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Our reference:
Your reference:
Date: Monday, 28 February 2022

To all Members of the Cabinet

Dear Councillor

A Meeting of the Cabinet will be held on Tuesday, 8 March 2022 at 7.00 pm in the Council Chamber, Rushcliffe Arena, Rugby Road, West Bridgford to consider the following items of business.

This meeting will be accessible and open to the public via the live stream on YouTube and viewed via the link: <https://www.youtube.com/user/RushcliffeBC>
Please be aware that until the meeting starts the live stream video will not be showing on the home page. For this reason, please keep refreshing the home page until you see the video appear.

Yours sincerely



Sanjit Sull
Monitoring Officer

AGENDA

1. Apologies for Absence
2. Declarations of Interest
3. Minutes of the Meeting held on 8 February 2022 (Pages 1 - 10)
4. Citizens' Questions
To answer questions submitted by citizens on the Council or its services.
5. Opposition Group Leaders' Questions
To answer questions submitted by Opposition Group Leaders on items on the agenda.

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Monday, Tuesday and Thursday
8.30am - 5pm
Wednesday
9.30am - 5pm
Friday
8.30am - 4.30pm

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NON-KEY DECISIONS

6. Revenue and Capital Budget Monitoring 2021/22 - Quarter 3 (Pages 11 - 30)

The report of the Director – Finance and Corporate Services is attached.

7. Housing Delivery Plan 2022-2027 (Pages 31 - 66)

The report of the Director – Neighbourhoods is attached.

8. PSPO - Dog Control (Pages 67 - 86)

The report of the Director – Neighbourhoods is attached.

Membership

Chairman: Councillor S J Robinson

Vice-Chairman: Councillor A Edyvean

Councillors: A Brennan, R Inglis and G Moore

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**MINUTES
OF THE MEETING OF THE
CABINET
TUESDAY, 8 FEBRUARY 2022**

Held at 7.00 pm in the Council Chamber, Rushcliffe Arena,
Rugby Road, West Bridgford
and live streamed on Rushcliffe Borough Council YouTube channel

PRESENT:

Councillors S J Robinson (Chairman), A Edyvean (Vice-Chairman), A Brennan, R Inglis and G Moore

ALSO IN ATTENDANCE:

Councillors R Jones and J Walker

OFFICERS IN ATTENDANCE:

L Ashmore	Director of Development and Economic Growth
D Banks	Director of Neighbourhoods
P Linfield	Director of Finance and Corporate Services
K Marriott	Chief Executive
S Sull	Monitoring Officer
H Tambini	Democratic Services Manager

APOLOGIES:

There were no apologies

55 Declarations of Interest

There were no declarations of interest.

56 Minutes of the Meeting held on 11 January 2022

The minutes of the meeting held on Tuesday, 11 January 2022, were declared a true record and signed by the Chairman.

57 Citizens' Questions

There were no citizens questions.

58 Opposition Group Leaders' Questions

Question from Councillor J Walker to Councillor Moore.

“How will Cabinet lobby this government for more clarity after years of uncertainty regarding Business Rates and New Homes Bonus and massive delays to the outcome of the Fairer Funding Review? “

Councillor Moore responded by stating that the Council, not Cabinet, would

continue to liaise with stakeholders such as the Local Government Association and District Councils Network, to work with Government, so that there is more certainty with regards to local government finance and areas of funding reform. The delays referred to in the finance reforms have been due to two key factors, the 2019 General Election and the impact of Covid, which has massively impacted the social and economic landscape over the past two years.

Councillor J Walker asked a supplementary question to Councillor Moore in relation to the levelling-up agenda.

Councillor Robinson advised that this was not a supplementary question, it was a new question; however, Councillor Moore responded by stating that the funding of local government was a huge subject, Business Rates had been under review for a number of years and that had yet to be completed, the New Homes Bonus continued to have an uncertain future, and that was why budgets changed and had to remain flexible. Local government funding was very complex, with the only straightforward element being Council Tax and the income received from the Council's investments.

59 Future Delivery Model for Grounds Maintenance and Street Cleansing Services

The Leader, Councillor Robinson, presented the report of the Chief Executive outlining proposals for the future delivery model for Grounds Maintenance and Street Cleansing Services.

Councillor Robinson referred to the establishment of Streetwise in 2014, which had included two entities, Streetwise Env Ltd (trading) and Streetwise Env Ltd (teckal). Cabinet was advised that the ambition at the time had been to establish a social enterprise company, with franchising, and to operate in commercial markets as it expanded, with its main focus on delivering the Council's core environmental services contract.

Councillor Robinson advised that a cross-party member working group had been established to oversee the project, and based on its recommendations, the two companies were launched. In 2018, the main contract had been extended until August 2022, and Cabinet noted that during the tenure of Streetwise it had been a very challenging period, for various reasons, including the effects of the Covid pandemic, changes to the market and how services were delivered, and in particular the loss of a major contract with Metropolitan Housing.

Cabinet was advised that with the contract renewal due in August 2022, the Council commissioned an independent report undertaken by Kelake, a third-party industry expert, details of which were highlighted in the report. Kelake looked at future options for the contract, if it should be extended, or be brought in house, to provide the most viable option and best value for money. Officers and Cabinet members reviewed those two options, together with Streetwise Business Plans and it was noted that the top priority of this review was to ensure that the core contract was fulfilled. Financial costs were also considered, details of which were highlighted in paragraph 7.1 of the report and Appendix C and based on this review it was being recommended that the

service be brought back in house. In making this recommendation, Councillor Robinson stressed that this decision did not reflect on the Streetwise management team and staff, who had provided an excellent service, during very challenging times, and in particular the Managing Director was thanked for his hard work.

In conclusion, Councillor Robinson stated that this was the time to take strong, decisive action, to ensure that the most viable delivery of the core contract was maintained going forward, for the benefit of residents in Rushcliffe.

In seconding the recommendation, Councillor Moore agreed that this had not been an easy decision to make and confirmed that a great deal of discussion had taken place, with the loss of the key contract and the vagaries of the market being partly responsible for this decision being made.

Councillor Robinson referred to the recommendations and noted that the Cabinet Portfolio Holder for Environment and Safety would provide an oversight on the project, to ensure a seamless progression, and the Monitoring Officer would be responsible for overseeing the legal process. It was reiterated that this had been a very difficult decision, which had taken a great deal of time, and it was the best decision for all Rushcliffe residents.

Councillor Brennan referred to the positive feedback she had received from residents regarding Streetwise's work and stated that she was confident that the Council would continue to maintain that high level of customer service going forward.

In conclusion, Councillor Robinson referred to the new direction being given from the Government and the Chartered Institute of Public Finance and Accountancy (CIPFA), being more reticent to undertake commercial activity, and it was noted that other councils had recently experienced problems. Streetwise was profitable, it was no detriment to the company that this decision had been made, and Cabinet was reminded that the Council had to be mindful of Government policy and CIPFA guidelines, to ensure that going forward risks were minimised for those paying Council Tax.

60 2022/23 Budget and Financial Strategy

The Cabinet Portfolio Holder for Finance and Customer Access, Councillor Moore, presented the report of the Director – Finance and Corporate Services outlining the Council's proposed budget for 2022/23, the five-year Medium Term Financial Strategy (MTFS) from 2022/23 to 2026/27, which included the revenue budget, the proposed Capital Programme, the Transformation Strategy and the Capital and Investment Strategy.

Councillor Moore advised that this budget was designed to move on from the impact of the Covid pandemic and the financial challenges that the Council had faced, and in part the Council continued to face. Cabinet noted that this was a positive budget, which focused on economic recovery and growth within the Borough, whilst supporting the most vulnerable in the community.

Councillor Moore advised that the budget in comparison to last year had less

Covid support, and overall had a more encouraging outlook towards income levels. One issue that had required serious consideration this year was the effect of inflation on staff pay, supply and service costs, particularly utility and fuel costs. Cabinet was reminded that Business Rates had yet to be reformed, and that such a delay could have an impact, as had the recent successful appeal by the Ratcliffe on Soar Power Station, which had resulted in a reduced Business Rates payment from £2.9m to £1.6m. However, the Council had been aware of that risk, and prudent provision had been made over the years, to absorb that volatility in Business Rates and Cabinet noted that the Council was sustainable due to its range of income streams.

Councillor Moore highlighted key issues in the report, including the continued uncertainty regarding the New Homes Bonus, which stood at £1.6m this year, and the Climate Change Reserve, which would shortly return to its original figure of £1m.

In respect of the Capital Programme, Councillor Moore advised that the programme was moving as planned, with projects including the Bingham Leisure Hub and Crematorium progressing well, and by the end of 2026, the Council's capital investment would be over £27m, without the need for any external borrowing, which Councillor Moore considered to be an excellent achievement.

Councillor Moore stated that all this work had been supported by a very able and competent financial team, which had put together an excellent, prudent budget, whilst also dealing with numerous grant support work and Council Tax support and thanked the Director – Finance and Corporate Services, the Service Manager – Finance and the Revenues Manager and their teams for safely guiding the Council through recent unprecedented times.

In respect of Council Tax, Councillor Moore advised that it was proposed to raise Council Tax by 2.4%, which ensured that Rushcliffe's Council Tax remained the lowest in Nottinghamshire and one of the lowest nationally.

In conclusion, Councillor Moore stated that this was an excellent, prudent budget to support the Council in the post Covid era, and to allow it to continue its excellent service delivery and growth in the Borough.

In seconding the recommendation, Councillor Edyvean referred to the strong financial position of the Council, and in particular to the progress of the Capital Programme, without the need for any external borrowing, despite all of the recent challenges and reiterated the thanks given to officers for their sound financial management and hard work.

Councillor Robinson echoed the thanks given to officers, referred to the huge ambition in this budget and reiterated the comments regarding the success of not requiring any external borrowing to progress the Capital Programme.

61 **South Nottinghamshire Homelessness and Rough Sleeping Strategy 2022 to 2027**

The Cabinet Portfolio Holder for Communities and Climate Change, Councillor

Brennan, presented the report of the Director – Neighbourhoods providing an update on the South Nottinghamshire Homelessness and Rough Sleeping Strategy 2022 to 2027.

Councillor Brennan stated that the Borough was fortunate to have very low numbers of rough sleepers and homeless people; however, that should not diminish its importance nor the impact on those who were affected, and the Council could not afford to be complacent and should keep the situation under review, by working with all relevant partners to tackle the issue.

Cabinet was reminded that the Council was obliged to publish a Homelessness Strategy every five years, which it did in conjunction with Gedling and Broxtowe Borough Councils, as the three Councils faced many common challenges. The homelessness landscape had seen a number of significant changes in recent years, details of which were outlined in the report, and Cabinet was reminded of the importance of members being aware of the Council's duties and how they would be discharged, with Cabinet formally endorsing that approach and the Strategy. Details of the six identified key themes were set out in paragraph 4.7 of the report, with the actions and targets that supported them outlined in Appendix A, with progress against those targets being reported to the South Nottinghamshire Interagency Forum.

Councillor Brennan referred to the financial implications, outlined in paragraph 6.1 and advised Cabinet that across the three Boroughs, over £700k of Government funding had been secured to help deliver the Strategy.

In conclusion, Councillor Brennan reiterated that although the numbers affected in the South Nottinghamshire area were low, ideally no one in Rushcliffe should be faced with homelessness or sleeping rough, so it was important to remain vigilant.

In seconding the recommendation, Councillor Inglis noted the statutory requirements previously referred to and reiterated the importance of working in partnership with the other two authorities. Cabinet was reminded that it was not acceptable, for any reason, that anyone in this country should be forced into rough sleeping, as having a place to live was a fundamental requirement for wellbeing. It was acknowledged that some people chose this way of life, so support and options must also be in place to support them, and the Action Plan focused on prevention, intervention, and recovery.

In conclusion, Councillor Inglis welcomed the Strategy, as an essential document in keeping the strong partnership together and helping to raise awareness of the challenges faced by the homeless, rough sleepers and Councils.

62 Disabled Facilities Grant Policy

The Cabinet Portfolio Holder for Communities and Climate Change, Councillor Brennan, presented the report of the Director – Neighbourhoods, providing an update on the revisions to the Council's Disabled Facilities Grant Policy.

Councillor Brennan advised that the aim of the Grant was to enable people to

receive assistance, to allow them to remain in their own homes, which was beneficial for them, and reduced demand on other critical services.

Cabinet was advised that the Policy was aligned to the wider Nottinghamshire Policy, and would be adopted by other districts and boroughs in the county. The provision of such grants was mandatory and awarded through the Better Care Fund, which was administered by Nottinghamshire County Council and the reasons for the revised Policy were set out in paragraph 4 of the report.

Councillor Brennan advised that the upper limit of the mandatory grant had been set nationally at £30k, with the key change now being to increase the upper limit of the discretionary grant for major adaptations from £10k to £20k. Further key revisions to the Policy were highlighted in paragraph 4.8 of the report.

In conclusion, Councillor Brennan advised that aim of the changes was to ensure a consistent approach across the county and that this provision was a legal requirement.

In seconding the recommendation, Councillor Inglis stated that it was pleasing to note that the grant amounts were being increased, to reflect increased costs, as the adaptations were so important in assisting residents to live independently. Taking away the fixed five year term for any revision would allow the document to be updated when necessary, and that flexibility was welcomed.

Councillor Robinson referred to pressures on the NHS and stressed the importance of ensuring that residents had the opportunity to stay in their own properties, through the use of the grants.

63 Affordable Housing Supplementary Planning Document

The Cabinet Portfolio Holder for Business and Growth, Councillor Edyvean, presented the report of the Director – Development and Economic Growth, providing an update on the Affordable Housing Supplementary Planning Document (SPD)

Councillor Edyvean advised that the SPD formed an important part of Rushcliffe's Local Plan, and a draft of the SPD had been presented to the Local Development Framework Group (LDFG) in March 2021, prior to being put out to public consultation. Following that consultation, a number of revisions had been made and Cabinet noted that those revisions had been agreed by the LDFG in December 2021.

Councillor Edyvean stated that the document defined the levels of affordable housing the Council wished to be delivered across the Borough, with a target of 30% in most areas, although in areas that already had higher levels of affordable housing, the target would be reduced to 20% and 10%.

Cabinet was reminded of the importance of ensuring that properties were affordable, and within the recommendation that was being addressed by an amendment to the discount required on designated affordable housing for sale

or part ownership, in line with recent house price data and by using a salary multiplier of four times salary to help determine affordability.

In seconding the recommendation, Councillor Moore referred to the importance of this document in giving clear guidance to anyone involved in the delivery of affordable housing and welcomed the revisions.

Councillor Robinson stated that he was very proud of Rushcliffe's excellent record in respect of building affordable housing and advised that this document would form an important part of the guidance going forward as more homes were built and made available.

64 Edwalton Golf Course Strategic Review

The Cabinet Portfolio Holder for Business and Growth, Councillor Edyvean, presented the report of the Director – Finance and Corporate Services, providing an update on the Edwalton Golf Course (EGC) Strategic Review, since it was last considered by Cabinet in March 2021.

Councillor Edyvean reminded Cabinet of what a key asset EGC was to West Bridgford, and the need for continued good management of the facility. The previous report had noted the decline in usage over the past decade, which had resulted in more recent annual losses; however, post lockdown has seen a rise in usage, with the facility now breaking even, which was welcomed.

Councillor Edyvean confirmed that the site had been designated as a potential development site for some time; however, that had to be balanced against the green space that the course provided in an expanding urban environment. In March 2021, Cabinet had approved the undertaking of a technical assessment of the site to establish if a development strategy was feasible, and Cabinet was advised that the result of the assessment had identified the need to keep some golf activity, with a possible enhanced offering of the development of a driving range, and the proposals had also been endorsed by the Communities Scrutiny Group.

Cabinet was reminded that although the site had been identified as potentially suitable for redevelopment that had to be balanced against the Council's total forecast housing supply, which exceeded the Council's requirement through to 2038.

In conclusion, Councillor Edyvean confirmed that the recommendations in the report would safeguard the site from medium to long term development, whilst proposing to improve the current golf and leisure offering.

In seconding the recommendation, Councillor Inglis stated that it was commendable that the Council had commissioned a report to identify the best use of EGC, which had evaluated all options. The area was of great community and ecological value and by keeping and enhancing the golfing facilities, and undertaking proposed wilding, Cabinet noted that the site would be protected from additional housing as Rushcliffe's quota had already been met up until 2038.

In conclusion, Councillor Inglis referred to this important community asset and hoped that local residents would be fully supportive of the proposals, and in turn that would encourage further increased usage in the future.

Councillor Brennan reiterated previous comments that the Borough already had planned housing provision, which exceeded its target and that it was important to consider other important factors, including the Council's climate change commitments and the ecological impact of the development of any site.

