

Agenda



ENVIRONMENT, HEALTH AND HOUSING COMMITTEE

Date:	Tuesday, 7 June 2016 at 6:30 pm
Venue:	Town Hall, St Annes, FY8 1LW
Committee members:	<p>Councillor Ben Aiken (Chairman) Councillor Viv Willder (Vice-Chairman)</p> <p>Councillors Maxine Chew, Delma Collins, Gail Goodman JP, Shirley Green, Roger Lloyd, Graeme Neale, Louis Rigby, Heather Speak, Richard Taylor, Thomas Threlfall</p>

Public Platform

To hear representations from members of the public in accordance with council procedure rule 11.
To register to speak under Public Platform: see [Public Speaking at Council Meetings](#).

	PROCEDURAL ITEMS:	PAGE
1	Declarations of Interest: Declarations of interest, and the responsibility for declaring the same, are matters for elected members. Members are able to obtain advice, in writing, in advance of meetings. This should only be sought via the Council's Monitoring Officer. However, it should be noted that no advice on interests sought less than one working day prior to any meeting will be provided.	1
2	Confirmation of Minutes: To confirm the minutes, as previously circulated, of the meeting held on 23 February 2016 as a correct record.	1
3	Substitute Members: Details of any substitute members notified in accordance with council procedure rule 24(c).	1
	DECISION ITEMS:	
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<http://fylde.cmis.uk.com/fylde/DocumentsandInformation/PublicDocumentsandInformation.aspx>

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DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	ENVIRONMENT HEALTH AND HOUSING COMMITTEE	7 JUNE 2016	4
DISABLED FACILITIES GRANT TASK AND FINISH GROUP			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

Environmental, Health and Housing Committee on the 5th January 2016 agreed a review of the delivery of the Disabled Facilities Grant to improve effectiveness and members were appointed to the DFG Working Group. The purpose of the DFG Working Group was to review the practices and procedures of the administration of the Disabled Facilities Grant. Three sessions were held on 1st, 15th April and 13th May 2016.

This report details the structure and items discussed by the DFG Working Group, conclusions the Group came to and outcomes to be taken forward.

A Disabled Facilities Grant (DFG) is made available to help meet the costs of necessary adaptations to the homes of disabled people. The provision of a DFG is a statutory requirement and a disabled person has a right to make an application for assistance. The council has a statutory duty to approve, subject to a means test of the applicant, all valid applications. Funding for DFG's is via the 'The Better Care Fund' (BCF). For 2016/17 the BCF will provide £848,621 for the delivery of DFG's in Fylde. Previous funding for 2015/16 was £468,000.

RECOMMENDATIONS

1. To note the contents of the report and conclusions and recommendations from the DFG Working Group as set out in section 15 of the report.
2. That annual monitoring of the outcomes of the review is undertaken by the committee to ensure the service is operating effectively
3. To consider and recommend to Council a fully funded Capital Budget Increase of £380,621 for the DFG Capital Scheme in 2016/17 due to an increased DFG allocation via the Better Care Fund.
4. To consider and recommend to Council a fully funded revenue budget increase of £15,000 in 2016/17 for additional staffing resources to be met from the additional DFG revenue fee income that will result from the additional capital funding estimated to be the same amount.
5. That members consider in light of the comments of the working group whether to agree targets to achieve effective monitoring of PM97a and PM97b throughout 2016/17

SUMMARY OF PREVIOUS DECISIONS

Minutes of Environmental, Health and Housing Committee 5th January 2016

It was therefore RESOLVED

1. To note the report and to endorse a review of the delivery of the Disabled Facilities Grant to improve effectiveness;
2. To appoint the following members to the Disabled Facilities Grant Working Group – Councillors Ben Aitken, Viv Willder, Richard Taylor, Maxine Chew, and Heather Speak, with a recommendation to the Finance and Democracy committee that Councillor Karen Buckley be appointed to the Working Group; and
3. That the report and recommendations of that Working Group be reported back to the both the Environment, Health and Housing committee and the Finance and Democracy Committee upon its conclusion for due consideration.

CORPORATE PRIORITIES

Spending your money in the most efficient way to achieve excellent services (Value for Money)	√
Delivering the services that customers expect of an excellent council (Clean and Green)	√
Working with all partners (Vibrant Economy)	√
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	
Promoting Fylde as a great destination to visit (A Great Place to Visit)	

BACKGROUND

1. A Disabled Facilities Grant (DFG) is made available to help meet the costs of necessary adaptations to the homes of disabled people. The provision of a DFG is a statutory requirement and a disabled person has a right to make an application for assistance. The council has a statutory duty to approve, subject to a means test of the applicant, all valid applications.
2. The legislative provisions relating to DFG are contained in The Housing Grants Construction and Regeneration Act 1996.
3. The relevant legislative provisions include;
 - S24(1) - makes it a mandatory duty to approve a qualifying application
 - S34 – The Council have to notify an applicant of approval/refusal within 6 months of date of application
 - S35 – Where a grant has been approved the Council shall pay the grant either in whole or by instalments
 - S36 – Councils have a discretion to delay payment to a period no later than 12 months from date of the application
 - The legislative provisions are absolute and are not dependent on the level of resources made available.
 - Funding for DFG's is primarily through a grant from central government, along with a usual annual contribution from Progress Housing and through the reinvestment of grants that are repaid by properties that are sold within a defined period of time following receipt of grant.

