropriate
Develop and strengthen partnerships with a range of housing providers and landlords, particularly the Private Rented Sector to build upon the range of housing and support options available to residents	Maximise opportunities to provide support to unlock opportunities in the Private Rented Sector where appropriate Seek to identify opportunities to reconfigure lower demand properties where appropriate to meet needs	On-going On-going	Broxtowe, Gedling and Rushcliffe Borough Councils South Nottinghamshire Inter Agency Homelessness Forum members Registered Providers Private Landlords County Council

			Other partners as appropriate
Seek to ensure people have access to appropriate housing and support	Reduce repeat homelessness by providing appropriate support Explore opportunities to develop floating support services	On-going	Broxtowe, Gedling and Rushcliffe Borough Councils
Ensure that there are sufficient move on options from supported accommodation	Ensure that allocations policies are regularly reviewed to ensure that provision of move on opportunities are maximised as appropriate Work with the Private Rented Sector to maximise opportunities for good quality move on accommodation	On-going On-going	Broxtowe, Gedling and Rushcliffe Borough Councils

Report of the Executive Manager – Finance and Corporate Services

Cabinet Portfolio Holder Councillor S J Robinson

1. Summary

- 1.1. This report presents the budget position for revenue and capital as at 31 December 2016 the details of which were considered by the Corporate Governance Group on 7 February 2017. 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.

2. Recommendation

It is RECOMMENDED that Cabinet note:

- a) the projected revenue and capital budget positions for the year of £28,000 efficiency savings and £9.551 million from capital scheme re-phasing;
- b) the carry forward of the anticipated underspend of £1.4 million for the Nottinghamshire County Cricket Club loan; and
- c) the update on financial performance with regards to The Point.

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 Evidence

Revenue Monitoring

- 4.1 The revenue monitoring statement by service area is attached at **Appendix A** with detailed variance analysis as at 31 December 2017 attached at **Appendix B**. This shows an underspend against profiled budget to date of £238,000 and projected efficiency savings for the year of £28,000. This could improve throughout the remainder of the year as managers continue to drive cost savings, and raise income, against existing budgets.

Update on The Point

- 4.2 At the previous Corporate Governance Group meeting a request was made to provide an update on The Point investment. This is currently 80% occupied with a high calibre of tenants. As detailed below it is not only making a

positive contribution to the Authority's finances but is an asset that has, since acquisition, also shown a significant increase in value.

- 4.3 At present it is estimated that the rate of return for 2016/17 will be 8% which compares to a current average rate of return on investments of 0.58%.
- 4.4 It is also important to note that since acquisition the value of The Point has increased by just over 26% to £2.5 million.
- 4.5 As documented at **Appendix B** the financial position to date reflects a number of positive variances including employee cost savings; the lack of current calls made on the contingency budget; and additional green waste income. There are several negative variances, including a fall in expected planning income, particularly due to a reduction in solar farm applications and an adjustment to the leisure centre contract costs.

Capital Monitoring

- 4.6 The updated Capital Programme monitoring statement as at 31 December 2016 is attached at **Appendix C**. A summary of the projected outturn and funding position is shown in the table below:-

CAPITAL PROGRAMME MONITORING - DECEMBER 2016			
EXPENDITURE SUMMARY	Current Budget £000	Projected Actual £000	Projected Variance £000
Transformation	11,034	4,271	(6,763)
Neighbourhoods	1,889	901	(988)
Communities	327	257	(70)
Finance & Corporate Services	14,560	13,070	(1,490)
Contingency	240	0	(240)
	28,050	18,499	(9,551)
FINANCING ANALYSIS			
Capital Receipts	(4,903)	(2,762)	2,141
Government Grants	(4,746)	(1,648)	3,098
Other Grants/Contributions	(2,293)	(1,321)	972
Use of Reserves	(2,527)	(1,127)	1,400
Internal Borrowing	(13,581)	(11,641)	1,940
	(28,050)	(18,499)	9,551
NET EXPENDITURE	-	-	-

- 4.7 The original Capital Programme of £18.7 million has been supplemented by a net brought forward and in-year adjustments of £9.3 million giving a revised total of £28 million. This is an ambitious capital programme which will see completion of two major redevelopment schemes: Bridgford Hall and the Arena. A Capital Contingency sum of £250,000 has been included to allow for flexibility in the programme of which £240,000 is unallocated at period 9.
- 4.8 There are a number of capital variances detailed in Appendix C including:

4.8.1 **Transformation**

A £2.5 million underspend on the Land North of Bingham scheme as it is unlikely that works will commence this financial year so the budget will need to be re-profiled.

A £4 million underspend is anticipated on the Cotgrave Masterplan and Multi-service centre and the Cotgrave Employment Land scheme, provisions have been rephased with completion expected in 2017/18.