Councillor Robinson stated that EGC was a key asset not just for West Bridgford but for the Borough and referred to its strategic importance in respect of its size and usage, and it was essential that the Council regularly reviewed all of its assets, to ensure that they provided the best value for money. As previously mentioned, it was important to strike a balance between the need for housing and safeguarding community assets, and it was pleasing to have this reassurance from the report. Cabinet was reminded that the report had looked at all options and it was encouraging that the recommendation was to retain the golf and leisure usage, for the benefit of everyone, especially given the extensive housing development surrounding the site.

In conclusion, Councillor Robinson reminded Cabinet that the Council would need to be mindful of future housing requirements; however, it was pleasing that the Council had identified its housing quota up until 2038.

65 Planning Committee Pilot

The Cabinet Portfolio Holder for Business and Growth, Councillor Edyvean, presented the report of the Director – Development and Economic Growth, providing an update on the Planning Committee pilot.

Councillor Edyvean referred to the previous decision made by Cabinet in June 2021, to allow a six months' trial with Planning Committee meetings commencing at 2.30pm, and it had been agreed at Full Council that the trial would be monitored, to assess the impact on achieving a robust structure, which was key for the Borough's reputation. Cabinet was reminded that the proposals had originally been made in light of a best practice review, and at that time some concerns had been raised over the impact that an afternoon meeting could have, on the committee process, and to the availability of participants.

Councillor Edyvean confirmed that the pilot had taken place for six months and had covered actions to improve the working of the Committee, including changes to officer presentations, and encouraging Councillors to raise points of clarification with officers earlier in the process, together with the change to the start time of the meeting. It was hoped by moving the start time of the meeting to earlier in the day that participants would not feel fatigued and would be best able to consider reports and make optimum decisions. Cabinet noted that greater emphasis was also to be placed on ensuring that Ward Councillor objections had sound planning principles and that consultation comments should be made in a timely manner.

Councillor Edyvean advised that the rationale behind all of the improvements

was explained in paragraph 4.2 of the report and it was acknowledged that there had been mixed feedback, with some continued concern regarding the availability of Councillors to attend daytime meetings, and the impact that might have on the diversity of the Committee. Due to the mixed feedback, a survey was conducted of the various participants, with 75 questionnaires sent out, and of the 46 returned, 39 preferred the earlier start time.

Given the positive feedback, Councillor Edyvean proposed the two recommendations in the report, including an amendment to recommendation a) to add suitable wording relating to the half hour extension to ensure that once an application was presented, it should be determined in that session.

In seconding the recommendation, Councillor Brennan stated that she understood and appreciated the strength of feeling amongst some Councillors, and whilst the change to the start time would be challenging for some, it would be easier for others to attend daytime meetings and it was impossible to satisfy everyone. Given the clear preference in the survey, Councillor Brennan agreed that it would be appropriate to implement the new time and stated that from her own experience, late meetings were not the best environment to allow appropriate consideration of applications.

Councillor Robinson agreed that whatever time meetings were held, it would not be convenient for everyone, and he welcomed the process that had been followed, with the pilot, confirmation at Full Council that the changes would be reviewed, and the undertaking of the survey. Cabinet was reminded that the survey had been completed by various parties, not just Councillors, and it was pleasing to note the number of responses, which had overwhelmingly supported the earlier start time of the meeting, and in the interests of democracy it was appropriate that the changes should be implemented.

In conclusion, Councillor Robinson stated that having attended a number of the daytime Planning Committee meetings, he had noted how well they had worked, and referred to the difficulties faced when attending meetings that ran late into the evening.

66 Exclusion of Public

It was resolved that under Regulation 21(1)(b) of the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

67 Endorsement of the East Midlands Freeport Full Business Case

The Leader presented the report of the Chief Executive providing an update on the endorsement of the East Midlands Freeport Full Business Case.

It was RESOLVED that:

- a) the work of the Freeport Board be endorsed;

- b) the content of the Full Business Case (FBC), as set out in the report and supporting appendices be endorsed in principle, and the Leader of the Council, Chief Executive, S151 Officer, and Monitoring Officer be granted delegated authority to sign off the final FBC prior to submission to government;
- c) the governance arrangements and incorporation of the Freeport, the use of Retained Business Rates to support economic prosperity in the region and the formalising of the relationship between the Freeport and the Development Corporation being developed be noted;
- d) the Chief Executive in consultation with the Leader, Section 151 Officer, and the Monitoring Officer be granted delegated authority to agree the formal arrangements for the Council's role in the Freeport's governance structure and enter into appropriate arrangements;
- e) it be confirmed that support of the Freeport FBC is separate to adopting a Local Development Order for the Ratcliffe on Soar site, which will be subject to the required public consultation and consideration including Secretary of State support as appropriate; and
- f) a future report on the incorporation arrangements, either to Cabinet or Council be received as appropriate.

The meeting closed at 7.52 pm.

CHAIRMAN



Cabinet

Tuesday, 8 March 2022

Revenue and Capital Budget Monitoring 2021/22 – Quarter 3

Report of the Director – Finance and Corporate Services

Cabinet Portfolio Holder for Finance and Customer Access, Councillor G Moore

1. Purpose of report

- 1.1. This report presents the budget position for revenue and capital as at 31 December 2021. This report provides an update to the report to Cabinet on 14 December 2021 and includes the in-year variances along with variances resulting from Covid-19.
- 1.2. Given the current financial climate, and the recovery from Covid lock down measures, it is imperative that the Council maintains due diligence with regards to its finances and ensures necessary action is taken to ensure a balanced budget is maintained.
- 1.3. The current budget was set anticipating an adverse impact of Covid on the Council's finances. However, a combination of service budget efficiencies, Business Rates and Government funding have helped mitigate against the financial impact of Covid income losses. The position, although currently remaining positive, is subject to risks. The reduction in the Business Rates as a result of the power station appeal, additional charity reliefs and subsequent reduction in the Business Rates Pool surplus demonstrates how volatile the the position is.
- 1.4. A outturn surplus of £0.054m (net of reserve commitments) is anticipated as at December 2021, although this position could change if further efficiencies or pressures are identified during the final quarter of 2021-22. The reduction from Quarter 2 is mainly due to the changes in Business Rates as referred to above and commitments from the overall efficiency position (see paragraph 4.2).
- 1.5. Going forward there are significant budget risks such as potential changes to the Business Rates system and Fairer Funding (both likely to be from 2023/24), and government policy in relation to waste collection. In addition there is the potential impact of the power station closure (2024) and the Council's commitment to the opportunities expected to arise from the Freeport and Development Corporation. Maintaining sufficient reserves to address significant risks remains a key objective of the Council's Medium Term Financial Strategy (MTFS) and is good financial practice.
- 1.6. The Capital Programme currently shows a planned underspend of £5.1m, largely due to the rephasing of payments expected for two major schemes (Bingham Hub and Crematorium) arising from revised cash flows; an extended deadline for the release of green energy grants from the LAD2 scheme; £0.228

unallocated contingency; and a saving of £100k in relation to the Skype/Teams Business Migration.

2. Recommendation

It is RECOMMENDED that the Cabinet approves the attached report both noting and agreeing to:

- a) the expected revenue budget efficiency for the year of £0.054m inclusive of committed reserves;
- b) the planned use of reserves totalling £4.140m (detailed in Appendix A);
- c) the capital underspend of £5.1m; and
- d) the expected outturn position for Special Expenses of £15.7k deficit.

3. Reasons for Recommendation

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 2021, attached at **Appendix B**. For this financial year, the overall budget variance including Covid related pressures, in-year efficiencies and other areas of growth, is expected to result in a budget efficiency of £0.054m. Loss of income and additional costs as a result of Covid (£0.118m) are more than offset by grant income and net efficiencies (£1.187m). In the current year we are anticipating a surplus of £2.958m on Business Rates (including a Nottinghamshire pool surplus of £0.231m) but a significant proportion of this will need to be put into reserves (£2.4m) to cover future year's Business Rates deficit. Note the Nottinghamshire Pool Surplus has reduced (from Quarter 2 projections) largely as a result of the power station Business Rates appeal, with rates paid reducing from £2.9m to £1.6m (backdated to April 2017).
- 4.2 Table 1 below summarises the main revenue pressures and efficiencies as well as highlighting Covid related pressures. The reserves commitment total of £4.140m is detailed within **Appendix A**.

Table 1: Main Items Impacting on the Current Revenue Budget

	Budget Growth/ (Saving) 2021/22 (£m)
Covid costs/(savings):-	
Waste Collection (Agency)	0.129
Taxi Licence Income	0.037
COMF Grant income	(0.183)
COMF Enforcement Expenditure	0.088
Homelessness - B&B Accommodation	0.047
Total Covid related budget pressure (A)	0.118
Projected in year costs/(savings):-	
Waste Collection Vehicle Hire & HGV Supplement	0.052
Fleet – Vehicle Repairs & Diesel	0.100
Agency Staff - Planning	0.151
Interest Payments & Investment Receipts	(0.185)
Planning Fees	(0.420)
Grant Income (Homelessness & Domestic Violence)	(0.122)
Edwalton Golf Course	(0.070)
General Contingency	(0.135)
Edwalton Golf Course Feasibility Study	(0.250)
Car Parking Income	(0.031)
Glass Recycling income	(0.050)
Other minor variances	(0.227)
Total projected in year savings (B)	(1.187)
Net Revenue Efficiencies (A) + (B)	(1.069)
Grant Income	(0.167)
Business Rates	(2.958)
Reserve Commitments	4.140
Total Net Projected Budget Variance	(0.054)

- 4.3 **Appendix A** shows Grant Income of £2.599m, Collection Fund of £4.045m and also includes a Minimum Revenue Provision (MRP) of £1.074m. **Appendix B** gives further explanations of both positive and adverse variances, in addition to those detailed at Table 1.
- 4.4 Table 1 highlights significant budget efficiencies, which are committed to meet either future risks or growth pressures as ‘reserve commitments’ (£4.09m). Some commitments have been mentioned in previous budget reports or specific reports either to Cabinet (eg Streetwise report to Cabinet for the potential use of £0.3m) or Full Council (Bingham Improvement Board expenditure £5k). Additional commitments not previously mentioned are the likely costs of involvement in the Tour of Britain expected to be £75k in 2022/23; rising employees costs in relation to the national living wage and national insurance contributions has resulted in a further budget pressure for Streetwise (£20k); and £80k to update the Council’s website.
- 4.5 **Appendix E** shows the Quarter 3 position on the Special Expenses budget which has been impacted by Covid restrictions. The main variances being overspends on playground repairs in respect of safety issues and loss of venue hire income, mainly Gamston which being used as a vaccination centre for six

months and closed for a further three months for a capital refurbishment. The expected budget deficit for the year is £15.7k, which is net of a proportion of SFC grant reimbursement for the re-purposing of Gamston. Recovery of the deficit including the projected £15.7k will be considered by the West Bridgford CIL and Special Expenses Group during budget setting for 2023/24.

Capital Monitoring

- 4.6 The updated summary of the Capital Programme monitoring statement and funding position is shown at **Appendix C** as at 31 December 2021. **Appendix D** provides further details about the progress of schemes and highlights efficiencies.
- 4.7 The current Capital Programme is £27.222m with a projected outturn of £22.151m resulting in a net expenditure efficiency position of £5.1m. This is primarily due to:
- a) Bingham Leisure Hub £16.2m – £1.2m due to revised cash flow;
 - b) Crematorium £4m - £2.8m due to revised cash flow;
 - c) LAD2 Green Energy Grants £0.6m - £0.335m extended time frame;
 - d) £0.228m unallocated Capital Contingency;
 - e) £0.114m underspend on IT Strategy primarily saving from Skype/Teams Business migration.
- 4.8 The Council was due to receive capital receipts of £15.2m in the year, primarily from the disposal of surplus operational and investment property: Abbey Road Depot; land at Hollygate Lane; and also from an overage agreement in place for Sharphill Wood site. Covid impacted on the progress of these schemes with receipts projected to be £8m in 2021/22 (Hollygate Lane and a portion of the Depot receipt now expected in 2022/23). The current projected overall variance is likely to mean that any borrowing requirement can be met from internal resources with no recourse to borrow externally in the medium term.

Covid-19 Update

- 4.9 The Council's financial position remains relatively healthy despite the reduction in Business Rates mostly as a result of additional government funding and services out-performing the anticipated negative impact of Covid in some areas (for example Planning and Car Parking).
- 4.10 Whilst there is an element of uncertainty that still remains, the economy has made good progress towards recovery. Budget projections are closely monitored and may change with time and risk.
- 4.11 Table 2 below shows the Covid-related grants for 2021/22. It is not anticipated that there will be any further funding this year. As reported at Quarter 2, part of the claim for sales fees and charges reimbursement has been allocated to the Special Expense fund to support the lost income from closure of facilities in the West Bridgford area (see paragraph 4.6).

Table 2 : Covid Related Grants

£'000	Grant
370	Covid Grant funding Tranche 5
300	Lower Tier Services Grant
102	Local Council Tax Support grant
70	Homelessness Funding
183	COMF (Contain)
81	SFC reimbursement Q1 2021/22*
156	Reopening Highstreets safely*
1,181	Total

*Grants estimated but not yet received in full

Conclusion

- 4.12 The revenue budget financial position is positive, projecting a net budget efficiency of £0.104m. Covid risks appear to be reducing but there is an element of unknown risk that remains. Increasing utility prices are putting a strain on the economy with increased cost of living with the knock-on effect of costs of goods and services increasing as a result. The Council must ensure it can support any adverse budgetary impact these risks may pose, whilst embracing development opportunities to support the Council's priority for growth in the Borough.
- 4.13 The position on capital is currently positive and, although some provisions have been re-phased, no major delays are anticipated on the completion of larger schemes. It is also anticipated that there will be no need to externally borrow in the medium term. Challenges can arise during the year, such as sourcing materials and inflated costs, which may still impact on the projected year-end position and this will continue to be reported throughout the year. Given the growth in the Borough, rising costs, the desire to be carbon neutral and reducing capital resources, there are particular risks with regards to the replacement of the Council's vehicle fleet. The creation of a Vehicle Replacement Reserve (reported to Cabinet in Quarter 2 and included as part of the MTFs to Council on 3 March) will mitigate some of this risk.
- 4.14 There remain external financial pressures from existing issues such as the uncertainty surrounding Business Rates retention and the Fair Funding reviews, which although have now been delayed further still present a significant risk. The longer term impact of BREXIT is yet to be seen as the negative effects of Covid has made assessing the impact of BREXIT difficult. Furthermore, there are the Council's own challenges such as meeting its own environmental objectives and upside risks as opportunities present themselves such as the Freeport and Development Corporation. Against such a background, it is imperative that the Council continues to keep a tight control over its expenditure, identifies any impact from changing income streams, maintains progress against its Transformation Strategy and retains a healthy reserves position.

5. Alternative options considered and reasons for rejection

There are no other options proposed for consideration.

6. Risks and Uncertainties

- 6.1 Failure to comply with Financial Regulations in terms of reporting on both revenue and capital budgets could result in criticism from stakeholders, including both Councillors and the Council's external auditors.
- 6.2 Areas such as income can be volatile and are particularly influenced by public confidence and the general economic climate and Government legislation. This has been evidenced by the impact of Covid and highlighted in Table 1.
- 6.3 Whilst the Council has made provision in future budgets for increase in utilities costs, these need closely monitoring, as does the indirect impact these increases have on other goods and services that the Council procures. Given the length of time capital projects can take, these are subject to inflation risk, with contingency in place to mitigate such risks.
- 6.4 Business Rates are subject to specific risks given the volatile nature of the taxbase with a small number of properties accounting for a disproportionate amount of tax revenue. Most notably in Rushcliffe, Ratcliffe-on-Soar power station, which is evidenced by a recent successful appeal resulting in reduced Business Rates due to the Council. Furthermore, changes in central government policy influences Business Rates received and their timing, for example policy changes on Small Business Rates Relief. Whilst the impact of Covid does seem to have stabilised, it is still unknown what the long term impact will be on businesses and the effect upon receipts going forward. Whilst the Council is prudent when setting the budget there is still a risk of unforeseen events. The appropriation of a proportion of the surplus to the Collection Fund Reserve will help to smooth the effect on the budget.
- 6.5 It was agreed at Cabinet on 8 February 2022, that the Council's trading subsidiary, Streetwise Environmental Ltd, would be brought back in-house. Whilst this presents opportunities for streamlining and efficiencies it will also provide challenges of reintegrating staff and services back into the Council's structures and ways of working. It is proposed to utilise £0.3m from in year efficiencies towards potential costs associated with the transfer. This is included in **Appendix A**
- 6.6 The Council is committed to improving the environment and reducing its carbon footprint. Addressing such risks will require funding from the Climate Change Reserve. As part of the MTF5 it is proposed to replenish the Climate Change Reserve by £0.2m bringing the balance back up to £1m. Schemes in the Capital Programme will be assessed for carbon reduction elements and requests will be made from the Climate Change Reserve to fund these.
- 6.7 The Council needs to be properly insulated against such risks, hence the need to ensure it has a sufficient level of reserves, as well as having the ability to use such reserves to support projects where there is 'upside risk' or there is a change in strategic direction.