4. Funding for DFG's is via the 'The Better Care Fund'. The fund was announced in June 2013 to drive the transformation of local services to ensure that people receive better and more integrated care and support. The fund will consist of at least £3.8 billion to be deployed locally on health and social care through pooled budget arrangements between local authorities and Clinical Commissioning Groups.
5. Lancashire's Better Care Fund (BCF) plan includes improvements that will reduce unnecessary hospital admissions, provide better care for people in their community when they are discharged from hospital, improve end of life care and cut down the amount of paperwork people need to fill in when accessing health and social services.
6. For 2016/17 the BCF will provide £848,621 for the delivery of DFG's in Fylde. Previous funding for 2015/16 was £468,000.
7. Environmental, Health and Housing Committee on the 5th January 2016 agreed a review of the delivery of the Disabled Facilities Grant to improve effectiveness and members were appointed to the DFG Working Group. The purpose of the DFG Working Group was to review the practices and procedures of the administration of the Disabled Facilities Grant. Three sessions were held on 1st, 15th April and 13th May 2016. An agenda of information discussed at each session can be found in Appendix 1.
8. The outcomes and actions from each of the first two sessions formed the basis for discussion at session 3. The table at Appendix 2 provides information regarding progress to date, and those actions that had been completed by the time of meeting 3. It was noted that in relation to a couple of tasks that the work could take several months to complete the work to a meaningful degree as it was reliant on receiving suitable information from other sources including other district councils.
9. Task no.18 related to exploring the options for Fylde BC to employ its own Occupational Therapist. At session 2 an update information had been received from Lancashire County Council that there were plans to recruit 20 Occupational Therapists across Lancashire from June 2016. As such the Working Group felt that it was not the right time to pursue a pilot scheme regarding a Fylde appointed Occupational Therapist. It was recommended that the Councillor representatives on the Fylde and Wyre Health and Wellbeing Board (Councillor D Collins) and the Lancashire Health and Wellbeing Board (Councillor Willder) raise these concerns at the earliest opportunity, as it was outside the scope of the working group.
10. The Working Group discussed possible target setting as a way of monitoring the Fylde's performance regarding processing DFGs. However as there were a number of key factors outside the control of the Council, namely the amount of funding received from the Better Care Fund, and the number of applicants coming forward, it was deemed that a target would be largely meaningless.
11. On the same agenda is the year end exception report and 2015/16 PM 97a and 97b are to be reported on. There is a need for members to consider approaches that could be adopted in order to achieve effective monitoring of PM97a and PM97b throughout 2016/17.

12. Details included in the exception report are in the table below.

<p>PM97a: The length of time for applicants on the waiting list for a Disabled facility grant (weeks) was 52, the target is 0, and last year's comparison figure was 78.</p> <p><i>The length of time on the waiting list has reduced compared to the previous year, this has been achieved through an increase in DFG grant money. Targets for 2016/17 will be set by another report going to this committee on the 7th June 2016.</i></p>
<p>PM97b: The number of applicants on the waiting list for a Disabled facilities grant was 53, the target is 0, and last year's comparison figure was 80.</p> <p><i>The number of applicants on the waiting list has reduced since the previous year, this has been achieved through an increase in DFG grant money.</i></p> <p>PM97b: The number of applicants on the waiting list for a Disabled facilities grant is being replaced Percentage of the total DFG Budget committed (quarterly)</p> <p><i>To monitor DFG Budget committed throughout the year. Targets for 2016/17 will be set by another report going to this committee on the 7th June 2016.</i></p>

13. The Working Group agreed that it was essential to define clearly the different stages of the process, such as waiting list, holding list, statutory duties, etc. as it could be confusing and potentially misleading for the wider committee members. It was also agreed that for clarity the diagram circulated at the previous meeting should be included in the report going forward to committee (attached at Appendix 3).
14. The group noted the work of a Lancashire-wide prioritisation policy, so that all residents were treated the same regardless of which district they lived in. Fylde BC had taken the lead on this approach and that the draft policy was to be discussed at the next district meeting. The Working Group agreed that the policy should be attached to this report to committee (as set out below).

Lancashire suggested prioritisation criteria linked to BCF remit (see paragraph 14 above)
<p>1. URGENT (P1)</p> <p>The applicant has an urgent need for an adaptation such as :</p> <ol style="list-style-type: none"> 1. To facilitate hospital discharge/prevention of hospital readmission 2. Under the recommendation of the Occupational Therapist acting on behalf of the social services authority. 3. Provision of independent or safe access to essential facilities and to the property without which there would be a potential breakdown of the current situation. 4. Service user and/or carer at high risk of physical injury needing alternative care arrangements until/unless work is completed
<p>2. NON URGENT (P2)</p> <p>The applicant has a need for a DFG however the need is not an urgent priority such as :</p> <ol style="list-style-type: none"> 1. Under the recommendation of the Occupational Therapist acting on behalf of the social services authority. 2. Works which prevent long term admission to residential care 3. Improve the service user's long term ability to remain at home

15. In conclusion the group made the following recommendations which are drawn from the outstanding actions in Appendix 2. The working group recommended:

- to formally express concerns to Lancashire County Council as to the unacceptable delays in the assessment of applicants by the occupational therapist service and that plans to reinvest in additional staffing resources are introduced as soon as possible. Councillor representatives on the Fylde and Wyre Health and Wellbeing Board and the

Lancashire Health and Wellbeing Board to also raise these concerns at the earliest opportunity

- II. that Lancashire County Council consider the urgent introduction of a self-assessment tool to enable anyone enquiring of a disabled facilities grant to be able to self assess themselves financially so they decide at the earliest stage whether they may qualify for assistance for a DFG
 - III. that early consideration is given to the DFG function being audited again soon so as to provide assurance that the service is operating as efficiently as possible to maximise the resources allocated
 - IV. that all key processes within the DFG function are examined and assessed by the council's Time Lean team so as to ensure the service is operating as efficiently as possible to maximise the resources allocated
 - V. that further work is undertaken to establish how Fylde compares with average prices for adaptations across Lancashire and in doing so understand where any commissioning efficiencies can be achieved
 - VI. an annual monitoring report is produced and considered by the Environment, Health and Housing Committee.
16. The working group were pleased that the council's DFG allocation via the Better Care Fund had increased significantly from £468,000 to £848,621. The council's budget for 2016/17 contains provision for the original figure of £468,000 as the final grant settlement was not known at the time the budget was set. Accordingly is proposed to recommend to Council a fully funded Capital Budget Increase of £380,621 for the DFG Capital Scheme in 2016/17 due to an increased DFG allocation via the Better Care Fund. To cover the Councils costs in the management of the DFG works the Council retains a 10% management fee in respect of each scheme. The approved income budget for these services in 2016/17 is £35,000.
17. As additional applications are processed by the Occupational Therapist Service it will increase the workload for the housing team to process and manage additional adaptations, beyond the current resource allocated. As a result it will be necessary to employ an additional resource on a flexible basis from within the agreed 10% management fee charged. For this a fully funded revenue budget increase of £15,000 in 2016/17 for additional staffing resources is proposed to be met from the additional DFG revenue fee income that will result from the additional capital funding estimated. If approved this would result in a revised income budget for 2016/17 for the administration of DFGs of £50,000.