4.8.2 **Neighbourhoods**

An underspend of £659,000 on the Support for Registered Housing Providers scheme as there are currently no grant commitments. A second programme of garage site developments and the continuation of the rural exception sites is still being explored. In addition, the council is looking at other methods of delivering social housing in the Borough although this work is still in the early stages.

4.8.3 **Finance and Corporate Services**

As discussed previously a rephrasing of the Nottinghamshire County Cricket Club loan resulting in a £1.4 million underspend.

4.9 **Summary**

The report overall projects an overall overspend for revenue and capital scheme budget re-phasing. It should be noted opportunities and challenges can arise during the year 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; with heightened risks as a result of BREXIT. 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

For more information contact:	Peter Linfield Executive Manager - Finance and Corporate Services 0115 914 8439 plinfield@rushcliffe.gov.uk
Background papers Available for Inspection:	Corporate Governance Group. 7 February 2017 - Revenue and Capital Budget Monitoring 2016/17 - Quarter 3 Update
List of appendices (if any):	Appendix A – Revenue Outturn Position 2016/17 – Quarter 3 Appendix B – Revenue Variance Explanations Appendix C – Capital Programme 2016/17 – Quarter 3 Position

Revenue Outturn Position 2016/17 – Quarter 3

	Q3 Position - excl recharges			Total Costs				Main Variation Explanation (see also Appendix B)
	Budget YTD £'000	Actual YTD £'000	Total Variation £'000	Budget £'000	Projected Outturn £'000	Total Variation £'000	Variation %	
Communities	533	519	(14)	2,738	2,973	235	9	Reduction in large scale planning applications
Finance and Corporate Services	16,003	16,016	13	3,682	3,574	(108)	(3)	Contingencies not called upon
Neighbourhoods	2,144	2,009	(135)	4,709	4,624	(86)	(2)	Green waste income above target
Transformation	1,674	1,572	(102)	306	276	(30)	(10)	Staffing savings across the services
Net Service Expenditure	20,354	20,116	(238)	11,435	11,446	11	0	
Capital Accounting Adjustments				(1,591)	(1,588)	3	0	
Revenue contribution to capital				158	158	0	0	
Transfer to/(from) Reserves				1,033	1,061	28	0	Revenue overspend £11k, S31 grants £97k, SBRR (£60k), Additional NHB £5k
Total Net Service Expenditure				11,035	11,077	42	0	
Central Government Grant				(1,064)	(1,064)	0		
Localised Business Rates (includes SBRR)				(2,072)	(2,012)	60		SBRR income less than budgeted for
Collection Fund Surplus				(79)	(79)	0		
Council Tax Income				(5,753)	(5,753)	0		
Specific Grants (including NHB)				(2,067)	(2,169)	(102)		S31 grants (New Burdens £27k, Transition Grant £34k, IER £20k)
Council Tax Freeze Grant				0	0	0		
Total Funding				(11,035)	(11,077)	(42)	0	
Gross Budget Deficit				(0)	(0)	0	(0)	

Revenue Variance Explanations (over £15k)

ADVERSE VARIANCES	Projected Outturn Variance £'000
Communities	
Community Parks & Open Spaces - New car parking charges not anticipated to be realised until 2017/18	20
Development Control - Reduction in number of large scale applications	186
Building Control - September report from S Kesteven highlighted reduction in income	43
Finance & Corporate Services	
Corporate Management - Savings identified on travel expenses offset by disturbance payments and increase in bank charges due to increase in volume of payments	79
Leisure Centres - Leisure Centre Contract Adjustments and South Kesteven DC charge for inspections which is offset by salary savings	111
Edwalton Golf Courses - Renegotiated contract	39
Neighbourhoods	
Homelessness - CBL software upgrade and increase in emergency accommodation expenditure	31
Environmental Protection - Agency costs offset by salary saving	22
Waste Collection & Recycling - Agency costs to cover sickness and vacancies	18
Transformation	
Office Accommodation - Professional costs associated with disposal of the Civic Centre	35
Total Adverse Variances	584