7. Implications

7.1. Financial Implications

Financial implications are covered in the body of the report.

7.2. Legal Implications

There are no direct legal implications arising from this report. It supports the delivery of a balanced budget.

7.3. Equalities Implications

None

7.4. Section 17 of the Crime and Disorder Act 1998 Implications

None

8. Link to Corporate Priorities

Quality of Life	The budget resources the Corporate Strategy and therefore resources all Corporate Priorities.
Efficient Services	
Sustainable Growth	
The Environment	

9. Recommendation

It is RECOMMENDED that the Cabinet approves the attached report both noting and agreeing to:

- a) the expected revenue budget efficiency for the year of £0.054m inclusive of committed reserves;
- b) the planned use of reserves totalling £4.140m (detailed in Appendix A);
- c) the capital underspend of £5.1m; and
- d) the expected outturn position for Special Expenses of £15.7k deficit.

For more information contact:	Peter Linfield Director – Finance and Corporate Services 0115 914 8439 plinfield@rushcliffe.gov.uk
Background papers Available for Inspection:	Council 4 March 2021 – 2021-22 Budget and Financial Strategy; Cabinet 7 July 2021 – Financial Outturn Report
List of appendices (if any):	Appendix A – Revenue Outturn Position 2021/22 – December 2021 Appendix B – Revenue Variance Explanations Appendix C – Capital Programme 2021/22 – December 2021 Position Appendix D – Capital Variance Explanations Appendix E – Special Expenses Monitoring

Revenue Outturn Position 2021/22 – December 2021

Appendix A

	Original Budget £'000	Revised Budget £'000	Projected Outturn £'000	Projected Outturn Variance £'000
Chief Execs	480	1,958	1,869	(89)
Development and Economic Growth	1,281	212	15	(197)
Finance & Corporate	2,765	4,570	4,046	(524)
Neighbourhoods	8,747	7,350	7,091	(260)
Sub Total	13,273	14,090	13,021	(1,069)
Capital Accounting Reversals	(1,768)	(1,768)	(1,768)	0
Minimum Revenue Provision	1,074	1,074	1,074	0
Total Net Service Expenditure	12,579	13,396	12,327	(1,069)
Grant Income (including New Homes Bonus)	(2,762)	(2,599)	(2,766)	(167)
Business Rates (including SBRR)	(2,820)	(2,820)	(5,778)	(2,958)
Council Tax	(7,255)	(7,255)	(7,255)	0
Collection Fund Deficit	4,045	4,045	4,045	0
Total Funding	(8,792)	(8,629)	(11,754)	(3,125)
Net Transfer to/(from) Reserves	(3,787)	(4,767)	(573)	4,194
Amounts Committed from Reserves				
Business Rates Deficit				(2,400)
Vehicle Replacement Reserve				(1,000)
Strategic Growth Boards				(100)
Bingham Improvement Board				(5)
Tour Of Britain Contribution				(75)
Additional Restrictions Grant				(110)
Streetwise in-house transfer				(300)
Streetwise uplift to meet salary pressures eg minimum wage increase				(20)
Update the Council's Website				(80)
Economic Development Feasibility Study				(50)
Total Committed from Reserves				(4,140)
Net Budget (Deficit)/Surplus	0	0	0	54

Variance Explanations (over £25k)

VARIANCE EXPLANATIONS (Over £25k)			
FAVOURABLE VARIANCES >£25k			
Directorate	Income / Expenditure Type	Reason	Outturn Variance £000's
Development and Economic Growth	Income	Over achievement of Planning Income	(420)
Finance & Corporate	Capital Financing Costs	Saving on anticipated borrowing costs	(45)
	Employee Expenses	Vacant post savings	(68)
	Income	Interest Receipts overachievement against budget	(140)
	Supplies & Services	Contingency underspend	(135)
	Supplies & Services	Reduced External Printing Forecast	(30)
	Transfer Payments	Council Tax Support Scheme	(25)
Neighbourhoods	Income	Glass recycling credits £50k	(50)
	Income	£174k COMF / Contain fund grant income, £52k Domestic violence grant funding	(226)
	Income	£70k additional grants to support homelessness	(70)
	Income	Green Waste Bins £25k	(25)
	Income	£31k Parking Income	(31)
	Supplies & Services	£250k Edwalton Golf Course Feasibility Study	(250)
	Supplies & Services	£35k Streetwise unused contingency for additions	(36)
	Third Party Payments	Saving on Edwalton Golf Course Operational Costs	(70)
TOTAL FAVOURABLE VARIANCES			(1,621)
ADVERSE VARIANCES >£25k			
Directorate	Income / Expenditure Type	Reason	Outturn Variance £000's
Development and Economic Growth	Employee Expenses	Planning Agency Staff	151
	Income	Rental Income at The Point	25

Neighbourhoods	Employee Expenses	Waste Collection - agency staff to cover Covid absences and allow for social distancing	129
	Income	Reduced number of Taxi Licences	37
	Supplies & Services	Increased usage of B&B accomodation	47
	Supplies & Services	Covid Enforcement Officers	70
	Transport Related Expenses	£75k Fleet Repairs	75
	Transport Related Expenses	Diesel overspend	25
	Transport Related Expenses	Hire of Vehicles	25
TOTAL ADVERSE VARIANCES			584
OTHER MINOR VARIANCES			(32)
TOTAL VARIANCE			(1,069)

Capital Programme Summary December 2021

EXPENDITURE SUMMARY	Current Budget £000	Projected Actual £000	Projected Variance £000	Explanations
Development and Economic Growth	21,078	16,892	(4,186)	The projected actual for Bingham Hub and the Crematorium will continue to be revised as schemes progress. Final expenditure on both projects will be in 22/23. Some enhancement schemes for Council Properties have been deferred to 22/23 without any Health and Safety risks. This will enable priority schemes to be delivered.
Neighbourhoods	5,306	4,813	(493)	Delivery of LAD2 Energy Grants now extended to 30.06.22. Some enhancement schemes for Council Properties have been deferred to 22/23 without any Health and Safety risks. This will enable priority schemes to be delivered.
Finance & Corporate Services	610	446	(164)	Savings on Skype/Teams Business Migration. Streetwise may not need full amount of loan.
Contingency	228	0	(228)	Capital Contingency balance not yet allocated.
	27,222	22,151	(5,071)	
FINANCING ANALYSIS				
Capital Receipts	(8,092)	(5,699)	2,393	Some of the deferred schemes have to be financed by capital receipts.
Government Grants	(3,360)	(2,999)	361	
Use of Reserves	(399)	(318)	81	
Grants/Contributions	(530)	(530)	-	
Section 106 Monies	(3,841)	(3,905)	(64)	Timing of Support for RHPs, more S106 monies needed.
Borrowing	(11,000)	(8,700)	2,300	Deferred Hollygate Lane Receipt
	(27,222)	(22,151)	5,071	
NET EXPENDITURE	-	-	-	

Capital Programme 2020/21 – December 2021 Position

CAPITAL PROGRAMME MONITORING - DECEMBER 2021								
	Original Budget £000	Current Budget £000	Budget YTD £000	Actual YTD £000	Variance £000	Projected Actual £000	Variance £000	
DEVELOPMENT AND ECONOMIC GROWTH								
Manvers Business Park Surface/Drain		10	10	10		10		Work to upgrade an additional section of the drain has been completed, final cost £9.6k.
Energy Efficiency LED Lighting Schemes		103	103	96	(7)	103		Works completed. Paperwork to support the grant award to be finalised. May be minor underspend.
U10 Moorbridge Security 21-22		22	11	11		20	(2)	Approved Contingency allocation for security works. Fencing complete, payment to be processed. CCTV imminent, gate enhancements to be done.
Colliers BP Enhancements		14	14	5	(9)	31	17	Opportunity to install new water supply pipework to mitigate liability issues, currently considering best options. £17k to be requested from Capital Contingency.
Cotgrave Phase 2	570	547	410	125	(285)	400	(147)	Main contract works to be completed early 21/22. Peripheral works still to be commissioned: car charging points, teen shelters, landscaping, and frontage works. £500k has been deferred to meet final costs expected 22-23. Any underspend to be carried forward.

Bingham Leisure Hub	16,000	16,240	13,680	6,472	(7,208)	15,000	(1,240)	Main contractor on site and works progressing. Re-profiling of expenditure in line with Project Management Cash flow. £2m has been deferred to meet final expenditure in 22/23. Total costs expected to be within the £20m total provision made. Any underspend to be carried forward at this stage.
Manvers Business Park Roof Refurbishment	200			2	2	2	2	£200k has been deferred to 22/23; £2k advanced spend on aerial photos
Manvers Business Park Roller Shutters	100							£100k has been deferred to 22/23
Water Course Improvements	210	1					(1)	£60k has been deferred to 22/23
The Point	150	50				50		Car Park Roller Shutter/Waterproofing to be done 21/22. Upgrade office lighting; balcony waterproofing; auto doors £100k has been deferred to 22/23.
Bingham Market Place Improvements		68				68		Specification for work done so ready to go out to tender.
Bridgford Hall Enhancements		11	11	8	(3)	8	(3)	Roofing enhancement works complete.
The Crematorium	6,500	4,012	750	336	(414)	1,200	(2,812)	Total provision including purchase of the land £8.5m. Contractor appointed, site/ground works commenced. Potential cost pressures for materials and skilled labour. Projected actual now reflects Developer's Cash Flow. Final construction costs and fit-out expected in summer 22. £3m has already been deferred. Unspent provision will need to be carried forward at year-end.
	23,730	21,078	14,989	7,065	(7,924)	16,892	(4,186)	
NEIGHBOURHOODS								

Vehicle Replacement	730	565	730	563	(167)	563	(2)	3 Refuse Vehicles acquired. £165k has been deferred to 22-23 to allow research to source 2 electric box vans .
Support for Registered Housing Providers	500	237	237	221	(16)	301	64	Commitments total £381k: £160k for 10 units of affordable housing on Garage Sites Ph 2; £44k for accommodation Next Steps Rough Sleepers; and 177k to provide a 3 bedroomed adapted bungalow to meet a local housing need. Timing of release of the contributions depends on Start on Site dates. £875k of the total provision has been deferred to 22/23. The projected actual has now been revised to £301k (from 237K) which will mean that provision will need to be brought forward from 22/23.
Assistive Technology	16	40				20	(20)	Proposal to purchase Smart Hubs for £40k. Likely in-year spend £20k. Can be contained in the BCF allocation.
Discretionary Top Ups	57	100	75	8	(67)	40	(60)	Proposal to increase Discretionary threshold from £10k to £20k. If approved, can be contained in BCF allocation.
Disabled Facilities Grants	515	751	564	604	40	810	59	Additional BCF funds awarded in 21/22. Grant releases are picking up following Covid delays. A second grant officer has been recruited to help deal with the increase in allocation and expected demand in the system held over during the pandemic. Projected actual now shows overspend which will be contained within the overall BCF allocation in 21/22.

Hound Lodge Access Control System									£25k has been deferred to 22/23 pending outcome of asset review.
Bowls Hall Replacement Furniture	15								Cabinet 13.07.21 approved £15k virement to Bowls Hall Conversion scheme.
Arena Enhancements		80	57	2	(55)	25	(55)		Enhancement works to corridor walls complete; chemical store tanking/overflow works planned.
Car Park Resurfacing		120				120			Scope of works being finalised - estimated cost of work identified for 21-22 is £120k; £95k has been deferred to 22/23. Works in conjunction with EV Charge Points.
CLC Changing Village Enhancements	300								£310k has been deferred to 22/23
CLC Refurbish Roofs to Sports and Pool Halls	150								£150k has been deferred to 22/23
KLC Refurbish Pool Hall and Changing Village	250								£250k has been deferred to 22/23
Bowls Centre Conversion/Enhancements	75	15						(15)	Cabinet 13.07.21 approved £15k virement from Bowls Hall Replacement Furniture and committed £60k for conversion of Bowls Hall to multi-functional space. Parkwood have now agreed to fund the conversion. Reception and corridor floor upgrade £75k still required and has been deferred to 22-23.
BLC Improvements		104	78	6	(72)	9	(95)		Roofing enhancement works and glazing upgrade. Balance to support any emerging Health and Safety enhancements.
KLC Refurb Pitched/Flat Roof Areas	220								£220k has been deferred to 22/23
RBC EV Network		13				13			Committed, awaiting completion and sign off to release this payment. This scheme is fully funded by Government Grant.

Gresham Sports Park Redevelopment		1,258	1,223	988	(235)	1,258		Works primarily completed, EV Charge Points to go in Car Park. Scheme funded by S106 Developer Contributions and Football Foundation (FF) Grant. 2nd grant claim to FF submitted and funds received. Final claim to be submitted imminently.
Gamston Community Centre Enhancements Special Expense	115	115	75	8	(67)	90	(25)	Works largely complete, payments to be processed. Spend anticipated around £90k.
Lutterell Hall Enhancements Special Expense	225	150	43	36	(7)	150		Boiler replacement, external roofing, and decoration work completed. Options for delivery of Toilet enhancements being considered. Refurbishment of main hall floor and thermal wall upgrade £125k has been deferred to 25/26.
LAD2 Green Energy Grants		635	210		(210)	300	(335)	Newly emerge spending opportunity, fully funded by Government Grant. Scheme to facilitate external wall insulation, solar PV panels, and loft insulation in homes of non-standard construction. Commencing November, to be delivered in partnership with EON. Timescale has been extended due to Covid-19, completion now allowed by 30 June 22 and paperwork by 31 July 22.
Gresham Sports Pavilion	125	125	90	84	(6)	125		Provision comprises: £100k refurbishment, and £25k plant upgrade. Majority of enhancement works completed by end December. Changing rooms and flooring options to be decided.
RCP Front Footpath Improvements	15	15				15		Aim to procure this work at the same time as substantive development.

RCP Visitor Centre	285	344	233	17	(216)	344		Phase I Enabling/Civils work £100k commissioned. New Rangers Vehicle Store/Workshop on order £20k and will be installed Feb 22 as part of Phase II. Wind turbines decommissioned. Spend/completion will run into 22/23.
External Door/Window Upgrades Various Sites	50	15	6	2	(4)	14	(1)	Gamston CH replacements £6k; Eaton Place £6k, £2k Walker's Yard. £35k requested to be carried forward for works in 22-23.
Abbey Park Play Area Special Expense		75				75		Acceleration of £40k approved from the 22-23 capital programme to meet the cost of works. VIA commissioned for Project Management. Contractor appointed to commence work early in New Year and completion by Mar 2022.
Alford Rd Play area Special Expense		75				75		See progress comments for Abbey Park Play Area.
Covid Memorial Garden		20	20	6	(14)	22	2	Cabinet 8 June 2021 refers £15k approved. Order placed and works to be completed 21/22. Cost of Obelisk higher than estimated. Expenditure projected £22k.
Capital Grant Funding		40	30	10	(20)	35	(5)	£10k committed, £10k provisionally awarded; and £15k earmarked for a pending application. Potential saving of £5k.
RCP Vehicle Access Controls	15	15				15		Scope of works being finalised: tender preparation to follow alongside main works.
Play Areas - Special Expense	50							Allocated to Abbey Park and Alford Road Play Areas.
Boundary Rd Cycle Track Special Expense		78	75	61	(14)	78		Final payments and retention to be processed.