IMPLICATIONS	
Finance	<p>This report outlines the conclusions and recommendations of the DFG Working Group and proposes a number of financial recommendations to the Committee as follows:</p> <ol style="list-style-type: none"> 1. The Committee is requested to consider and recommend to Council a fully funded Capital Budget Increase of £380,621 for the DFG Capital Scheme in 2016/17 due to an increased DFG allocation via the Better Care Fund; and 2. The Committee is requested to consider and recommend to Council a fully funded revenue budget increase of £15,000 in 2016/17 for additional staffing resources to be met from the additional DFG revenue fee income that will result from the additional capital funding estimated to be the same amount.
Legal	The legal implications are set out at the start of the report
Community Safety	None
Human Rights and Equalities	None
Sustainability and Environmental Impact	None
Health & Safety and Risk Management	None

LEAD AUTHOR	TEL	DATE	DOC ID
Kirstine Riding	01253 658569	18/05/2016	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
DFG Working Group Notes from session 1 and 2.	1 st and 15 th April	https://fylde.cmis.uk.com/fylde/MeetingsCalendar/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/901/Committee/19/Default.aspx
The Housing Grants Construction and Regeneration Act 1996	1996	http://www.legislation.gov.uk/ukpga/1996/53/contents

The following Appendices are included in this report:

- Appendix 1: Disabled Facilities Grants Working Group Agenda
- Appendix 2: DFG Outcomes and actions
- Appendix 3: Stages of the DFG process

Appendix 1

Disabled Facilities Grants Working Group Agenda

Purpose: To review the practices and procedures of the administration of the Disabled Facilities Grant

Timespan: 3 meetings proposed (each 2 hours in duration) – April/May

Councillors: Ben Aitken, Viv Willder, Maxine Chew, Heather Speak, Richard Taylor and Karen Buckley

Officers: Paul Walker, Kirstine Riding, Tom Birtwistle

1st meeting 2pm Friday 1st April (Reception Room)

Background/current situation

Legal background (Ian Curtis - FBC) (20 mins)

Better Care Fund - method for assessment of need and funding across Lancashire (20 mins)

How the service operates and audit review 2012 (process overview) (20 mins)

Current performance and funding spend/commitment profile – consideration of waiting list (20 mins)

Lancashire wide task and finish group (sharing of best practice) (20 mins)

Discussion and actions (20 mins)

2nd meeting 2pm Friday 15th April (Reception Room)

Referral/assessment/delivery of service

Lancashire County Council role (LCC to attend) BCF and their role within the process and procurement of equipment (20 mins)

Occupational Therapy role (Kate Kelso – OT to attend) with examples of need and work undertaken (30 mins). Before and after real life examples.

Means testing and grant conditions/grant repayment (20 mins) overview of means testing with examples and grant repayments

Procurement and appointment and management of contractors (20 mins)

Discussions and actions (30 mins)

3rd meeting 2pm Friday 13th May (Porritt Room)

Outcome/recommendations

Concluding thoughts – observations to note/acknowledge

Recommendations

Target setting

Reporting to committee and Monitoring

Appendix 2 – Outcome and Actions DFG Working Group

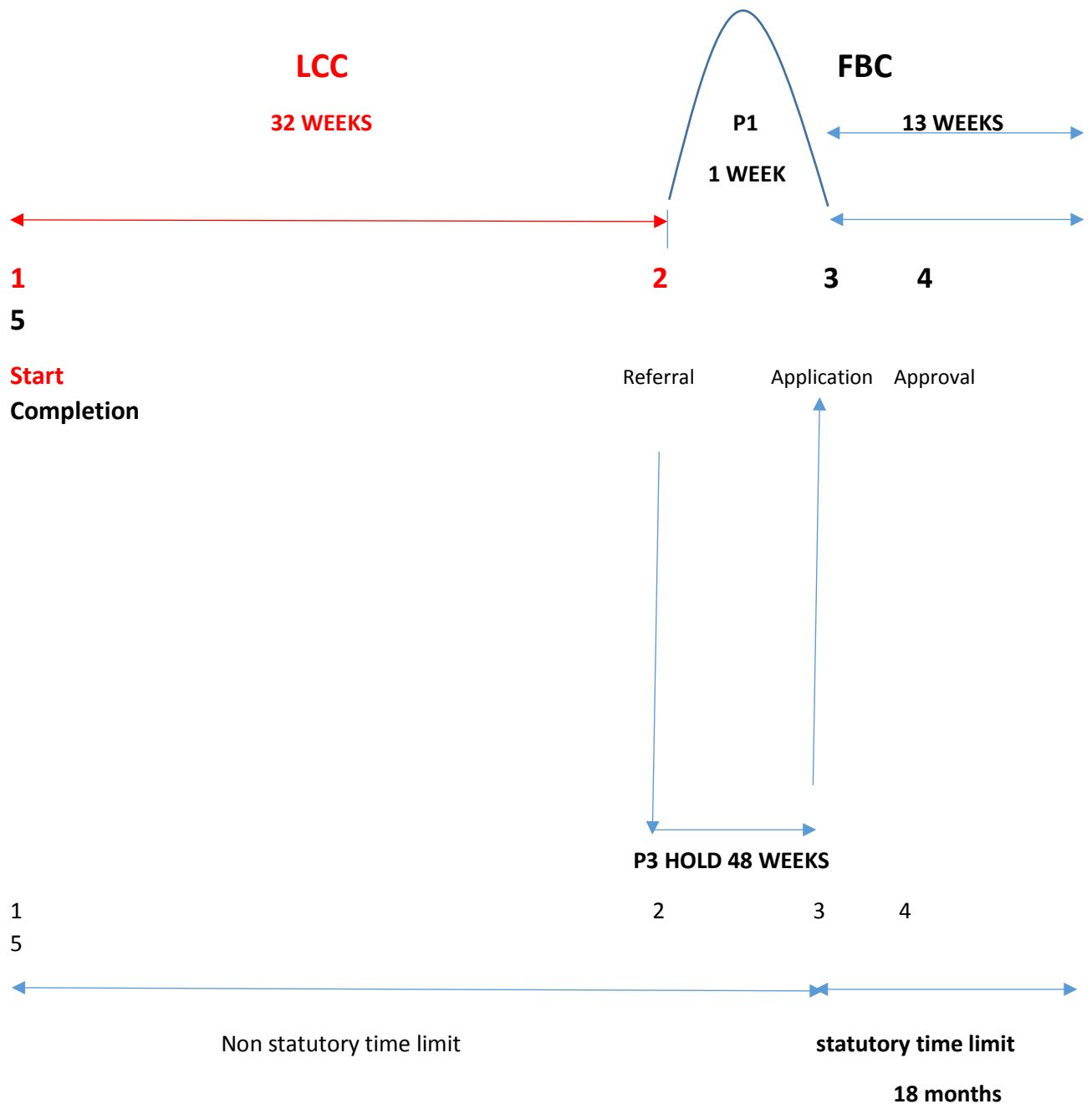
Task ID	Task Name and Details/Description	Comments	Progress Update/ Status
1.	Circulate a list of charities we contact when a contribution is required	Provided in report two.	completed
2.	That 5 sample applicant/contractor files be made available for the next meeting of the group to enable the group to gain a better appreciation of the process.	Provided in meeting two. Several files and documents inspected.	completed
3.	Members requested details of the current holding list breakdown including details of age, be made available at the next meeting.	Provided in report two	Completed
4.	That officers contact other districts seeking the average price for a Level Access Shower.	Provided at meeting two	Completed
5.	That officers provide a list of ongoing DFG's and waits in comparison to statutory time limits.	Provided at meeting two	Completed
6.	That the Chairman and Vice- Chairman of the Environment, Health & Housing Committee, Councillors Ben Aitken and Viv Willder attend the next meeting of the Prioritisation Panel (PP).	Attended latest priority panel (20/4/2016)	Completed
7.	That subject to availability and/ or if appropriate, key personnel be invited to the next meeting of the working group.	Attendance at meeting two of Kate Kelso (OT) and Gary Savage (Hospital discharge manager)	Completed
8.	That a link be sent out to the Ombudsman report 'Making a house a home: Local Authorities and disabled adaptations' which was referred to in meeting one.	Link was included in the minutes for meeting one	Completed