FAVOURABLE VARIANCES	Projected Outturn Variance £'000
Communities	
Local Development Framework - Local Plan expected to slip with possible carry forward into 2017/18	(16)
Young - Savings due to vacancies	(28)
Development Control - Salary savings	(24)
Finance & Corporate Services	
Finance – Staff vacancies and additional income from NSDC insurance work	(54)
EMT - Restructuring savings	(28)
Contingencies - Contingency dependant on risks identified	(119)
Revenues & Benefits - Staff vacancies	(65)
Leisure Centres - Staff savings	(43)
Car Parks - Decriminalisation surplus	(67)
Neighbourhoods	
Homelessness - Full occupancy of hostel	(20)
Taxi Licensing - Income up on budget	(19)
Food Hygiene - Savings from restructure	(17)
Waste Collection & Recycling - Green waste income above target and savings on diesel	(93)
Transformation	
Business Support Unit - Underspend on staff costs	(25)
EMT Support - Staff savings due to maternity leave and secondment	(22)
Economic Development - Staff savings offset by reduction in Cotgrave Precinct rents	(29)
Property Services - Savings on agency costs	(20)
Investment Properties - Additional rental income at The Point offset by reduced income from Exeid and Civic Landlord	(18)
Total Favourable Variances	(707)
Sum of Minor Variances	134
TOTAL VARIANCE	11

Capital Programme 2016/17 – Quarter 3 Position

CAPITAL PROGRAMME MONITORING - DECEMBER 2016							Reasons for variances
	Original Budget	Current Budget	Budget YTD	Actual YTD	Projected Actual	Variance	
		£000	£000	£000	£000	£'000	
TRANSFORMATION							
Cotgrave Masterplan and Multi Service Centre	2,558	2,913	813	382	582	(2,331)	Scheme rephased due for completion 2017/18
Land North of Bingham	2,800	2,800	0	0	300	(2,500)	It is unlikely that works will commence this financial year so the underspend will need to be carried forwards
Eaton Place Toilet Improvements	33	33	30	21	33	0	
Colliers Way Industrial Units	0	20	0	0	0	(20)	Slippage of the scheme to 2017/18
Cotgrave Employment Land	2,642	2,642	1,775	412	925	(1,717)	Scheme rephased due for completion 2017/18
Bridgford Hall Refurbishment	1,410	2,192	1,080	1,350	2,192	0	It is anticipated that this project will be completed by the end of the financial year
Civic Centre Enhancements - General	0	50	0	0	0	(50)	No schemes have been identified for health and safety enhancement works
Nottinghamshire Broadband IS Strategy	83	83	83	83	83	0	
	107	301	75	119	156	(145)	An assessment will be made at year end regarding the required carry forward
	9,633	11,034	3,857	2,368	4,271	(6,763)	
NEIGHBOURHOODS							
Support for Registered Housing Providers	250	659	0	10	0	(659)	No schemes have been identified
Wheeled Bins Acquisition	60	60	60	54	60	0	
Disabled Facilities Grants	521	475	356	349	409	(66)	Underspend can be returned to contingency at year end
Discretionary Top Ups	0	130	0	2	70	(60)	Underspend can be returned to contingency at year end
Handyperson Adaptation Service	0	0	0	0	0	0	
Assistive Technology	0	12	0	11	12	0	
Vehicle Replacement	981	553	150	165	350	(203)	This underspend arises from efficient management of the programme and will be required in 2017/18
	1,812	1,889	566	591	901	(988)	

CAPITAL PROGRAMME MONITORING - DECEMBER 2016							
	Original Budget	Current Budget	Budget YTD	Actual YTD	Projected Actual	Variance	
		£000	£000	£000	£000	£'000	Reasons for variances
COMMUNITIES							
Community Partnership Reward Grants	0	25	25	25	25	0	
Nottinghamshire Cricket Club - Grant	90	90	0	0	90	0	
Capital Grant Funding	48	128	96	69	108	(20)	Grant applications are still being processed so commitments will be managed accordingly
Play Areas/Special Expense	50	50	0	0	0	(50)	The options for works at Boundary Road and Greythorne Drive have not yet been scoped
West Park Fencing and Drainage	34	34	0	0	34	0	
	222	327	121	94	257	(70)	
FINANCE & CORPORATE SERVICES							
Car Park Pay and Display Machines	60	60	15	1	60	0	
BLC Artificial Turf Pitch	165	215	205	171	215	0	
Rushcliffe School Contribution	90	90	0	0	0	(90)	This budget will be returned to contingency at year end as expenditure will be managed through the revenue budgets
Arena Car Park Improvements	55	55	0	0	55	0	
Arena Development	6,555	10,865	10,405	10,132	11,365	500	Works are substantially complete variance will be met by accelerating the 2017/18 budget provision
NCCC loan 2015-16	0	2,700	1,350	367	1,300	(1,400)	Provision to be formally rephased by Cabinet as part of this report
EGC Upgrade Facilities	0	75	0	0	75	0	
Asset Investment Strategy	0	500	0	0	0	(500)	No projects have been identified
	6,925	14,560	11,975	10,671	13,070	(1,490)	
CONTINGENCY							
Contingency	150	240	0	0	0	(240)	
	150	240	0	0	0	(240)	
TOTAL	18,742	28,050	16,519	13,724	18,499	(9,551)	