RCP Skatepark		144	144	136	(8)	144		ROSPA Safety report signed off and contract retention to be processed. Potential for a small cost towards fencing improvement to the swale (awaiting quotes for this work)
West Park Public Toilet Upgrade Special Expense								£20k has been deferred to 22/23
West Park Julien Cahn Pavilion Special Expense	115							Scheme to be reviewed and re-appraised; £115k has been deferred to 22/23 capital programme. The amount required may need to be £300k.
Skateboard Parks		112				112		£72k committed for RCP Skatepark; £40k offered to Keyworth Parish Council.
Warm Homes on Prescription	25	65	49	21	(28)	60	(5)	Grant approvals beginning to be processed. Revised spending plan agreed which can be contained within overall BCF allocation.
	3,848	5,306	3,939	2,773	(1,166)	4,813	(493)	
FINANCE & CORPORATE SERVICES								
Information Systems Strategy	330	460	166	144	(22)	346	(114)	Significant savings from Skype/Team Business Migration.
Streetwise Loan 21/22	150	150				100	(50)	Streetwise unlikely to need full amount of this loan.
	480	610	166	144	(22)	446	(164)	
CONTINGENCY								
Contingency	100	228					(228)	£100k original estimate; £150k brought forward from 20/21 total £250k. £22k allocation for U10 Moorbridge Security Works. A further £17k to be requested for works at Colliers BP see comments above.
	100	228					(228)	
TOTAL	28,158	27,222	19,094	9,982	(9,112)	22,151	(5,071)	

Budget Monitoring for Special Expense Areas - Quarter 3

	2021/22 Original	Forecast P9	Forecast Variance	Reasons for variance
	£	£	£	
West Bridgford				
Parks & Playing Fields	413,600	433,400	19,800	Play Area Repairs
West Bridgford Town Centre	91,400	81,400	(10,000)	Reduced number of events due to Covid restrictions.
Community Halls	56,900	82,700	25,800	Loss of income - Gamston Community Hall being used as a Covid Vaccination Centre & other halls seeing reduced usage due to restrictions
Annuity Charges	80,700	80,700	0	
RCCO	50,000	50,000	0	
Sinking Fund (The Hook)	20,000	20,000	0	
Government Income Loss reimbursement	0	(19,900)	(19,900)	
Total	712,600	728,300	15,700	
Keyworth				
Cemetery	7,900	7,900	0	
Annuity Charge	1,300	1,300	0	
Total	9,200	9,200	0	
Ruddington				
Cemetery & Annuity Charges	11,100	11,100	0	
Total	11,100	11,100	0	
TOTAL SPECIAL EXPENSES	732,900	748,600	15,700	



Cabinet

Tuesday, 8 March 2022

Housing Delivery Plan 2022 – 2027

Report of the Director – Neighbourhoods

**Cabinet Portfolio Holder for Communities and Climate Change,
Councillor A Brennan**

1. Purpose of report

- 1.1. This report sets out the Council's Housing Delivery Plan 2022 to 2027. This replaces and builds upon the previous Plan which covered the period 2016 to 2021.
- 1.2. The Plan sets out three high level priorities with associated actions to deliver these priorities. The actions are assigned delivery targets which will be monitored across the term of the Plan. The priorities, actions and targets were the subject of a consultation exercise.
- 1.3. The high-level priorities are as follows:
 - Priority 1 - Affordability and Sustainable Housing
 - Priority 2 - Housing Quality and the Environmental Sustainability
 - Priority 3 - Homelessness and Support
- 1.4. The draft Housing Delivery Plan, Action Plan and consultation responses were considered by Communities Scrutiny Group on 27 January 2022. The Group endorsed the draft Plan and Appendices.

2. Recommendation

It is RECOMMENDED that Cabinet approves the Housing Delivery Plan 2022 – 2027 (Appendix 1) and Action Plan (Appendix 2).

3. Reasons for Recommendation

- 3.1. The Plan supports the Council's statutory duties and the Council's Corporate Priorities. It also supports and links with corporate and partnership plans such as the South Nottinghamshire Homelessness Strategy, the Carbon Management Plan, and the Empty Homes Strategy.
- 3.2. The Plan provides a direction, focus and the performance framework for the delivery of housing and related services.

4. Supporting Information

- 4.1 Since 2003, most local housing authorities have been required to publish a 'fit for purpose housing strategy. The Deregulation Act, which came into force in March 2015, repealed the duty stated in the Local Government Act 2003, for Local Authorities in England to prepare a Housing Strategy.
- 4.2 Although there is no longer a statutory requirement to produce a Housing Strategy, housing plays a central role to the Borough's continued success, growth, and prosperity. Councils also have greater freedoms and opportunities to find local solutions to increase housing supply, meet local needs, improve health outcomes, and drive economic growth. As such, it is considered important to publish an overarching document which sets out the priorities for housing and the actions being taken to secure improvements.
- 4.3 The Housing Strategy was replaced with a more concise Housing Delivery Plan covering the period 2016 to 2021. This was approved by Cabinet on 8 December 2015. The proposed Housing Delivery Plan 2022 to 2027 will replace the current plan, which expired at the end of last year. The proposed plan seeks to link the housing service more closely with corporate priorities, for example the Carbon Management Plan and the South Nottinghamshire Homelessness Strategy. It also seeks to focus clearly measurable targets as opposed to aspirational assertions.
- 4.4 The Council's proposed priorities are set out below and the actions to meet them are set out in the draft Housing Delivery Plan at Appendix 1 and the Action Plan at Appendix 2:
- Priority 1 - Affordability and Sustainable Housing supports work to increase the supply of housing, which includes the overall provision and the supply of affordable housing. This predominantly relates to the supply and development of new housing, but also includes making the best use of existing stock, for example bringing empty homes back into use.
 - Priority 2 - Housing Quality and the Environmental Sustainability focusses on the condition and environmental sustainability of the Borough's existing and future housing stock. This includes action to improve housing conditions, particularly for those living in more insecure housing tenures. Improving the environmental sustainability of the Borough's housing stock is a key plank in the Council's Carbon Management Plan.
 - Priority 3 – Homelessness and Support. The third priority supports work to address all forms of homelessness from rough sleepers to households threatened with eviction. The priority also outlines our work to meet the needs of specific groups, including those with disabilities, elderly persons and other groups that may require specialist accommodation or support or adaptation to their home.
- 4.5 The priorities, actions and associated targets were consulted upon for an eight-week period during October and November 2021. A consultation excerpt was sent to all Borough Councillors, Parish Councils, and key stakeholders. We

received three comprehensive responses and have amended some of the actions within the Plan having regard to the consultation responses.

- 4.6 Subject to Cabinet approval the final Delivery Plan document will be graphically enhanced by the Council's media team prior to publication on the website.

5. Alternative options considered and reasons for rejection

As it is not a statutory requirement, the Council could decide to not have a Housing Delivery Plan; however, for the reasons already detailed in paragraph 4.2 it is evident that such a document makes an important contribution to the Council's policy and strategy framework therefore this option has been rejected.

6. Risks and Uncertainties

The Housing Delivery Plan is a strategic Council document. The risk is that the targets set within the Plan are not met. However, targets will be reviewed on a six-monthly basis as part of the Council's performance management framework and mitigation measures will be established if targets are slipping.

7. Implications

7.1. Financial Implications

The priorities and tasks contained within the Housing Delivery Plan will be contained within existing budgets. The unprecedented and changing financial landscape that the Council is currently managing due to the ongoing implications of Covid-19 will mean that budgets will come under increasing pressure.

7.2. Legal Implications

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

7.3. Equalities Implications

The Housing Delivery Plan takes account of the effect of the Council's priorities on all residents of the Borough and is supported by the Council's Equality and Diversity Scheme. An equality impact assessment has been carried out and no adverse impacts have been identified.

7.4. Section 17 of the Crime and Disorder Act 1998 Implications

There are no Section 17 implications to the recommendations contained within this report

8. Link to Corporate Priorities

Quality of Life	Actions within the Plan address the quality of housing stock which has an integral effect on the quality of life of householders.
Efficient Services	The Plan supports partnership working and the most effective use of resources in meeting the housing needs of residents.
Sustainable Growth	The Plan supports the sustainable development of affordable housing to meet the housing needs of existing low-income households and new forming households.
The Environment	The Plan sets out housing related actions to contribute toward the Council's Carbon Management Plan.

9. Recommendation

It is RECOMMENDED that Cabinet approves the Housing Delivery Plan 2022 – 2027 (Appendix 1) and Action Plan (Appendix 2).

For more information contact:	Donna Dwyer Strategic Housing Manager 0115 914 8275 ddwyer@rushcliffe.gov.uk
Background papers available for Inspection:	Report to Communities Scrutiny Group 27 January 2022
List of appendices:	Appendix 1 – Housing Delivery Plan 2022 to 2027 Appendix 2 – Action Plan

Rushcliffe Borough Council

Housing Delivery Plan 2022- 2027

<<<Front Cover design>>

Forward

Welcome to our new Housing Delivery Plan 2022 to 2027. This Plan builds upon and replaces the previous Plan covering the years 2016 to 2021. This revised Plan celebrates the vibrancy and attractiveness of our borough yet recognises the challenges facing some of our residents and workforce. These challenges include the affordability of housing for younger households wishing to remain in the borough, the environmental sustainability of our housing stock, particularly in light of the increased cost of fuel, and our ageing population. More recently our housing service has responded proactively to the impact of the Coronavirus on our most vulnerable communities.

We have consulted with key stakeholders including Borough Councillors, Parish Councillors, neighbouring local authorities and Nottinghamshire County Council, Registered Provider partners, and key private and voluntary sector organisations. We consulted upon our proposed priorities, actions and associated targets prior to the drafting of the Plan. This is in order that partners had an opportunity to input at an earlier stage of the Plan's development and some of the original proposals have been amended in the light of consultee comments.

The three priorities within the Plan are:

Priority 1: Affordability and Sustainable Housing

Priority 2: Housing Quality and Environmental Sustainability

Priority 3: Homelessness and Support

The Council believe that these three priorities set a comprehensive and inclusive framework for effective delivery of housing services in the years ahead.

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1. Introduction

1.1 Background and context

Good quality, affordable housing is important for a range of reasons. We all need a place to live and where we live should be safe, secure and affordable to us. That is a cornerstone of a functioning, developed and just society.

However, the housing market suffers significant market failure in large parts of the United Kingdom, including Rushcliffe. The key issues being:

- The overall supply of housing does not meet the overall demand for housing.
- The cost of buying housing is expensive relative to incomes, which disproportionately effects younger purchasers without existing equity.
- The quality of a significant proportion of the housing stock is poor in terms of its energy use, condition and suitability for current use.
- There is a lack of supported and adapted housing to meet the needs of special needs groups.

A main objective of national and local housing policy and strategy is to seek to rebalance the housing market and to intervene to address market failure. A further objective of national and local housing policy and strategy is to support and facilitate economic growth and the regeneration of place.

Construction is a strong economic driver and house building is key to meeting future housing needs and reducing the reliance upon unsuitable housing. The sustainability of new-build development is also important in terms of mitigating the carbon footprint of construction.

In order to seek to address the problems within the existing housing market and create strong, sustainable housing growth in the Borough, we have set out the following priorities for delivery within our Housing Delivery Plan.

1.2 Our priorities

Priority 1: Affordability and Sustainable Housing

The first priority seeks to ensure that the supply of new housing allocated to the borough is developed in a sustainable manner. This includes both the overall provision of housing and the supply of affordable housing.

Priority 2: Housing Quality and the Environmental Sustainability

The second priority focusses on the condition and environmental sustainability of the borough's existing and future housing stock. This includes action to improve housing conditions, particularly for those living in more insecure housing tenures. Improving the environmental sustainability of the borough's housing stock is a key plank in the Council's Carbon Management Plan. This priority also covers the Council's efforts to bring empty homes back into use.

Priority 3: Homelessness and Support

The third priority supports work to address all forms of homelessness from rough sleepers to households threatened with homelessness. The priority also outlines our work to meet the needs of specific groups, including those with disabilities, elderly persons and other groups that may require specialist accommodation or support or adaptation to their home.

1.3 Actions and targets

The Delivery Plan will set out actions and associated targets which shall support the delivery of our 3 housing priorities. The actions and targets that support our plan are set out within the respective chapters assigned to each priority area.

2. Borough profile

This chapter provides a brief overview and profile of the borough. This includes the population and household profile within the borough, a profile of the housing stock, an economic snapshot, and the cost and affordability of accommodation in the borough.

Key characteristics:

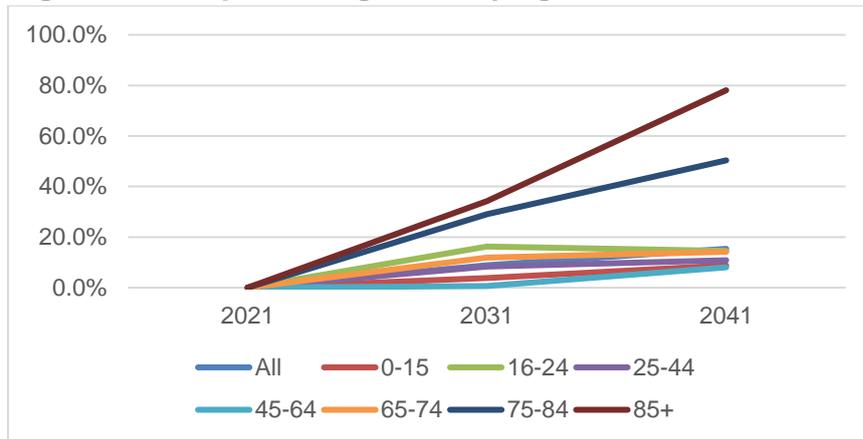
- Population projected to increase by 15% over the next 20 years (2021 to 2041);
- Projected population growth for the age cohorts (75-84 and 85+) are 50% and 78% respectively over the next 20 years; and
- Household growth is projected to exceed population growth at 19.6%.

2.1 Population and households

In 2021 Rushcliffe is home to an estimated 121,753 people. This is an increase of approximately 10,000 persons or just over 9.5% from the Census figure in 2011. The Borough's population is estimated increase by just under 20,000 people from 2021 to 2041, which is just over 15% from 2021.

The projected population increases for cohorts 'Under 16' to '65- 74' are within a range of 8% to just over 15% from 2021 to 2041. Figure 2.1 illustrates that the projected population growth of the '75-84' and 'Aged 85+' cohorts far outstrip that rate of other cohorts. These cohorts are projected to increase respectively by 29.1% and 34.3% from 2021 to 2031, and 50.4% and 78.1% from 2021 to 2041.

Figure 2.1: Population growth by age cohort

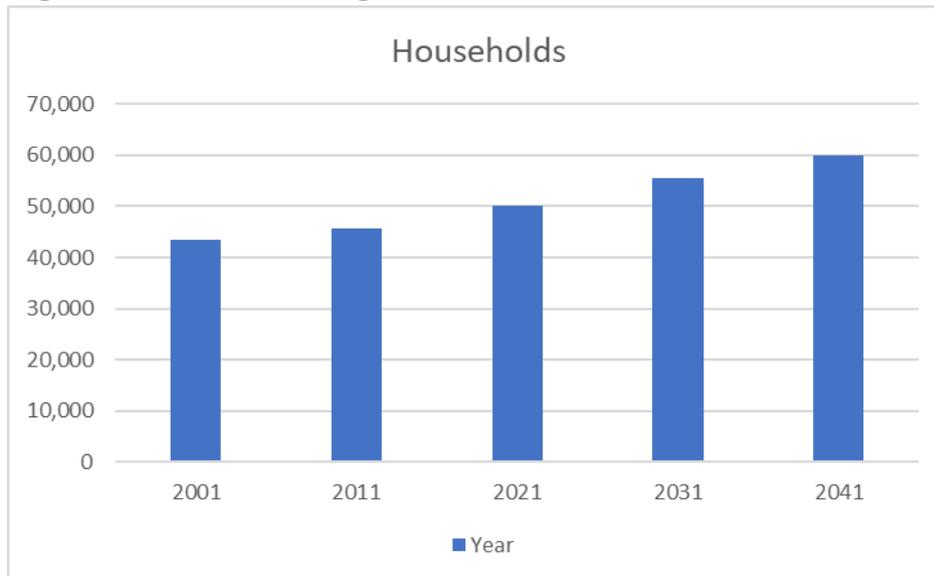


Source: ONS 2021

Populations form households, some of which may be single person households and some of which may be multi-generational households. The population occupies housing as households and so the size and characteristics of households are equally important. A key driver of all strategic planning and housing policy is to ensure that current and future housing meets the needs of current and future households. Projected household growth is a key component of the Standard Method to calculate the overall housing requirement for each local authority area.

The household projections below (Figure 2.2) are derived from the 2018 based household projections. It can be seen that the number of households in the borough has increased by 6,646 households (15.3%) from 2001 to 2021. Households are projected to increase by 9,794 households (19.6%) from 2021 to 2041. The population increase for the same period (2021 to 2041) is estimated as just over 15%. Hence it is projected that growth of households will exceed the growth in population over the 20-year period, which could indicate an accelerated growth in single person households.

Figure 2.2: Household growth 2001 to 2041



Source: ONS 2021

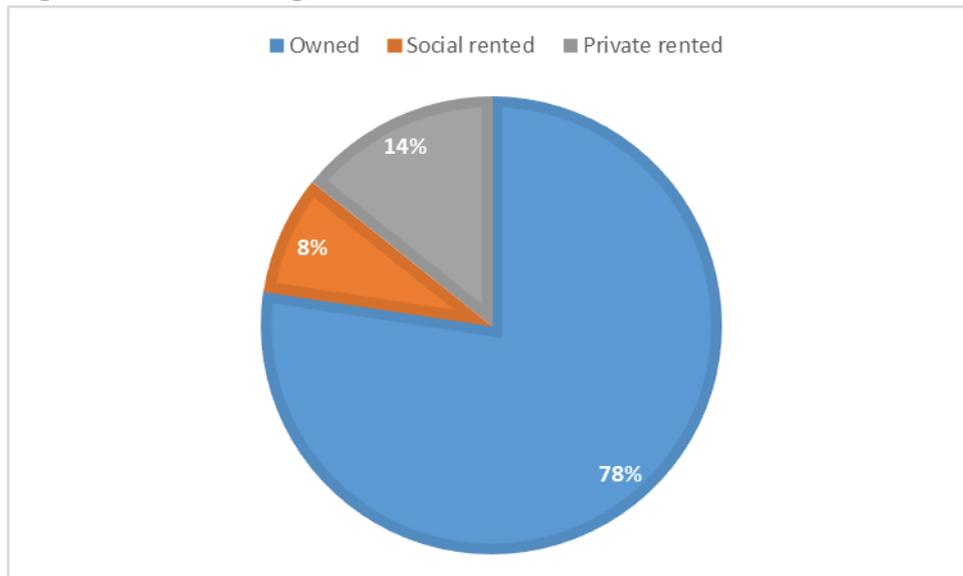
2.2 Housing stock

At the time of the last Census (2011) there were 47,349 household spaces which for the purposes of this Plan we can determine as dwellings. Of the total dwellings, 45,835 were usually occupied.