Task ID	Task Name and Details/Description	Comments	Progress Update/ Status
9.	That returned quotations should provide further details of the split between materials and labour.	New schedule has been devised which requests split of materials and labour. Now being sent to all contractors.	Completed
10.	Members noted the service was last audited in 2012 and recommended that it be audited again soon.	Awaiting confirmation of this action from the working group and subsequent scheduling with the audit manager.	Not started
11.	The Working Group expressed their concerns with the LCC current procedure and requested that the implementation of a self-assessment tool should be looked at as a matter of urgency.	This item is to be taken forward to the joint working group between the districts and LCC Meeting due 26 th May.	Not started
12.	Members suggested that the detailed processes involved in the administration and delivery of DFG's should be reviewed as part of the corporate 'lean-time' approach to help facilitate support process of further service improvement and efficiency.	Preliminary discussions with Alex Scrivens. Existing process map has been shared with him. Awaiting recruitment of new members to the Time Lean group.	Underway
13.	To express this Council's concerns to LCC about the delays and ask for more resources to be presented.	E-mail sent to Catherine Whalley (Head of Service Social Care Service) 20/4/16. Confirmation that 20 additional OT's will be employed by LCC from 1 st June 2016. In addition 2 OT managers have been appointed. See email from Catherine Whalley to Paul Walker dated 21/4/16. Although the task is technically completed it is suggested this remains as a key recommendation to LCC in the final report.	Completed

Task ID	Task Name and Details/Description	Comments	Progress Update/ Status
14.	To find out when the possible recruitment of further OTs is likely to happen	OT managers in place. 20 OT's to be recruited from 1 st June 2016.	Completed
15.	It was agreed further work needed to be undertaken to understand the average prices supplied from other district councils	To be taken to the joint district and LCC meeting 26 th May 2016.	Not started
16.	The Working Group requested that comparison information (i.e. over a period of years if available) was provided regarding the numbers of clients contributing to the works.	Completed to be presented if required at meeting three.	Completed
17.	The Working Group requested copy of crib sheet which is sent to OT's.	Completed and sent on the 22/4/16 with the minutes from meeting two.	Completed
18.	For Fylde and Wyre to investigate a pilot for 12-18 months to employ their own OT with a view to reduce the waiting list.	Linked to points 13 & 14. This will incur additional costs which would have to come from the main BCF grant. Members' views are sought as to whether this should be pursued.	Not started

Appendix 3 – Stages of the DFG process

Simplified process map



Key points

There are no statutory time limits in relation to (parts 1 to 3) in this process map.

Fylde average 13 weeks to complete a DFG compared to a statutory maximum of 18 months (parts 3 to 5).

P1 (high priority) are on average completed within 14 weeks (part 2-5)

P3 (low priority) Fylde hold list 48 weeks down from 78 weeks on the 31st March 2015.

DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	ENVIRONMENT HEALTH AND HOUSING COMMITTEE	7 JUNE 2016	5
FYLDE COAST MYHOMECHOICE AREA LETTINGS PLAN 2016/17			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

Although the Council does not own or manage any social housing stock all local authorities are required to have an allocation scheme. The allocation scheme comprises of two documents. The first of which is a Fylde Area Lettings Plan that sets out how to make best use of the stock, taking into account the Council is not a stock holding authority and as a consequence, are reliant on our Registered Providers. The second document is a Fylde Coast Consistent Assessment Policy that sets out how applicants will be placed in different priority bands when they apply to join the housing register. These policies are delivered by the Housing Providers through the MyHomeChoice Scheme. This report details a summary of the consultation on the Area Lettings Plan and provides a copy of the final draft Area Lettings Plan 2016/17.

RECOMMENDATIONS

1. To note the results of the consultation for the Area Lettings Plan with MyHomeChoice partners
2. To approve the final draft of the Area Lettings Plan for adoption for 2016/17

SUMMARY OF PREVIOUS DECISIONS

Minutes of Cabinet 16th February 2011

1. The new Allocation scheme for the borough is adopted
2. The Partnership Agreement is entered into as soon as a final draft has been agreed by the Council's legal officer
3. The SCL system is procured as outlined in this report
4. The set-up and running costs of the new CBL system are agreed as outlined in the report

Minutes of the Policy Development Scrutiny Committee 10th January 2013

1. To note the review of the allocation policy and to welcome the report of the consultation responses to a future meeting.
2. To recommend that the Council approves the draft Fylde Coast Tenancy Strategy
3. To note the new power in the Localism Act 2011 that enables Local Authorities to discharge their homelessness duty using the private rented sector.

Minutes of Policy Development Scrutiny Committee 23rd May 2013

1. The consultation results be noted
2. To recommend that Cabinet adopt the draft Housing Allocation Policy

3. To recommend that Cabinet approve the Fylde Coast Tenancy Strategy.

Minutes of Cabinet 26th June 2013

1. Approve and adopt the final draft Housing Allocation Policy
2. Approve and adopt the final draft Fylde Coast Tenancy Strategy.

Minutes of Policy Development Scrutiny Committee 13th November 2014

1. To note the summary of activity over the last 12 months
2. To note the proposed Area Lettings Plan for consultation
3. To request the results of the consultation were reported to a future meeting of the committee

Minutes of Policy Development Scrutiny Committee 12th March 2015

1. To note the results of the consultation for the Area Lettings Plan with MyHomeChoice partners;
2. To approve the final draft of the Area Lettings Plan for adoption and;
3. To request an update to the appropriate committees regarding planning agreements and sheltered housing, the appropriate time.

Affordable housing provided through planning obligations was discussed at the Environment Health and Housing committee 8th September 2015 and a recommendation was presented to Development Management Committee 16th September. Resolved to

1. That future S106 agreements entered into by Fylde Borough Council to secure affordable housing should not reflect the occupancy restrictions as set out in the local lettings policy
2. To engage with representatives of registered social landlords to help feed into a review of policy for truly affordable housing.

Lancashire County Council proposal regarding the support funding for sheltered housing was discussed by the Environment Health and Housing Committee on 5th January 2016 and a consultation response was approved by the Committee on 23rd February 2016.

CORPORATE PRIORITIES	
Spending your money in the most efficient way to achieve excellent services (Value for Money)	√
Delivering the services that customers expect of an excellent council (Clean and Green)	√
Working with all partners (Vibrant Economy)	√
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	√
Promoting Fylde as a great destination to visit (A Great Place to Visit)	√

REPORT

1. The Area Lettings Plan provides an update on the issues raised by the Registered Providers in 2015-16 and also details a proposal for the coming year. Registered Providers have been consulted on the plan and were given the opportunity to provide comments and suggestions. A final draft of the Area Lettings Plan is detailed in Appendix 1.

Consultation comments received	
Annual letting plan reference	Comment made
<p>3. Fylde Coast Strategic Housing Market Assessment – p.4</p> <p>“For Fylde, if the economy is to grow, there will need to be in migration of working age people to replace the large numbers of people who are going to retire in the period to 2032”.</p>	<p>Comment</p> <p>How is this possible if the lettings criteria is restrictive to Fylde?</p> <p>Response</p> <p>Area Lettings Plan is proposing flexibility with allowing up to 25% of properties to be let outside of MHC following a proposed criteria.</p>
<p>8. Moving forward on low demand issues – p.9</p> <p>“It is used in historically hard to let areas or hard to let property types and/or in areas where historically there has been limited affordable housing provision”</p>	<p>Comment</p> <p>This be removed and Housing Associations given the flexibility on this.</p> <p>Previous Area Lettings Plan provided the option to let all sheltered accommodation to any applicants regardless of local connection. Would request this be re-instated in the plan.</p> <p>Response</p> <p>Area Lettings Plan is proposing some flexibility with allowing up to 25% of properties to be let outside of MHC following a proposed criteria.</p>
<p>9. Scheme / Area specific lettings restrictions</p> <p>Chain Lane, Staining</p> <p>S106 local connection to Staining. In the event that after a reasonable time as agreed by the local authority, there are no qualifying persons meeting the criteria for local connection can be offered to a Fylde connection. Reasonable time 3 letting cycles or 3 weeks.</p>	<p>Comment</p> <p>I propose that 2 letting cycles is a more reasonable period in the case of Staining.</p> <p>Response</p> <p>S106 notes that after a reasonable period agreed by the local authority.</p>

2. Two issues were raised by partners and were included in the 2015-16 plan. The first issue concerning planning obligations (S106 agreements) was looked at and reports were presented to the Environment Health and Housing committee and Development Management Committee. All the detail was examined and discussed and the Development Management Committee resolved that future S106 agreements to secure affordable housing should not reflect the occupancy restrictions as set out in the local lettings policy. However it was requested that the Local Authority engage with Registered Providers to help feed into a review of policy for truly affordable housing.

3. The second issue was regarding low demand for some properties. Registered providers had asked the local authority to consider relaxing the local connection rules around hard to let properties. Through the Area Lettings Plan this was discussed at the Fylde Coast Housing Providers meeting and a pilot was designed to be carried out across all three local authority areas. The pilot was completed between 1st July 2015 and 31st December 2015.
4. The pilot did not allow the relaxation in local connection rules, it did however allow the registered providers to let up to 25% of their vacant properties outside of the MyHomeChoice scheme. The aim of this was to be able to reach prospective applicants who would not normally access social housing. The pilot was used as a way to find new applicants and all applications were assessed as normal using the Common Assessment Policy.
5. Registered providers were expected to comply with local connection rules, ensure that applicants had some form of housing need and that all results were reported back to the partnership.
6. Results from the pilot showed that, it was used to find tenants for historically hard to let properties, and Progress owned properties in the Fylde pilot were let to households with a Fylde connection. It should also be noted that within each organisations pilot a significant number of applicants were actually already registered with MyHomeChoice. Certainly for the applicants in the Progress Housing Group pilot 3 of the 7 were registered with MyHomeChoice but had closed applications due to local connection not being verified. This has raised important questions regarding marketing in general of MyHomeChoice and processing of applications that is making it easier for applicants to provide information to complete their application. Details of the pilot and results are presented in the final draft of the Area Lettings Plan. An actual summary of the pilot results is detailed in Appendix 2.
7. To note during 2015-16 a total of 126 lettings were completed in Fylde. If the proposal to allow up to 25% of lettings outside of MyHomeChoice was operational this would have resulted in up to 31 lettings completed outside of MyHomeChoice.
8. Following the results of the pilot registered providers in Fylde have requested that this is adopted as a tool to help tackle low demand for certain properties. A proposed list of criteria has been drawn up that registered providers would need to follow, this is listed below
 - a. Properties should always be advertised for one bidding round on MyHomeChoice Fylde Coast
 - b. The local connection criteria is applied in all cases
 - c. It is used in historically hard to let areas and historically hard to let property types
 - d. Applicants will need to demonstrate housing need including affordability issues
 - e. It can only be used for up to 25% of lettings
 - f. All partners will be asked for lettings details on a quarterly basis
 - g. The criteria and figures will be reviewed again after one year
9. It should be noted that the pilot has highlighted a gap in knowledge of and overall marketing of MyHomeChoice and processing issues with applications. It is recommended via the Area Lettings Plan that this is also reviewed over the coming year. Offering registered providers the flexibility to let outside of MyHomeChoice is just one tool that can be used in dealing with low demand issues.
10. Therefore Members are asked to consider the results of the pilot, the proposed criteria and the recommendation to allow registered providers to complete up to 25% of lettings outside of MyHomeChoice. Blackpool and Wyre authorities are waiting for the MyHomeChoice partnership agreement to be signed before the Area Lettings Plans for 16/17 are taken to Committee.