Table 2.3 indicates that at the time of the 2011 Census, 76.4% of the Borough's housing stock was owner occupied. Only 8.4% of the stock was 'affordable' rented, being either social rent or affordable rent. The vast majority of the affordable housing stock in the Borough is owned by Registered Providers, also known as Housing Associations. There were 333 shared ownership units at the time of the Census. Since 2011 to March 2021 there have been 861 affordable completions, of which 509 are for rent and 352 are of 'intermediate' tenure, the majority of which are shared ownership.

In 2011 13.3% of the housing stock was privately rented. Nationally since 2011 there has been a growth in the private rented sector at the expense of the owner-occupied sector. There is no reason to assume that Rushcliffe has not followed this trend.

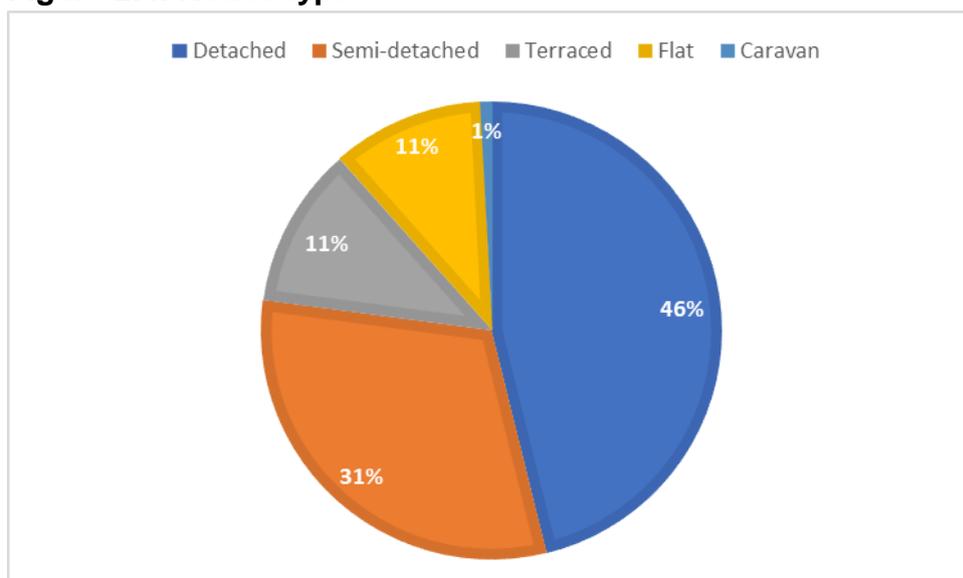
Figure 2.3: Housing tenure



Source: Census 2011

Figure 2.4 below sets out the type of housing in the borough at the time of the Census. The majority of the borough's housing stock is either detached (46.2%) or semi-detached (31.0%). Smaller proportions of the stock are terraced (11.4%) or flats (10.7%). Terraced housing and flats will tend toward more affordable entry level housing and smaller proportion of such will reduce the supply of entry level housing for new forming households. We will consider house prices in greater detail at Chapter 3.

Figure 2.4: House type

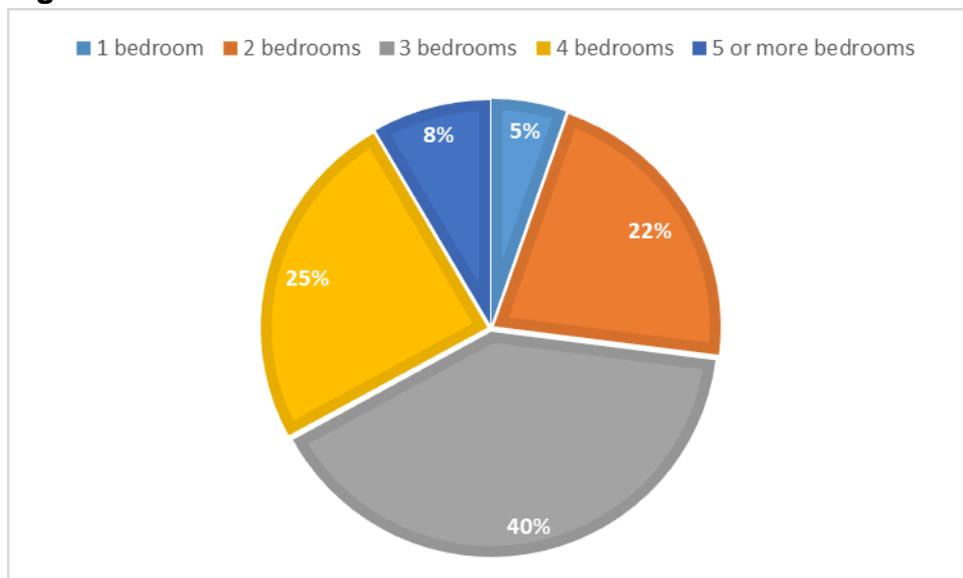


Source: Census 2011

Figure 2.5 below illustrates the size of housing by 'number of bedrooms' across the Borough's housing stock. 39.9% of the stock is 3 bedroomed with 24.6% being 4

bedroomed and 21.7% being 2 bedroomed. As with type of housing, entry level housing for new forming households will tend to be provided by the smaller sized properties.

Figure 2.5: Number of bedrooms



Source: Census 2011

2.3 Economic activity and earnings

The latest Annual Population Survey figures from January to December 2020 indicate that 79.3% of Rushcliffe's population between 16-64, commonly referred to as the working age population, is economically active which is slightly higher than the county as a whole and in line with the national rate.

The self-employment rate and unemployment rate within the Borough exceeds the rate of both the county as a whole and nationally.

Table 2.1: Annual Population Survey Jan 2020 to Dec 2020

	Rushcliffe no.	Rushcliffe %	Nottinghamshire %	England %
Economic activity rate - aged 16-64	57,400	79.3	78.6	79.5
Employment rate - aged 16-64	54,100	74.7	74.9	75.7
% aged 16-64 who are employees	45,300	62.5	64.6	65.4
% aged 16-64 who are self employed	8,900	12.2	10.2	10.1

Unemployment rate - aged 16-64	3,300	5.8	4.7	4.8
% who are economically inactive - aged 16-64	15,000	20.7	21.4	20.5

Source: Annual Population Survey 2021

The graph overleaf (Figure 2.6) compares the proportion of working population within the various occupational groups in Rushcliffe compared to the county as a whole and the national picture. The data is derived from the Annual Population Survey. The occupational groups numbered in Figure 2.6 below are as follows:

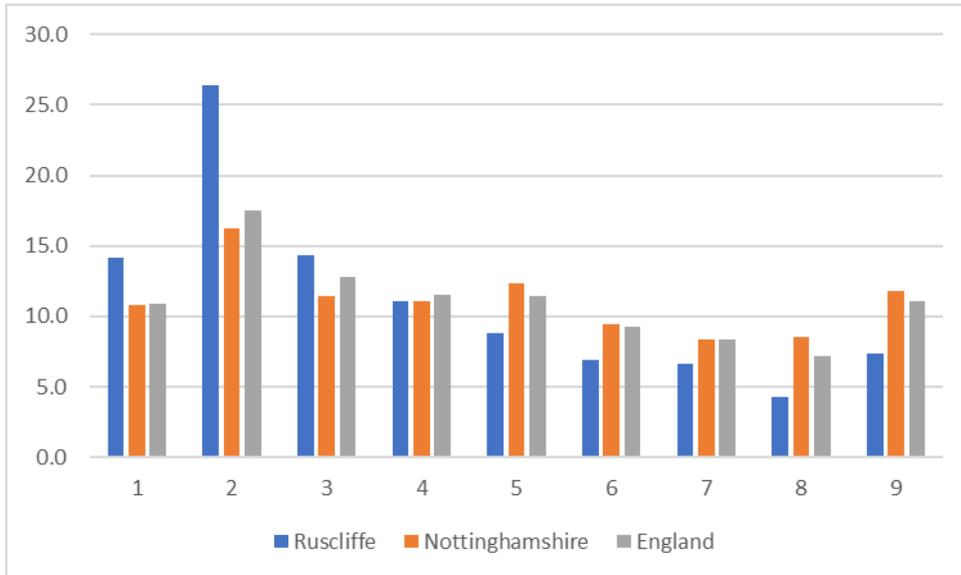
Table 2.2: Occupational groups

1.	Managers, directors and senior officials
2.	Professional occupations
3.	Associate professional and technical occupations
4.	Administrative and secretarial occupations
5.	Skilled trades occupations
6.	Caring, leisure and other service occupations
7.	Sales and customer service occupations
8.	Process plant and machine operatives
9.	Elementary occupations

Figure 2.6 indicates that Rushcliffe has a higher proportion of economically active residents in occupational groups 1 and 2 than comparative geographies. This is particularly pronounced in occupational group 2 which comprises 26.4% of Rushcliffe economically active residents in comparison to 16.2% across the county as a whole and 17.5% nationally.

Conversely the proportion of economically active Rushcliffe residents in occupational groups 5 to 9 is far lower than the comparative geographies.

Figure 2.6: Occupational group: economically active residents



Source: Annual Population Survey (June 2020 to June 2021)

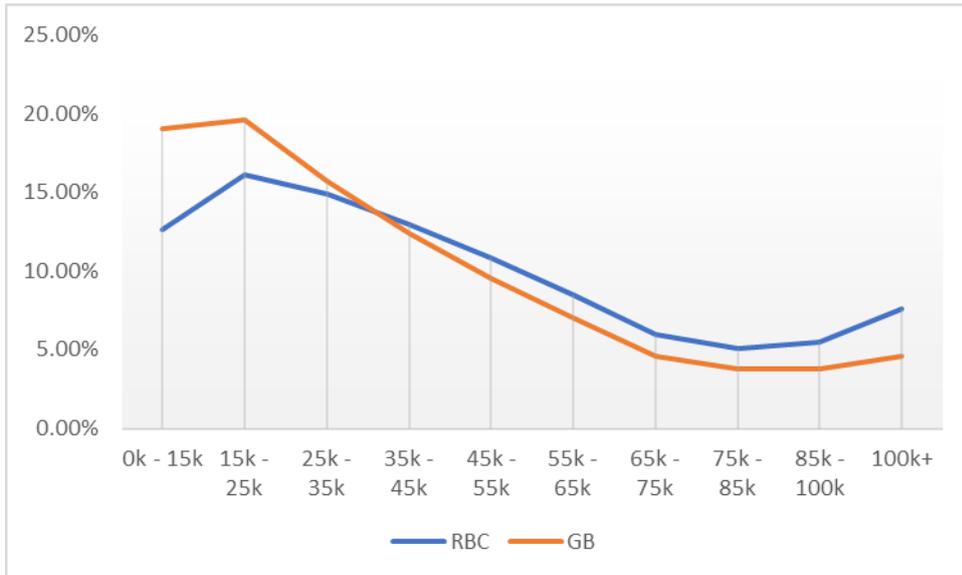
The following data on incomes is derived from CACI Paycheck data for 2019. This data estimates gross household income in the Borough and Great Britain (GB) as the comparator. The table below sets out the average and quartile salaries for Rushcliffe in comparison to GB. Rushcliffe shows a higher salary levels across all ranges. The graph overleaf sets out the salary distribution by income cohort in Rushcliffe and Great Britain. It can be seen that Rushcliffe has a lower representation in the lower salary bands than GB as a whole and a higher representation in the higher salary bands. This is to be expected given the disparity between average and quartile figures. This also chimes with the proportion of Rushcliffe residents in the higher occupational groups.

Table 2.3: Average and quartile salaries Rushcliffe and GB

	Rushcliffe	Great Britain
Mean	47,762	39,964
Median	39,826	32,141
Upper quartile	63,999	53,612
Lower quartile	22,666	17,922

Source: CACI Paycheck data 2019

Figure 2.7: Gross household income Rushcliffe (RBC) and GB



Source: CACI Paycheck data 2019

3. Priority One: Affordability and Sustainable Housing

3.1 Housing growth

An acceleration in the supply of housing is a key Government policy. The current Government, as did its predecessors, recognises that the supply of housing needs to increase at a national level in order to meet the demands of current and existing households. In fact the imbalance between the supply (or lack thereof) and demand of housing creates a major upward pressure on the value of housing. This was a key plank in economist Kate Barker's Government commissioned report published in 2004 named the Barker Review of Housing Supply. This review has formed the ammunition to support successive Government's rhetoric and policy around the need to increase housing supply to meet rising demands for housing.

Some commentators argue that there are many factors that impact the housing market aside from the imbalance of supply and demand. These include the emergence and expansion of the Buy to let market. More recently the expansion of student and short-term letting accommodation has also diverted supply from the residential market. The above have all been supported by historically low interest rates.

Although housing growth is unpopular with many communities, at present the Council's housing need figure is determined by government derived formula. The Council's role as the Local Planning Authority (LPA) is to establish the most sustainable locations to deliver the required numbers of housing through the local planning process. If the Council does not have an up to date Local Plan, or a 5 year deliverable supply of housing or has not met the Housing Delivery Test over the last 3 years, it means that opportunistic and unsuitable housing applications are more likely to be granted on the basis that the Council has not enabled a sufficient number of the sites to be developed. Hence it is important that the LPA meets its deadlines in terms of delivering its emerging Local Plan.

Furthermore the vast majority of affordable housing is delivered by planning obligation on new build sites. The Council's affordable housing planning policies determine the amount and type of affordable housing provided on newbuild sites. The Council's affordable housing policies are set out in Policy 8 of the current Local Plan and in brief require all new build sites with over 10 net dwellings to provide a proportion of affordable housing onsite. This proportion is usually 20% or 30% of all dwellings and is controlled by way of a legal agreement, known as a section 106 agreement. In fact such sites are usually referred to as 'section 106' sites. In exceptional circumstances the Council will take a payment in lieu of onsite affordable housing to spend on affordable housing elsewhere if the provision of onsite affordable housing is not suitable.

Affordable housing delivered by way of planning obligation is defined by the National Planning Policy Framework 2021 (Annex 2) as:

‘Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- Affordable Housing for Rent (in accordance with the Government’s policy on Social Rent or Affordable Rent, or at least 20% below market rents);
- Starter homes;
- Discounted market sales housing (sold at a minimum of 20% discount (or minimum of 30% if the property is a First Home)); and
- Other affordable routes to home ownership (including shared ownership and rent to buy).’

3.2 House price and affordability

Buying a home to live in has become increasingly unaffordable for many households, as the rise in property prices has outstripped the increase in incomes over the last 20 years. As the graphs below illustrate median and lower quartile house prices in the borough have increased more than incomes for both residents and workers. The ratio between house prices and incomes is set as an ‘affordability ratio’ defined as the multiples of salary required to access property at the respective entry levels. For example, in Table 3.1 below, in September 2002 median house prices were 5.46 times the median workplace salary and in September 2020 the affordability ratio was 9.29, so clearly affordability has worsened.

The reason we consider the incomes of both residents and the workforce is that the economy of the borough is reliant upon its workforce, many of whom may not actually work in the borough but may seek to due to their employment. In fact, the workforce income data is used to calculate the affordability uplift within the Standard Method which determines the borough’s minimum housing need set out within the Local Plan.

Tables 3.1 and 3.2 below indicate that the median affordability ratios for both residents and the workforce have increased. The differential between house prices and incomes is more acute for the workforce at a 9.29 ratio than for residents at a 7.86 ratio.