11. The Area Lettings Plan has also been updated following the recent R (H and others) v Ealing LBC (2016) case and advice from Legal Services at Fylde BC in regard to the Equalities Act, European Convention on Human Rights, Public Sector Duty and Children's Act 2004. Namely in Appendix 2; the definition for full-time employed households for Band E status has been amended to reference the Common Assessment Policy definition to working households: and, local connection is, as is defined in 5. Area Lettings Plan 2016-2017. There is a need to better reflect disabled persons who are unable to work or undertake voluntary work within the Area Lettings Plan and this will be taken forward via the Fylde Coast Housing Providers during 2016/17.

IMPLICATIONS	
Finance	None
Legal	None
Community Safety	None
Human Rights and Equalities	None
Sustainability and Environmental Impact	None
Health & Safety and Risk Management	None

LEAD AUTHOR	TEL	DATE	DOC ID
Kirstine Riding	01253 658569	18/05/2016	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
MyHomeChoice Fylde Coast Common Assessment Policy My guide to applying for a home My guide to finding a home Fylde BC – Housing Waiting list - MyHomeChoice	2014	https://www.myhomechoicefyldecoast.co.uk/Data/ASPPages/1/176.aspx http://www.fylde.gov.uk/resident/housing/usingwaitinglist/

Attached documents

1. Appendix 1 - Draft Area Lettings Plan 2016-17
2. Appendix 2 - Results of the pilot to let a % of properties outside MyHomeChoice



Fylde Borough Council
Area Lettings Plan
2016-17

Final Draft document May 2016

Fylde Area Lettings Plan

1. Background

Each local authority has a statutory responsibility to make best use of its scarce housing resources and ensure that, as far as possible, priority for re-housing is based on a combination of re-housing needs and waiting time. It does this by setting out how social housing will be allocated to people in need within its area in an Allocation Scheme. The Allocation Scheme for Fylde comprises two elements – a Consistent Assessment Policy and a borough-specific Area Lettings Plan.

The role of the Consistent Assessment Policy is to set out how applicants for social housing are assessed when they register their requirements for a home, and to provide consistent procedures for the operation of the MyHomeChoice Fylde Coast system across the three local authority areas.

This Area Lettings Plan maps out the supply and demand issues impacting on social housing specifically in the borough of Fylde. Using this information, the Area Lettings Plan sets out priorities and vision of how social housing is let in the borough over the next 12 months. The Registered Providers where possible will work to achieve the priorities in the plan when letting their stock. The appropriate mechanisms will be set up within the choice based lettings IT system to ensure the plan can be monitored and reviewed each year. The plan is a strategic tool that enables lettings by registered providers to be linked to wider strategic issues and ensures best use is made of their stock available. This ensures that Fylde Borough Council is carrying out its duty as a non-stock holding strategic housing authority and is making best use of the scarce social housing stock.

While the needs of applicants will be assessed in a consistent way across the Fylde Coast, each local authority has its own Area Lettings Plan to reflect different demand and supply issues and local priorities. Fylde BC will consult with registered providers on the detail of the lettings plan when it is developed each year. As lettings are made by registered providers because they own and manage the social housing stock, the local authority is reliant on them for delivery of the priorities set out in the Area Lettings Plan. The MyHomeChoice Fylde Coast system provides comprehensive data on lettings that is monitored to understand the extent to which the priorities of the Area Lettings Plan are being implemented, and to review the Plan on an area basis.

The existing plan was developed as part of the implementation of MyHomeChoice. The priorities have been reviewed and will change to reflect future lettings in particular an increase in new build properties.

2. Strategic priorities

The Fylde Coast Housing Strategy 2009 sets out the overall challenges and priorities for providing Fylde Coast residents with a great place to live – both in terms of individual homes that meet households' needs at a price that they can afford, and in providing attractive residential neighbourhood environments where people can lead fulfilling and productive

lives. There are three objectives that particularly need to be taken into account in framing Area Lettings Plans:

- provide more of the affordable homes that are in the highest demand
- reduce concentrations of deprivation on large social housing estates by improving the neighbourhood environments, re-developing unpopular housing stock, and diversifying tenures
- provide new opportunities for people at risk of homelessness, and those without work, to make a positive contribution to the local community

Social rented housing plays a small but important role within the whole housing market. Along with private rented housing subsidised through Housing Benefit, it provides homes that are affordable to people on low incomes, and is therefore critical in meeting a fundamental need for a significant proportion of the local population. Social rented homes offer security of tenure, low rents that people can afford without further assistance if they are in low paid work, accommodation at Decent Homes standards, and reliable standards of management and repair. The Fylde Coast Housing Strategy sets out the need for the provision of additional social rented properties because the existing stock of socially rented homes cannot meet the high demand.

Despite efforts to provide more new homes, a shortage of social rented homes, will continue for the foreseeable future. This means that difficult decisions have to be made to prioritise who gets access to a limited resource. It also means that we need to be using existing social rented homes to their full potential, and it may be appropriate to use the allocations scheme to help people who want to move out of social rented homes that are larger than they need (“under-occupying”) to smaller homes.

Issues and actions in Fylde?

It should be noted that the Fylde Coast Housing Strategy 2009 has come to the end of its lifespan and will be refreshed. It should be noted that the issues below may be changed or added to:

Fylde’s more detailed issues and priorities for action from the Fylde Action Plan include:

- The shortage of available social rented accommodation compared with demand is especially high in Fylde. We need to carefully manage expectations and offer alternative options.
- Younger people are not being attracted to Fylde, nor persuaded to stay; the high cost of housing is driving them out of the area.
- Sustainability of rural communities / services
- Large and growing population of older people - making effective use of properties suitable for people with mobility problems / close to support services
- Establish a plan for changing the balance of specialist support for older people – may become appropriate to widen access to properties currently designated as sheltered if support is increasingly provided wherever people live rather than focused on designated accommodation.

- Agree and deliver plans for meeting the housing needs of people requiring long term care, including people with learning disabilities and physical disabilities -
- We need to provide opportunities for people in specialist supported accommodation to move on to general needs properties when they no longer need specialist support.

Appendix 1 contains an analysis of current applicants registered on MyHomeChoice for 2015/16.

3. Fylde Coast Strategic Housing Market Assessment

Within Fylde there are a significant number of detached properties, particularly in the rural areas, while there has been substantial delivery of flats in Lytham & St Annes such that almost 90% of the borough's flatted stock is located within this area.

Overall, with regards to tenure, owner occupation levels are high, while in the context of national levels the proportion of social rented stock is low. Whilst the proportion of private rented stock is lower than in Blackpool, there are higher concentrations in the urban areas. The housing stock is typically relatively large in Fylde, with larger dwellings historically delivered in the rural areas in particular, and coupled with an older population, there is a relatively high level of under-occupation. House prices are high in Fylde, relative to the rest of the Fylde Coast, with properties on average invoking a premium of at least £40,000 over comparable properties elsewhere, and areas of the borough remain among the least affordable in the Fylde Coast.

For Fylde, if the economy is to grow, there will need to be in migration of working age people to replace the large numbers of people who are going to retire in the period to 2032. New housing will be needed to accommodate these people. The SHMA across the Fylde Coast was first published in February 2014 and updated in November 2014 following an updated analysis of housing need in light of the 2012 Sub National Population Projections. The SHMA forms part of the evidence base of the Emerging Local Plan to 2032¹.

For Fylde, the 2012 Sub National Housing Projections project an increase of 4,641 households over the period 2011 – 2032, equivalent to an average of 221 new households per annum over this period, this is translated into a modelled need for approximately 237 dwellings per annum. Historic market conditions, including slightly worsening affordability and historic under-provision of housing against plan targets, in Fylde are likely to have impacted upon projections of household formation rates of selected younger households groups. Therefore need for affordable housing remains high at 247 dpa, this suggests the need to ensure that the level of provision is uplifted in relation to basic demographic derived demand to ensure the balance between supply and demand does not exacerbate affordability issues.

¹ <http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/>

4. Supported People Funding

Lancashire County Council identified £4million of savings to the Supporting People budget implemented April 2015. Various client groups within the Supporting People Programme have had budgets cut including funding for sheltered housing to be reduced by £2.5million. The County council need to deliver £176 million of savings by April 2018. All areas of the County Council are considering budget options therefore further funding cuts to Supporting People cannot be ruled out. To note Supporting People budget funds the support costs for people who are eligible for assistance whilst housing benefit funds the housing element. This proposal relates to the support element only for sheltered residents.

On the 16th November 2015 the LCC published proposals to deliver further savings of £65m over the next 2 years and on the 11th February 2016 LCC full Council made its decision to approve budget proposals to deliver further savings.

The Proposals to cease non-statutory element of Supporting People funding

- Cease the non-statutory element of the Supporting People service from 1st April 2016
- Revenue funding to be provided to support homeless 16 and 17 year olds (current proposal approx. half of current SP funding for young people's services)
- Use £10.15m reserves in 16/17 to fund the 12 month 'transition period' to enable appropriate cessation of Supporting People contracts/arrangements
- Apply waivers, as appropriate, to Supporting People contracts during the transition period
- Where contracts are in place until March 2017 or beyond, contracts will cease on 31st March 2017
- Appropriate notice will be given for services/contracts which expire on a date after March 2017 to bring them to an end on 31st March 2017

A report was taken to Environmental Health and Housing Committee, Fylde BC on the 5th January 2015 that detailed the proposals announced on the 5th November 2015 by Lancashire County Council (LCC), to cease the non-statutory element of the Supporting People Funding from the 1st April 2015 as part of measures to deliver further savings of £65m over the next 2 years.

The Committee expressed concerns in the strongest possible terms regarding the removal of the proposed funding. Fylde BC held an event on the 22nd January 2016 that brought together Service Providers, Fylde BC Housing Benefit and Homelessness and Housing Advice teams and Supported People Team at Lancashire County Council to consider the implications on services within Fylde and direct impact on service providers. The findings from the session were split into two Parts and have been used to inform a full consultation response sent to Lancashire County Council that is intended to gather views about the budget proposals and any ideas or concerns respondents had, running from 05/04/2016 to 24/06/2016;

- Part I considers the wider implications on service provision for vulnerable adults within Fylde and transitional arrangements prior to the funding being withdrawn

completely in March 2017 and alternative options available to provide the service and support required.

- Part 2 gives information on the direct impact on service providers as a result of the funding being withdrawn for non-statutory services.

Implications from withdrawal of SP funded services in Fylde

- Will affect the most vulnerable people
- Housing Benefit unable to fund service charges
- Increase in homelessness within Fylde with more vulnerable clients in crisis approaching the local authority
- Joint working between service providers will be affected as services become over stretched organisations from a resource planning perspective will need to consider what they can realistically provide with the funding and paid or voluntary resources available to them.
- Accommodation based services will be lost
- Purpose built single use buildings once used for accommodation based services will need to be reconfigured, then cannot be reinstated.
- Shift from long term funding to short term annual funding will impact on resource planning with services being spot purchased based on individual needs
- Ultimately there will be a loss of skilled staff and service restructuring.

5. Area Lettings Plan 2016-2017

In Fylde, priority will be given to applicants who have a local connection to the borough of Fylde, either through current residence or work. This will be achieved through the following mechanism.