Table 3.1 Median house prices to median workforce earnings

	Sept 2002	Sept 2012	Sept 2018	Sept 2019	Sept 2020
Median house price	122,500	190,000	267,998	282,500	280,000
Workplace annual salary	22,437	24,639	29,997	30,619	30,153

Affordability ratio	5.46	7.71	8.93	9.23	9.29
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Source: ONS 2021

Table 3.2 Median house prices to median resident earnings

	Sept 2002	Sept 2012	Sept 2018	Sept 2019	Sept 2020
Median house price	122,500	190,000	267,998	282,500	280,000
Resident annual salary	25,843	32,307	34,891	35,545	35,633
Affordability ratio	4.74	5.88	7.68	7.95	7.86

Source: ONS 2021

Table 3.3 and 3.4 consider lower quartile affordability ratios. The lower quartile house prices are determined as the entry level house price in assessments of affordable housing need determined through strategic planning process. Clearly affordability has worsened significantly since 2002. Again, the affordability ratios are higher for the workforce than residents. It is noticeable that affordability ratios increase in 2020 due to a reduction in incomes rather than an increase in house prices, which may be due to the impact of the lockdown and furlough scheme. In respect of house prices, the data for 2021 is not yet available for a full analysis. However it is understood that house prices have increased over the last year, driven in part by the stamp duty holiday, cheap mortgage finance and the so-called 'rush to the provinces' driven by the ability for people to continue to work from home on a semi-permanent basis.

Table 3.3 Lower quartile house prices to lower quartile workplace earnings

	Sept 2002	Sept 2012	Sept 2018	Sept 2019	Sept 2020
Lower Quartile House price	89,500	148,000	196,995	210,000	210,000
Workplace annual salary	15,078	18,451	21,365	21,347	20,909
Affordability ratio	5.94	8.67	9.22	9.84	10.04

Source: ONS 2021

Table 3.4 Lower quartile house prices to lower quartile resident earnings

	Sept 2002	Sept 2012	Sept 2018	Sept 2019	Sept 2020
Lower Quartile House price	89,500	148,000	196,995	210,000	210,000
Workplace annual salary	19,008	20,171	24,420	25,842	23,849

Affordability ratio	4.71	7.26	8.07	8.13	8.81
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Source: ONS 2021

3.3 Private rental prices and affordability

The table 3.5 below considers average rent levels in Rushcliffe over the financial year 2020 to 2021. The median rent for Rushcliffe over last financial year was £725 pcm. The lower quartile rent which is viewed as the entry level rent was £625 pcm.

Table 3.6 compares private rent levels in Rushcliffe regionally and nationally. Rent levels in Rushcliffe clearly exceed the regional averages, which chimes with the economic profiling set out in 2.3. National averages are still higher than the Rushcliffe averages, so rent levels are still not comparable to the south of the country which bring up the national averages.

Table 3.5: Private rents in Rushcliffe 2020/2021 per calendar month (PCM)

	Count	Mean (£)	Lower quartile (LQ) (£)	Median (£)	Upper Quartile (UQ) (£)
Room	10	426	401	411	463
Studio	10	408	360	400	450
1 bed	80	541	495	548	595
2 bed	490	684	615	675	725
3 bed	340	861	725	800	950
4+ bed	130	1,314	1,000	1,225	1,450
Total	1,060	801	625	725	875

Source: ONS 2021

Table 3.6: Comparative private rent 2020/2021 pcm

	Mean (£)	LQ (£)	Median (£)	UQ (£)
Rushcliffe	801	625	725	875
Nottinghamshire	653	515	600	725
East Midlands	660	525	625	750
England	864	565	730	995

Source: ONS 2021

The table below considers Local Housing Allowance (LHA) rates in comparison to lower quartile rental prices. The borough is covered by three Broad Rental Market Areas (BRMA). BRMAs are defined areas that form a rental market area. LHA rates are set at the lower of the 30th percentile of a list of rents within the BRMA and the previous LHA rate. The Grantham & Newark BRMA covers the far east of the borough and includes East Bridgford, Screveton and Flintham. The Leicester BRMA covers the south west of the borough and includes East Leake and Sutton Bonnington. The majority of the borough is covered by the Nottingham BRMA including West Bridgford, Ratcliffe on Soar, Ruddington, Keyworth, Cotgrave and Radcliffe on Trent. The Nottingham BRMA also covers the city of Nottingham and parts of Ashfield and Gedling.

An issue with the borough being covered by three BRMAs is that LHA rates differ across the borough, as can be seen from the below. A further consideration is that BRMAs covering Rushcliffe include a far wider geography within which rents are predominantly lower. This means that the LHA calculation is determined by a lower base rent level (30th percentile) than in Rushcliffe itself. This is evidenced is the fact that lower quartile (25th percentile) rent levels in Rushcliffe are noticeably higher than all BRMA LHA rates covering the borough.

This means that LHA rates in Rushcliffe will not meet the cost of lower quartile rental property in the borough. This makes it difficult for the Council to meet the needs of homeless households in the private rental sector in the borough.

Table 3.6: Local Housing Allowance rate pcm

Rate/ BRMA	Grantham & Newark (£)	Leicester (£)	Nottingham (£)	LQ Rushcliffe (£)
Shared accommodation	368.34	338.00	349.05	401
One bedroom	373.97	448.76	468.69	495
Two bedroom	483.69	563.46	548.51	615
Three bedroom	573.43	673.14	623.30	725
Four bedroom	792,83	892.57	797.81	1,000

Source: Valuation Office Agency 2021

3.4 Achievements since the last housing plan (2016 to 2021)

- Completed 8 rural exception site Housing Needs Surveys and distributed a further 3 surveys as part of the Rural Exception site programme.
- Provided 639 new affordable homes chiefly through section 106 delivery.
- Worked in partnership to progress with Metropolitan Thames Valley Housing (MTVH) phases 1 and 2 of the garage site in-fill scheme. This provided 23 units within phase 1 and will provide a further 10 units across 3 sites within phase 2.
- Successfully secured 42.5k Department for Levelling Up Housing and Communities (DLUHC) revenue funding and 302.4k capital funding for the provision of 6 permanent units of move on accommodation across South Nottinghamshire

3.5 Actions and targets

The key actions to deliver this strategic priority are set out in Table 3.7 below:

Table 3.7: Priority 1 Actions and Targets

Priority 1: Affordability and Sustainable Housing		
Action/Target	Responsible Dept.	Target date

Publication of Greater Nottingham Strategic Plan (GNSP) preferred options paper	Strategic Planning	January 2022
GNSP Submitted for Examination	Strategic Planning	November 2022
GNSP adopted	Strategic Planning	October 2023
Completion of MTVH garage site build programme phase 2	Strategic Housing	April 2024
Commit at least 50% of the available capital budget to support the delivery new affordable housing and identify schemes for the allocation of the remainder of the budget	Strategic Housing	March 2027
Deliver at least 750 new affordable housing dwellings over the term of the Plan.	Strategic Housing	March 2027
Explore opportunities to deliver rural exceptions sites in partnership with Parish Councils with the aim of securing at least 2 sites over the term of the Plan.	Strategic Housing	March 2027

4. Priority 2: Housing Quality and Environmental Sustainability

4.1 Housing quality

The Housing Delivery Plan considers all tenures of housing where, as a local housing authority, the Council has powers and obligations to intervene. The perceived focus of a strategic housing service is on delivery of affordable housing, homelessness and meeting the needs of households in housing need through allocation of the affordable housing stock. Nonetheless the Council has also statutory and regulatory duties across the private sector housing stock.

In comparison to neighbouring boroughs and Nottingham city, Rushcliffe has good quality private sector housing, both ownership and rental. Rushcliffe is an affluent borough and as such the housing stock is generally well maintained in good condition. However there are pockets of poor quality and poorly maintained housing, and the Council needs to maintain its oversight where properties fall below statutory standards. Where this occurs, it may indicate a householder struggling to maintain their property through ill-health or disability. There may also be referrals from private sector tenants about the condition of their property, although the vast of the private rental sector is well managed and does not present regulatory issues for the Council.

The main statutory arbiter of housing standards is the Housing Health and Safety Rating System (HHSRS). This is a risk-based evaluation tool to help local authorities

identify and protect against potential risks and hazards to health and safety from any deficiencies identified in dwellings. It was introduced under the Housing Act 2004 and applies to residential properties in England and Wales.

Excepting 2020/21 where activity was reduced due to coronavirus, the Council can expect to undertake enforcement action on 20 to 30 category 1 hazards per year. This is illustrated in table 4.1 below.

Another area of responsibility for the Council is in respect of licensing of Houses in Multiple Occupation (HMO), which require mandatory licensing under the prevailing HMO regulations. A licensable HMO is defined as a dwelling:

- that is rented to 5 or more people who form more than 1 household;
- where some or all tenants share toilet, bathroom or kitchen facilities; and
- where at least 1 tenant pays rent (or their employer pays it for them).

Table 4.2 illustrates the number of mandatory licenced HMOs and the number of HMO that require a mandatory licence. It is the responsibility of the Council to ensure that all mandatory HMOs have a valid licence and take appropriate enforcement action where this is not the case.

Table 4.1: Identified category 1 hazards

	2020/21	2019/20	2018/19	2017/18	2016/17
HHSRS Cat 1	18	26	22	32	22
Action to resolve	14	21	22	27	22

Source: RBC performance statistics 2021

Table 4.2: Licensable and licensed HMOs

	2020/21	2019/20	2018/19	2017/18	2016/17
Licensable HMOs	200	200	220	177	240
licensed	196	195	208	177	196

Source: DLUHC (LAHS returns 2016/17 to 2020/21) 2021

4.2 Health and Housing

There are clear linkages between health and housing. Poor quality housing both in terms of its environmental efficiency and its poor condition, including hazards in the home, such as trip hazards leads to increased demand for acute NHS and other services.

Over the past decade, the infrastructure has been put in place to ensure more co-ordinated working relationships between health, social services and housing.

Health and Wellbeing boards were established under the Health and Social Care Act 2012 to act as a forum in which key leaders from the local health and care system

could work together to improve the health and wellbeing of their local population. They became fully operational on 1 April 2013 in all 152 local authorities with adult social care and public health responsibilities.

Sustainability and transformation plans (now partnerships) (STPs) were announced in NHS planning guidance (NHS England 2015). They are intended to cover three main areas: developing new models of care and improving quality; improving health and wellbeing of their population; and improving efficiency of their services.

STPs are now set to be replaced by a new integrated care structure featuring an interlinked Integrated Care Board (ICB) and Integrated Care Partnerships (ICP), the latter being place based partnerships focussed upon delivery. Rushcliffe falls under the South Notts ICP.

Irrespective of the changing strategic infrastructure, partnerships have focussed upon improving health outputs through interventions in housing. The King's Fund report on Housing and Health (2018) excerpts the following statement from the Nottingham and Nottinghamshire STP to demonstrate the recognition of the important link between the quality of housing and health.

“Nottingham and Nottinghamshire sustainability and transformation plan – proposals relating to housing and the home

- The plan recognises that people are living longer and that many, especially those living with multiple conditions, may be vulnerable due to their housing.
- Where possible services that do not need to be delivered in a hospital setting will be delivered in different ways, for example, through the use of assistive technology to deliver care in the community and in people's homes.
- An STP advisory group allows the voluntary and community sector, including home care providers and care homes, to contribute to the plan.
- More people will be offered the 'warm homes on prescription' scheme so that they can more easily afford to heat their home.
- The plan aspires to better support from housing providers to ensure that accommodation for people being discharged from hospital is safe to return to.”

4.3 Environmental sustainability

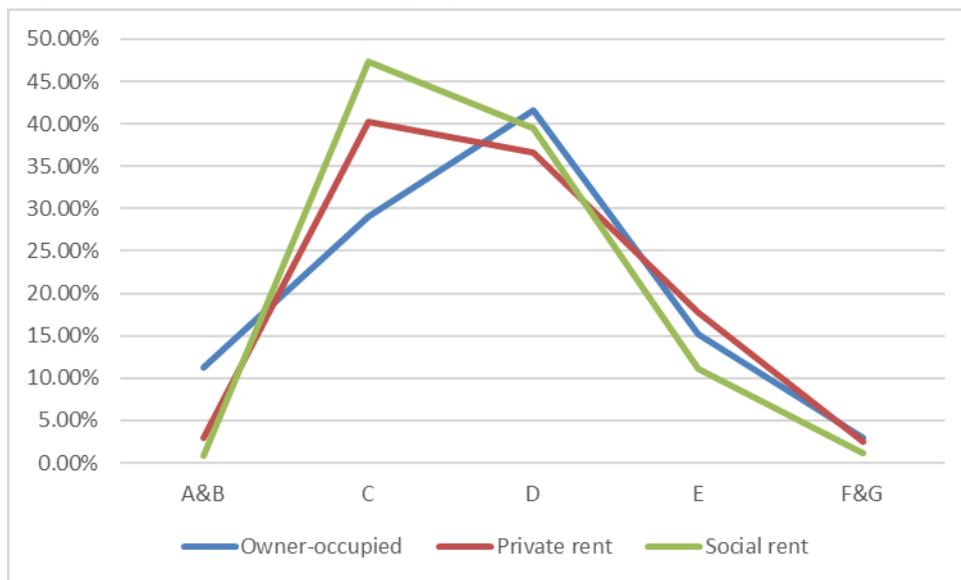
Emissions from residential housing constitute about 15% of all UK greenhouse gases. According to a recent report from the National Housing Federation (NHF), England's 25 million homes produce 58.5 million tonnes of CO₂ every year. This is slightly higher than that emitted from car use annually in England. The NHF in tune with many other commentators cite the main reason for the high level of emissions as the overall poor quality of the existing stock. The UK's housing stock as a whole is far older than the contemporary developed countries and much of it is poorly insulated.

In March 2020, Rushcliffe Borough Council made a commitment to work towards becoming carbon neutral by 2030 for its own operations. The Council is also committed to supporting local residents and businesses reduce their own carbon footprint.

The Energy Savings Trust publishes Electrical Performance Certificate (EPC) data from sales and lettings within the borough. The EPC provides a Standard Assessment Procedure (SAP) rating from A to G, with A being the most energy efficient and G the least. The graph below illustrates the SAP ratings by tenure in the borough.

By 2025 all new lettings, social and private, the property will need to meet SAP rating C and this standard will be applied to all existing lettings by 2028. It is noticeable that a higher proportion of both social and private lettings meet rating C than owner occupied dwelling. Properties with a F or G SAP rating should not be let. A higher proportion of owner-occupied dwellings are category A&B, which will predominantly relate to very recently built dwellings.

Figure 4.1: EPC SAP rating by tenure



Source: Energy Savings Trust 2021

4.4 Empty Homes

Another key area of activity for the Council in the last few years has been bringing empty homes back into use. The focus of this action is upon properties that have been empty for a considerable period of time and having a negative impact on the locality.

Vacant properties are a normal part of a functioning housing market. Properties may be empty awaiting sale or being refurbished or may be a probate situation. However, if a property is left empty for a considerable period of time, it is often neglected and

starts to become a risk to neighbouring properties and a blight on the local area. Aside from the fact the Council is duty bound to bring long term empty properties back into use to contribute towards the housing needs of the borough.

A long-term property is defined as one that has been empty for more than 6 months. Data produced by Action on Empty Homes sets out the number of long-term empty properties within Rushcliffe and neighbouring boroughs as comparators over the last two years.

Table 4.3: Long term empty properties

	2021	2020
Rushcliffe	400	462
Broxtowe	352	552
Gedling	500	598

Source: Action on Empty Homes 2021

The Council's first Empty Homes Strategy was published in 2019 and covers the period until 2024. The Strategy identified 900 empty homes in the borough at the time of writing, of which 425 had been empty for more than 6 months and of which 100 had been empty for over 2 years.

As stated within the document the benefits of a strategy to deal with empty homes can be identified as social, regenerative, financial and strategic. A strategy can:

- assist in meeting housing need;
- improve housing conditions;
- assist with a reduction in crime and the fear of crime;
- regenerate blighted areas;
- increase Council Tax collection rates and empty home premiums; and
- generate additional income through the New Homes Bonus (NHB).

Much of the Council's work on empty properties is focussed on identifying, contacting and working consensually with the owner to bring the property back into. Should the Council need to take some form of enforcement action it has a number of tools at its disposal. However, enforcement is a time-consuming process. The main enforcement tools are as follows:

- Empty Dwelling Management Order (EMDO)- where the Council or a Registered Provider secures a management order to bring the property into use.
- Forced Sale- where the Council has secured a charge on the property usually because the owner has not paid council tax or bills for works in default, the Council can seek to enforce to reclaim its funds and thereby releasing the property in alternative ownership.
- Compulsory Purchase Order (CPO)- where the Council uses its compulsory purchase powers to acquire property thereby enforcing ownership change.

4.5 Achievements since the last Plan

- Introduced new civil penalties under the Housing and Planning Act 2016 to deal with rogue and criminal landlords.
- Developed and actioned an Empty Homes Strategy in 2019 supported by the appointment of a dedicated Empty Homes Officer.
- 27 empty homes brought back into use since the adoption of the Empty Homes Strategy in 2019 through direct enforcement.
- Action on 53 high priority long term empty properties being progresses through a combination of support and enforcement action
- £692,150 secured through Local Authority Delivery grant to support energy efficiency works in low performance homes where the applicant has a low income.
- 106 Category 1 hazards resolved through enforcement action.

4.6 Actions and targets

Table 4.5: Priority 2 Actions and Targets

Priority 2: Housing Quality and Environmental Sustainability		
Action/Target	Responsible Dept.	Target date
Support Local Authority Delivery fund/Social Housing Decarbonisation bids to provide environmental upgrades to MTVH stock in East Leake.	Strategic Housing	Mar 26
Support the Council's estates team to explore alternative premises SAP (Standard Assessment Procedure) rated A/B to utilise as the council's homeless hostel or, if that is not feasible, explore retrofit options for the existing premises.	Strategic Housing	Dec 24
Work with Registered Provider partners on a sub-regional basis to review their existing stock assets and support bids to improve energy efficiency.	Community Development	On-going
Reduce the number of properties with Health and Safety RSS Category 1 hazards on a year on year basis.	Environment Health	Annual
Reduce the number of long empty properties on a year on year basis	Environment Health	Annual

5. Priority 3: Homelessness and Support

5.1 Homelessness and rough sleeping

Housing is fundamental to the wellbeing of our residents, their families and our communities. Homelessness can affect anyone. Many households affected or who are threatened with a loss of their home will have family or social networks that are able to provide support or may be able to support themselves. Many households do not have support networks or the financial security to meet their own needs and the statutory services provided by their local council need to assist.

The Homelessness Act 2002 places a legal requirement on local authorities to undertake a review of homelessness within their area, and develop and publish a strategy to prevent homelessness, based on the findings of the review. The Council in partnership with its neighbouring boroughs of Broxtowe and Gedling has recently produced for consultation its updated South Nottinghamshire Homelessness and Rough Sleeping Strategy (2022-2027).

The Homelessness Reduction Act 2017 placed additional duties in meeting the needs of homeless households. The drive from Government is to reduce the overall levels of homelessness with express focus on the reduction of rough sleeping. The Government has launched a national 'Rough Sleeping Strategy' that sets out the intention to halve rough sleeping by 2022 and end it by 2027. This strategy is structured around '3 Pillars', which are commitments and actions surrounding:

- Prevention – integrated working with partner agencies to identify those at risk of rough sleeping before crisis
- Intervention – a responsive outreach service to support rough sleepers to move off the streets and towards recovery and to identify new rough sleepers as quickly as possible
- Recovery – support for individuals to find and sustain stable accommodation and to meet wider support needs

Over the last 5 years the three boroughs, in partnership with others within Nottinghamshire County Council, have responded positively to the challenges and additional duties posed by the Homelessness Reduction Act 2017, and more recently the Domestic Abuse Act. This has been achieved by expanding and creating new pathways to services for the most vulnerable applicants through the provision of specialist support and settled accommodation for vulnerable groups. This is an acknowledgement of the increase in complexity of cases and the number of individuals and families who present with multiple or complex needs.

The COVID-19 pandemic has had a key role in shaping the national and local context of homelessness bringing to the fore the needs and vulnerabilities of rough sleepers. Significant efforts were made during the early stages of the pandemic to ensure that all rough sleepers had access to accommodation. Successful bids for

Government funding have enabled the three boroughs to obtain long-term accommodation options for rough sleepers. However, the COVID-19 legacy issues, such as the ‘furlough’ scheme, the potential increase in unemployment, the moratorium on evictions are likely to compound the existing challenges faced by individuals already in precarious housing situations. This is likely to result in increased demand for housing advice and support over the coming years. To address this, we will look to build upon the health and social care partnerships strengthened during the COVID-19 response to ensure that services remain accessible to all.

The table below shows the number of applicants assessed as homeless under the Homelessness Reduction Act 2017. Under the legislation applicants are either owed a Prevention Duty, a Relief Duty, or a Main Duty. According to the South Nottinghamshire Homelessness and Rough Sleeping Strategy (2022-2027) review, the number of applicants assessed has been declining. In 2020/21 the number of assessments dipped due to the restrictions around the pandemic. Of the 167 applicants assessed in this period, 160 were assessed as having a duty owed under the legislation, of which 149 had a support need. Of these the three highest categories are a ‘history of mental health problems’ (50 applicants); ‘physical ill health and disability’ (20 applicants) and ‘at risk/ has experienced domestic violence’ (24 applicants). It is noted that applicants may belong to more than one support need category.

Table 5.1: Homeless applicants assessed

	2020/21	2019/20	2018/19
Assessed, <i>of which:</i>	167	301	389
Owed duty	160	285	324
With support needs	149	206	218
Prevention duty	93	235	261
Relief duty	67	50	63
Households owed no duty	9	16	65

Source: South Nottinghamshire Homelessness and Rough Sleeping Strategy (2022-2027) review

The main reasons for homelessness, in terms of the loss of the last settled accommodation, is consistently family and friends are no longer able to accommodate. This is followed by a private rented sector tenancy coming to an end, which is prevalent in the figures for the applicants owed a Prevention Duty. There has been a general trend of an increase in the prevalence of domestic abuse, both affecting support needs and in terms of accommodation loss. The waiting list data shows that there are significant numbers of people across South Nottinghamshire that are seeking and waiting for a social housing tenancy. The number of social housing lets through the boroughs’ waiting lists is showing significant decline. These are lets for all reasons not just homeless applicants. Over the last 3 years there has been a reduction of around 30%.

5.2 Housing support

Disabled Facilities grants (DFGs) are mandatory grants currently up to £30,000 to support disabled adults and children to live in their own home. Grants for disabled adults are means tested whereas grants are not means tested for disabled children. The mandatory grant is supported by discretionary top-up grants that the Council can apply in accordance with their own published policy. The DFG is the Council's main capital support programme for householders.

DFGs range from small interventions such as stairlifts and walk-in showers to full house extensions and through floor lifts. The Council's grant officers and the County Council's Occupational Therapy teams work directly with clients to assess the best options to meet the client's needs within the available resources.

The Occupational Therapy teams are employed by the County Council and work across the seven borough and district councils. Rushcliffe Borough Council in partnership with our partner districts and boroughs and the County Council have worked towards a consistency of DFG policy across the county. This will require a revision to the Council's current DFG policy. The advantage of policy consistency is that it provides a clarity for the clients across the County area. It also allows the authorities to better align work practices, such as the procurement of suppliers.

Service delivery was reduced during the height of Coronavirus pandemic and consequent lockdowns. Over the last year this position has been recovered and it is anticipated that the Council will allocate its full budget and the previous underspend in 2021/22.

It is anticipated that demand for DFGs will continue to rise. The key challenges moving forward are the reduced availability of contractors. This has impacted the lead in time particularly for larger scale projects. Further to that the rising costs of construction is leading to a higher cost per grant.

The Council also manages a small Warm Homes on Prescription grant programme, which targets low-income householders in fuel poverty and intervenes by funding more efficient fuel sources or insulation. This is a small scale scheme but plays an important in assisting low income households in fuel poverty.

The Council also operates a home alarm service which provides a first responder service for vulnerable and elderly households. Although this is a 'paid for' service, a partnership agreement with Public Health has facilitated this service to be provided free for an interim period to facilitate the discharge of patients from hospitals. Currently the Council is introducing new digital hub-based models to replace the previous analogue models. The digital systems will be able to link with other components throughout the home, for example smoke alarms, flood sensors.

5.3 Supported housing

The provision of supported housing is limited in the borough. Research commissioned by the Nottinghamshire County Council indicates a gap in supported provision for:

- adults with a learning disability
- adults with an enduring mental health
- Care leavers

There has been a lot of focus on rough sleeping and homelessness during the pandemic, which is welcomed. This has been focussed upon addressing the immediate issues of people rough sleeping, sofa surfing and so on. The Government narrative is now increasingly focussing upon longer term accommodation to assist in providing an enduring change in lifestyles and behaviours.

The third area is the provision of extra care accommodation for elderly householders who need a degree of support or security, and possible some bought in care at a later stage. These schemes negate the need for residents to move into care home provision. These mirror commercial supported retirement schemes of which there have been a few developed in the centre of West Bridgford recently but are rented at an affordable rent or sold on a shared ownership basis.

The Council is working with its Registered Provider partners and the County Council to provide additional supported housing as is required.

5.4 Achievements since the last Plan

- Successful implementation of the Homeless Reduction Act across all boroughs
- Achieved 388 early interventions to prevent the threat of homelessness, 1070 successful homeless preventions and 153 successful homeless reliefs
- Partnership working with the Citizen's Advice Bureau (CAB) to assist 3255 Rushcliffe residents to manage £6.8m priority and non-priority debts and achieve £85,375k in income gains
- Establishment of a South Nottinghamshire Winter Night Shelter at Elizabeth House in 19-20. Commitment to continuation of a winter provision during COVID-19 pandemic and further 13 individuals assisted in 2020-21
- Increasing units of supported accommodation within South Nottinghamshire with the expansion of Elizabeth House and through successful RSAP Funding bids in partnership with Framework with funding from the DLUHC. This alone will deliver 16 units of additional supported accommodation, targeted at rough sleepers
- Successful implementation of the Government's Everyone In scheme during the COVID-19 pandemic, leading to 55 rough sleepers being assisted off the streets in South Nottinghamshire
- Successful continued partnership working and implementation of new initiatives through the Rough Sleeping Initiative funding, providing access to

improved pathways for clients such as through the Homelessness Navigators and Call Before You Serve

- In partnership with Framework, the provision of a comprehensive Street Outreach Service to assist rough sleepers off the street
- Provision of support and accommodation for 41 (11 families) resettled as part of the Syrian Vulnerable Person's Resettlement Programme, Vulnerable Children's Relocation Programme and Family Reunification
- Successful partnership working to utilise 64k Better Care Funding (DFG) to purchase 591 home alarms to enhance access to customers on low incomes

5.4 Action and Targets

Table 5.2: Priority 3: Actions and Targets

Priority 3: Homelessness and Support		
Action/Target	Responsible Dept.	Target date
Seek opportunities to provide extra care and other supported housing.	Strategic Housing	On-going
Adopt system wide solutions to improve wider health, wellbeing and housing outcomes (Housing Sub-Group)	Strategic Housing	On-going
Amend the Council's DFG grants policy and practice to provide a consistent service across the County	Strategic Housing	Sept 22
Approve DFG grants within 15 weeks of an application being made	Strategic Housing	On-going
Work with Nottinghamshire County Council to implement the Domestic Abuse Act and raise awareness of services	Strategic Housing	Mar 23
Review of the South Notts Homelessness and Rough Sleeper Action Plan	Strategic Housing	Apr 22
Review the Allocations Policy to ensure fair access for all people including those with protected characteristics	Strategic Housing	Mar 24
Allocation of at least 80% of disabled facilities grant capital budget per annum	Strategic Housing	Annual
Migrate all analogue home alarm system in use to digital systems	Strategic Housing	Mar 27
Maximise funding opportunities to support solutions to sustain tenancies for the most vulnerable	Strategic Housing	On-going

6. Monitoring and Resources

Monitoring

The Housing Delivery Plan identifies the key priorities in which we will work with partners to improve housing and housing related support services in the Borough.

Each priority is supported by actions and measurable targets. The Council will review progress against targets on an annual basis. The Plan itself will be subject to a light touch review every two years to ensure its priorities and actions remain relevant.

The relevant actions and targets are set out within the chapter assigned to each priority. Combined actions and targets for each priority are appended to this document.

Resources

The Plan is supported by the following capital and revenue streams:

Capital

- Affordable housing capital programme (internal).
- Homes England Affordable Homes Programme 2021-2026.
- Better Care Fund, which funds Disabled Facilities Grants and the Warm Homes on Prescription scheme.
- Next Steps Accommodation Programme and Rough Sleeper Accommodation Programme Fund.

Revenue

- Homelessness Prevention Grant
- Domestic Abuse grant
- DLHUC Covid related emergency grants
- Rough Sleeping Initiatives grant

It is projected that action plan targets will be achieved within existing secured and projected resources available to the Council and its partners.

Contacts

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

Email: Strategichousing@rushcliffe.gov.uk

More information is available at:

www.rushcliffe.gov.uk

Housing Delivery Plan- Action Plan

Priority 1: Affordability and Sustainable Housing		
Action/Target	Responsible Dept.	Target date
Publication of Greater Nottingham Strategic Plan (GNSP) preferred options paper	Strategic Planning	December 2023
GNSP Submitted for Examination	Strategic Planning	November 2022
GNSP adopted	Strategic Planning	October 2023
Completion of MTVH garage site build programme phase 2b	Strategic Housing	April 2024
Commit at least 50% of the available capital budget to support the delivery new affordable housing and identify schemes for the allocation of the remainder of the budget	Strategic Housing	March 2027
Deliver at least 750 new affordable housing dwellings over the term of the Plan.	Strategic Housing	March 2027
Explore opportunities to deliver rural exceptions sites in partnership with Parish Councils with the aim of securing at least 2 sites over the term of the Plan.	Strategic Housing	March 2027
Priority 2: Housing Quality and Environmental Sustainability		
Support Local Authority Delivery fund/Social Housing Decarbonisation bids to provide environmental upgrades to MTVH stock in East Leake.	Strategic Housing	March 2026
Support the Council's estates team to explore alternative premises SAP (Standard Assessment Procedure) rated A/B to utilise as the council's homeless hostel or, if that is not feasible, explore retrofit options for the existing premises.	Strategic Housing	December 2024
Work with Registered Provider partners on a sub-regional basis to review their existing stock assets and support bids to improve energy efficiency.	Community Development	On-going
Reduce the number of properties with Health and Safety RSS Category 1 hazards on a year on year basis.	Environment Health	Annual
Reduce the number of long empty properties on a year on year basis	Environment Health	Annual
Priority 3: Homelessness and Support		
Seek opportunities to provide extra care and other supported housing.	Strategic Housing	On-going
Adopt system wide solutions to improve wider health, wellbeing and housing outcomes (Housing Sub-Group)	Strategic Housing	On-going

Amend the Council's DFG grants policy and practice to provide a consistent service across the County	Strategic Housing	February 2022 (Completed)
Approve DFG grants within 15 weeks of an application being made	Strategic Housing	On-going
Work with Nottinghamshire County Council to implement the Domestic Abuse Act and raise awareness of services	Strategic Housing	March 2023
Review of the South Notts Homelessness and Rough Sleeper Action Plan	Strategic Housing	April 2023
Review the Allocations Policy to ensure fair access for all people including those with protected characteristics	Strategic Housing	March 2024
Allocation of at least 80% of disabled facilities grant capital budget per annum	Strategic Housing	Annual
Migrate all analogue home alarm system in use to digital systems	Strategic Housing	March 2027
Maximise funding opportunities to support solutions to sustain tenancies for the most vulnerable	Strategic Housing	On-going



Cabinet

Tuesday, 8 March 2022

PSPO - Dog Control

Report of the Director – Neighbourhoods

Cabinet Portfolio Holder for Environment and Safety, Councillor R Inglis

1. Purpose of report

This report provides the evidence required to apply a PSPO (Public Space Protection Order) for Dog Control.

2. Recommendation

It is RECOMMENDED that the proposed Public Space Protection Order for the control of dog related anti-social behaviour as set out in Appendix 1 be endorsed and recommended for approval by Full Council.

3. Reasons for Recommendation

The Council has completed extensive consultation, which overwhelmingly supports the adoption of a PSPO for the control of dogs within the Borough.

4. Supporting Information

- 4.1. The Dogs (Fouling of Land) Act 1996 enabled the Council to make designation orders to make dog fouling an offence on certain land. The Clean Neighbourhoods and Environment Act 2005 revoked the Dogs (Fouling of Land) Act 1996; however, the 1996 Act continues to apply to any land designated prior to that until such time as the designation is superseded by a dog control order made under the 2005 Act. Whilst these powers have been helpful, they importantly do not cover unadopted land such as that found on the many new housing estates across the Borough. The effect of this means that enforcement is not currently possible in these areas.
- 4.2. Other local arrangements exist for the control of dogs in certain areas, for example churchyards and the banning of dogs on playing fields etc. However, it is important to note that these are not enforceable.
- 4.3. At its meeting on 28 January 2021, the Communities Scrutiny Group requested that officers assess the feasibility of a PSPO for dog control.
- 4.4. The Anti-Social Behaviour, Crime and Policing Act 2014, provides powers for local authorities to introduce measures to address anti-social behaviour in

public places. PSPOs' are flexible enforcement tools which apply to a broad range of issues and are designed to control individuals or groups from committing anti-social behaviour in a public space. To utilise the powers the Council must be satisfied on reasonable grounds that activities carried out in a public space will have or are likely to have:

- A detrimental effect on the quality of life of those in the locality
- Are persistent or continuing in nature
- Are unreasonable
- And justify the restrictions imposed.

- 4.5. A PSPO can last for up to three years, after which it must be reviewed. If the review supports an extension and other requirements are satisfied, it may be extended for up to a further three years. There is no limit on the number of times an Order may be reviewed and renewed.
- 4.6. Failure to abide by the order may result in the issue of a fixed penalty of £100 with an early repayment reduction to £60, which if not paid may result in prosecution (maximum fine £1000 for most offences). It should be noted that revised statutory guidance was issued in 2018 which specifically states that:

“PSPOs are intended to deal with a particular nuisance or problem in a particular area that is detrimental to the local community’s quality of life, by imposing conditions on the use of that area which apply to everyone. They are designed to ensure that the law-abiding majority can use and enjoy public spaces safe from anti-social behaviour”.

- 4.7 The Council undertook two consultations, the first involved a preliminary consultation with town and parish councils and took place in June 2021. A summary of the responses can be found in Appendix 2. The second was the formal consultation which ran from 1 November 2021 to 16 December 2021, it received 703 responses. A summary of the formal consultation can be found in Appendix 3 but in essence was overwhelmingly supportive of the additional controls proposed.
- 4.8 Responses from both the Police and Crime Commissioners office and the local neighbourhood Police inspector are supportive.
- 4.9 Response from Tollerton Parish Council provided within Appendix 2 requests that land under the parish councils ownership, that is to say the open space on Lothian Road be excluded from the PSPO. However, further dialogue is in progress with Tollerton Parish Council to explore if this remains their final position on the matter.

- 4.10 Following the consultation it is proposed that the PSPO includes the following controls:

4.10.1 Dog Fouling

- (a) The proposed PSPO largely reinforces the previous dog fouling order but importantly covers all land in the Borough to which the public have access.
- (b) The proposed PSPO creates a new offence requiring a person in charge of a dog on land (described above) to have with them an appropriate means to pick up dog faeces deposited by that dog (subject to certain exemptions).

4.10.2 Dogs to be kept on leads in specified areas

The proposed PSPO specifies certain areas in schedule 1 where dog(s) must be kept on a lead. The only area where this is to be mandated is designated and signed areas within Rushcliffe Country Park.

4.10.3 Dog Exclusion Areas

The proposed PSPO specifies certain areas where dogs are excluded (not permitted). Schedule 2 proposes that this applies to all children's play areas, multi-use games areas, skate parks and gym equipment zones which are either fenced or enclosed.

- 4.11 The overall feedback emerging from the consultation was very supportive. Some Parish Councils requested additional controls each of which has been considered in its own right. The Department for Environment, Food and Rural Affairs published specific guidance on the use of PSPOs for the control of dogs. It states that where parish and town councils wish to deal with dog control issues, they are advised to approach the relevant authority, including whether a PSPO would provide the means to address the issues being experiencing by the local community. If the principal authority (the Council) is satisfied that the legal tests for the use of the power are met and that it is a proportionate response to the level of harm and nuisance being caused it should consider consulting on putting in place a PSPO. In many cases it was considered that the legal test for additional controls was not met. Evidence of complying with that test would include number of complaints received etc.

4.12 Enforcement

At its meeting on 28 January 2021, the Communities Scrutiny Group heard that the resources available to undertake enforcement of the dog fouling order was very limited. The Council employs two dog wardens who are also the Council's pest control officers. As a consequence the time available for undertaking dog fouling patrols is limited. Members will be aware that capacity to undertake a range of enviro-crime has been increased through the extended enforcement

trial with WISE. All enforcement activities are closely monitored by officers to ensure action is proportionate and in the public interest.

4.13 Enforcement of the PSPO will be undertaken by following the four E's principles:

- I. Engage - Strong communications campaign
- II. Explain
- III. Encourage
- IV. Enforce

4.14 Enforcement will be intelligence-led and proportionate and only undertaken as a last resort.

5. Alternative options considered and reasons for rejection

The Council could decide not to approve a PSPO. The pre - existing dog fouling order would continue in force as would any pre-existing local arrangements.

6. Risks and Uncertainties

The risk of proceeding with powers, which are beyond those which the public and key stakeholders considers are required is that those powers are seen to be unfair or unreasonable, which could be to the detriment of the reputation and effectiveness of the Council

7. Implications

7.1. Financial Implications

7.1.1 Implementation costs will be contained within existing budgets. This will include the requirement for additional signage which is expected to cost in the region of £1500.

7.1.2 Enforcement will predominantly be undertaken by WISE (enforcement contractor) which will be undertaken on a cost neutral basis.

7.2. Legal Implications

This reports supports the use of statutory powers to deal with dog related anti-social behaviour. If approved the order will need to be reviewed every three years and a duty to consult thereafter where an extension is proposed.

7.3. Equalities Implications

An Equalities Impact Assessment has been undertaken which identified no major or adverse impact.

7.4. Section 17 of the Crime and Disorder Act 1998 Implications

The implications of the Crime and Disorder Act have been considered.

8. Link to Corporate Priorities

Quality of Life	Ensuring that appropriate controls are in place to control dog related anti-social behaviour.
Efficient Services	None
Sustainable Growth	None
The Environment	Helps to ensure an attractive and clean environment which has a positive impact on residents and business

9. Recommendation

It is RECOMMENDED that that the Public Space Protection Order for the control of dog related anti-social behaviour as set in Appendix 1 be endorsed and recommended for approval by Full Council.

For more information contact:	Geoff Carpenter Service Manager Neighbourhoods 0115 9148229 gcarpenter@rushcliffe.gov.uk
Background papers available for Inspection:	Report to Community Scrutiny Group 28 January 2021
List of appendices:	Appendix 1 – Draft PSPO Order 2022 Appendix 2 – Summary of Parish Council responses to consultation 2021 Appendix 3 – Summary of Public Consultation Responses 2021

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The Anti-Social Behaviour Crime and Policing Act 2014

Rushcliffe Borough Council Public Spaces Protection Order (Dog Control) 2022

Rushcliffe Borough Council (“the Council”) in exercise of its power under s.59 of the Anti-Social Behaviour, Crime and Policing Act 2014 (“the Act”) and of all other enabling powers, being satisfied that the conditions set out in section 59 of the Act have been met, hereby makes the following Order:

This Order may be cited as the Rushcliffe Borough Council Public Spaces Protection Order (Dog Control) 2022 (“the Order”). This Order takes effect from XX XX 2022.

General Provisions

- A.** Unless stated otherwise, this Order applies to all land in the administrative area of the Council to which the public or any section of the public has access, on payment or otherwise, as of right or by virtue of express or implied permission.
- B.** A person who fails to comply with any obligation imposed by this Order is guilty of a criminal offence by virtue of section 67(1) of the Act and liable to a fine upon summary conviction. A person may be offered a Fixed Penalty Notice by way of discharging liability for the offence.

Specific obligations:

1. Fouling

If a dog defecates at any time on land to which this Order applies, a person who is in charge of the dog at that time must remove the faeces from the land forthwith unless:

- (a) they have a reasonable excuse for failing to do so; or
- (b) the owner, occupier or other person or authority having control of the land has consented (generally or specifically) to their failing to do so.

2. Means to pick up

A person in charge of a dog on land to which this Order applies must have with them an appropriate means to pick up dog faeces deposited by that dog unless:

- (a) they have a reasonable excuse for failing to do so; or
- (b) the owner, occupier or other person or authority having control of the land has consented (generally or specifically) to their failing to do so.

This obligation is complied with if, after a request from a constable or an Authorised Officer, the person in charge of the dog produces an appropriate means to pick up dog faeces.

3. Dog on lead in specified areas

1. A person in charge of a dog on land to which Schedule 1 of this Order applies must ensure their dog(s) is kept on a lead unless:
 - (a) they have a reasonable excuse for failing to do so; or
 - (b) the owner, occupier or other person or authority having control of the land has consented (generally or specifically) to their failing to do so.
2. A person in charge of a dog(s) on land to which this Order applies must comply with a direction from a constable or an Authorised Officer to put and keep the dog on a lead, unless:
 - (a) they have a reasonable excuse for failing to do so; or
 - (b) the owner, occupier or other person or authority having control of the land has consented (generally or specifically) to their failing to do so.

4. Dog exclusion in specified areas

A person in charge of a dog must not take it into or allow it to remain on any land to which Schedule 2 of this Order applies, unless:

- (a) they have a reasonable excuse to do so; or
- (b) the owner, occupier or other person or authority having control of the land has consented (generally or specifically) to their doing so.

5. Exemptions

Nothing in this Order shall apply to:

- (a) a person who is registered as a blind person on a register compiled under section 29 of the National Assistance Act 1948; or
- (b) a person who is deaf and relies upon a dog trained by Hearing Dogs for Deaf People (registered charity 293358) for assistance.
- (c) a person who has as a disability which affects their mobility, manual dexterity, physical coordination, or ability to lift, carry or otherwise move everyday objects, in respect of a dog trained by a Prescribed Charity and upon which he relies for assistance.
- (d) dogs that are being used for work in connection with emergency search and rescue, herding or shepherding animals, law enforcement and the work of the armed forces.

For the purposes of this Order:

- A person who habitually has a dog in his possession shall be taken to be in charge of the dog at any time unless at that time some other person is in charge of the dog;
- Placing the faeces in a receptacle on the land which is provided for the purpose, or the disposal of waste, shall be sufficient removal from the land;
- Being unaware of the defecation (whether by reason of not being in the vicinity or otherwise) shall not be a reasonable excuse for failing to remove the faeces;
- An Authorised Officer shall mean a person who is authorised in writing by the Council for the purposes of giving directions under this Order

The COMMON SEAL of
RUSHCLIFFE BOROUGH COUNCIL
was affixed to this Order
in the presence of:

.....
Authorised Signatory

Schedule 1
Dog on Lead Specified Areas

Play Area/Recreation Ground	Post Code	Owner
Specified areas (as signed) at Rushcliffe Country Park	NG11 6JS	Rushcliffe Borough Council

Schedule 2
Dog Exclusion Specified Areas

1. The exclusion applies to:
All children's play areas, multi use games areas, skate parks and gym equipment zones which are either fenced or enclosed.

Parish Council Responses To PSPO (In general)

Parish/Owner	Area	Approved/ Rejected
Tollerton	<p>Further to the current consultation on a PSPO on dog control please be advised that the parish council objects to the inclusion of land within Tollerton that is in the ownership or management of Tollerton Parish Council.</p> <p>This order is viewed as unnecessary and excessive interference in the operation of facilities that are already successfully managed by the parish council whilst the proposed role for officers of the borough council over these facilities could be viewed as unwarranted centralisation of functions at a time when district and county authorities should be considering the reverse and devolving functions.</p> <p>To avoid our residents and rate payers paying for same service twice councillors have agreed that we should continue to manage our own facilities and we would be grateful if you could please confirm that this land has been removed from the proposed order.</p>	Approved. Tollerton will be exempted from the Order as requested

Parish Council Responses To 'Dogs on Lead' Areas (Schedule 1)

Parish/Owner	Area	Approved/ Rejected
Car Colston	Dogs to be kept on leads on all public pathways and highways	Rejected, no evidence of harm and not proportionate (Refer to Statutory Guidance)
Colston Bassett	A range of areas were referred to individually for leash-use; these were areas of social-use, play areas or churchyard areas, but no Colston Bassett area(s) received any large volume of comment to suggest considering their classification as a leash or exclusion area at this time.	Already covered in schedules 1 & 2 (enclosed/fenced play areas only)
Cotgrave	<ol style="list-style-type: none"> 1. The shopping centre pedestrian area 2. Arthur Ridley Sports Pitches located on Colliers Way. <p>Please could I add some addition areas to be considered, please could I suggest that the play areas on Hollygate Park be placed in the Section Two category, this is different to the other play areas which all have higher fencing and the parks on Hollygate only have kneeling rail around the equipment.</p>	<p>Rejected, no evidence of harm provided (Refer to Statutory Guidance)</p> <p>Rejected, no evidence of harm provided (Refer to Statutory Guidance)</p>
Gotham	Our Recreation Ground is used for Cricket and Football plus a Children's play area. Our dog policy (well signed) is that dogs be kept on leads and to the perimeter of the grounds	local arrangements can continue

Radcliffe on Trent	Dogs on leads (Rockley Memorial Park, Churchyard & Grange Grounds)	Already covered schedule 1
Ruddington	Flawforth Churchyard	Already covered schedule 1
Saxondale	Farm paths being included within Schedule 2.	Rejected, No evidence of harm (Refer to statutory guidance)

Parish Council Responses To 'Dog Exclusion Areas' (Schedule 2)

Parish/Owner	Area	Approved/ Rejected
Aslockton	Committee would like to add Aslockton Playing Field management - all of the Playing Fields to schedule 3	Rejected – No evidence, but local arrangements in place
Cotgrave	<ol style="list-style-type: none"> 1. Ringleas/Eastmoor play area 2. Broadmeer play area 3. Grassmere play area 4. The play area located at the Cotgrave Shopping Area, inside the perimeter fence 5. The MUGA, located next to Cotgrave Futures on Candleby Lane 6. The football pitch located next to the dog walking field adjacent to Cotgrave Leisure Centre/Lingford. (This field is fenced and gated off from the dog walking field.) 	<p>Items 1-5 already covered in schedule 2 if play/sports areas are enclosed/ fenced</p> <p>Item 6 - Rejected, no evidence of harm (refer to statutory guidance)</p>
Cropwell Bishop	<p>Cropwell Bishop Parish Council Playing Fields</p> <p>The Old School Gardens Area - fenced</p>	Rejected, no evidence of harm (Refer to statutory guidance)
East Bridgford	Fenced play area on Butt Close is schedule 3 I.e. no dogs permitted at all.	Already covered in schedule 2

Gotham		The children's play area	Already covered in schedule 2 if enclosed/ fenced
Granby Sutton	cum	The Cemetery, Sutton Lane, Granby, The Playground, Village Hall, Sutton Lane, Granby, The Churchyard, Sutton Lane, Granby, As a point of interest, for an area to be considered under the proposed scheduled 3, such as a village green, would it be necessary to fence that area so that there is a clear barrier?	Rejected, schedule 1, dogs on lead Already covered in schedule 2 Rejected, schedule 1, dog on lead Not necessarily but unlikely this would be approved on the basis of lack of evidence and this would be considered a disproportionate approach
Langar		We have no dogs permitted on the Play Park and the Football Fields/Muga	Local arrangements in place
Radcliffe Trent	on	No dogs (Radcliffe Cemetery) All Play Areas – Grange Grounds, Wharf Lane, Valley Road, Bingham Road, Upper Saxondale & also Wharf Lane football pitch	Covered for dog fouling but considered disproportionate to bandogs without further evidence (Refer to Statutory Guidance) Already covered within schedule 2 if an enclosed or fenced play area

Ruddington	Fenced play equipment areas added to Schedule 3, they are located on Sellars Field, Wilford Road, St Marys Close and Vicarage Lane	Fenced play areas are already covered within schedule 2
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Consultation Results

Consultation ran from from 1/11/21 to 16/12/21 (6 weeks)
Number of comments received = 703

	Yes	No
Do you agree that dog faeces should be removed immediately from all open land in the Borough of Rushcliffe that is accessible by the public?	98%	2%
Do you think that woodland, heathland and agricultural land should be covered by the order?	80%	20%
Do you agree that when walking a dog, the person in charge of the dog should have with them the means in which to pick up dog faeces and for it to be deposited in an appropriate receptacle?	99%	1%
Do you agree that dogs should be kept on leads in designated areas as directed by signage?	96%	4%
Do you agree that it should be an offence to not put an out of control dog on a lead when requested to do so by an authorised officer?	98%	2%
Do you agree that dogs should be excluded at all times from specific public spaces such as enclosed children's play areas and sport pitches, cemeteries and churchyards?	72%	18%

From: Gemma Flint <Gemma.Flint@notts.police.uk> **On Behalf Of** Caroline Henry PCC
Sent: 17 February 2022 11:38
To: Judith Brown <JBrown@rushcliffe.gov.uk>
Subject: RE: Rushcliffe Borough Council proposed Pubic Spaces Protection Order (PSPO) 2022 - Dog Control

OFFICIAL

Good morning Judith,

Many thanks for your email below.

I'm emailing on behalf of Commissioner Henry and Sharon Caddell, in that they're both supportive of this measure.

Kind regards,

Gemma

Gemma Flint

Business Support Officer

Nottinghamshire Office of the Police and Crime Commissioner

☎ 0115 844 5998

✉ gemma.flint@notts.police.uk



From: Lawton, Rob, Insp3023 <Rob.Lawton@Notts.Police.uk>
Sent: 22 February 2022 10:05
To: Judith Brown <JBrown@rushcliffe.gov.uk>
Subject: RE: Proposed Dog Control Public Space Protection Order 2022 (PSPO)

OFFICIAL

Hi Judith.

This is fine with me.

Thanks

Rob

Rob Lawton

Inspector 3023

Neighbourhood Policing Inspector

Rushcliffe

Tel: 07702 141785

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