When deciding eligibility applicants must be able to show they have a local connection. Applicants have a local connection if they can demonstrate one of the following:-

- Local residency – they have lived in local authority of Fylde consecutively for the last three years
- Permanent employment in the area of Fylde
- Close family association – has a parent, adult child, adult brother or sister who is living in the area of Fylde and has done for the last 5 years
- Applicants who are serving in the Armed Forces and who are either employed or are resident in the area of Fylde
- Former armed forces personnel who had a previous residence in the area of Fylde as a result of a former posting in the area of Fylde within the last 5 years
- Homeless applicants where there is a statutory duty to provide housing by Fylde Borough Council.

For priority when bidding, there are 3 levels of priority:

1. Connection to the local authority
2. Connection to the Fylde Coast
3. No connection to either of the above (Armed forces only)

This means that - for example - in Fylde properties will be offered to those with a Fylde connection first and then will only be made available to people from the other two authorities if no one with a qualifying Fylde connection, as outlined above has bid for the property. The property will then only be made available to people outside Fylde Coast area if no one from the three local authority areas has bid.

This means that generally properties will be allocated as follows:

- Band A – Local connection (e.g. Fylde)
- Band B – Local connection (e.g. Fylde)
- Band C – Local connection (e.g. Fylde)
- Band D – Local connection (e.g. Fylde)
- Band E – Local connection (e.g. Fylde)
- Band F – Local connection (e.g. Fylde)
- Band A – Partner connection (e.g. Blackpool and Wyre)
- Band B – Partner connection (e.g. Blackpool and Wyre)
- Band C – Partner connection (e.g. Blackpool and Wyre)
- Band D – Partner connection (e.g. Blackpool and Wyre)
- Band E – Partner connection (e.g. Blackpool and Wyre)

6. Section 106 Agreements

The 2015-16 Area Lettings Plan noted that the priority for bidding is not aligned to current S106 agreements which only allow lettings to those with a Fylde connection; the aim of the plan was to resolve this anomaly. The Environment Health and Housing committee made a recommendation to the Development Management Committee in September 2015 which was discussed in detail. The Development Management Committee resolved that future S106 agreements should not reflect occupancy restrictions as set out in the local lettings policy. It was resolved to engage with representatives of registered social landlords to help feed into a review of policy for truly affordable housing.

7. Low demand issues

The 2015-16 plan noted low demand for some properties in particular sheltered housing. On the 14th May 2015 a MyHomeChoice Operational Group meeting was called to discuss issues emerging with the letting of properties across the Fylde Coast. One approach the group was in favour of was piloting letting a percentage of properties outside of MHC in order to attract a different client group.

The group were unanimous in favour of this approach for the following reasons:

- Potential economies of scale doing this as a partnership
- It would allow partners to compete directly with the private rented sector and raise the profile of Social Housing
- There is an opportunity to attract new customers – balance communities
- The changes through “Right to Move” will allow an element of wider Local Connection eligibility for households with an offer or employment

However there was discussion around some areas of concern in particular the need to ensure that statutory allocation requirements are met (reasonable preference) and the need to ensure that statutory guidance is considered, for example transparency as to who gets social housing in the area.

On the 17th June 2015 a separate meeting was arranged with the Fylde Coast Housing Providers to work up the parameters of the pilot.

- A need to comply with local connection to each authority
- Possible flexibility around other prioritization of need
- Opportunities to attract new customers, and enable applicants to find somewhere quickly
- Ensure that the process is transparent for all partners to be clear on what is expected

- A need to meet statutory requirements to house people in housing need, by demonstrating that a majority of lets go to people in a 'reasonable preference' category
- It was agreed in principal to pilot a new approach to letting a proportion of properties outside of MHC for 3-6 months
- Proposed that 10-25% of lettings are completed outside MHC
- RSLs would be given some freedom to define which properties to let outside of MHC but it was required that a report be brought back to the partnership detailing which properties were let and to whom.
- A need for clear monitoring arrangements

Results

A summary of the main findings:

- Pilot ran from 1st July to 31st December 2015
- Local connection applied in all cases
- It was for historically hard to let properties
- It was used to gauge demand in traditionally low demand areas
- All properties were let to households with a local connection to Fylde
- Methods used – Rightmove, McDonalds, Moving Soon
- Majority of properties were Upper Floor Flats
- It attracted households who would not traditionally register for social landlord stock
- It attracted employed households
- The majority of lets demonstrated housing need

8. Moving forward on low demand issues

Within Fylde it is accepted that the ability to be able to advertise properties outside of the Choice Based lettings scheme allows for greater flexibility when allocating properties to applicants.

The results of the pilot have been reviewed and the ability to advertise properties outside of the Choice Based Lettings Scheme will be presented to members for their approval. It is proposed that this amendment could start once a new Partnership Agreement is signed.

When RSLs are operating within Fylde and adopting to use the flexibility of letting outside of MHC Fylde Coast, the following criteria is proposed:

- Properties should always be advertised for one bidding round on MyHomeChoiceFyldeCoast.
- The local connection criteria is applied in all cases
- It is used in historically hard to let areas or hard to let property types and/or in areas where historically there has been limited affordable housing provision
- Applicants will need to demonstrate a housing need

- It can only be used for 25% of lettings
- All partners will be asked for lettings details on a quarterly basis

If this proposal is approved by Members it will be reviewed after year one. It is important to note that this proposal is one tool available in attracting new customers to MyHomeChoice. The pilot has highlighted a gap in the advertising and marketing of MyHomeChoice which will need to be addressed over the coming months.

9. Scheme / Area specific lettings restrictions

In some parts of the borough, or for some specialist housing stock, there is a need to have further restrictions on who can live there. These restrictions will be made clear to people on the waiting list when these properties are advertised.

Broadly, there are two types of restrictions:

a). Where priority is given to applicants from particular localities, rather than to people from the whole of the borough (or wider Fylde Coast). This is especially the case in rural areas where affordable housing has been built on the understanding that priority will be given to people from the immediate local area. In some cases, these restrictions are legally enforceable through Section 106 Agreements signed when the homes were given planning approval. The areas of Fylde that have such restrictions are:

Willowfieds Wesham	S106 local connection to Kirkham or Wesham required. Widest connection is to Fylde	NFH
Crossing Gates Wesham	S106 local connection to Kirkham or Wesham required. Widest connection is to Fylde	Muir
Clifton Drive North St Annes	S106 first preference to people with a connection to Lytham or ST Annes. Widest connection is to Fylde	Great Places Housing Group
Mythop Road Weeton	S106 local connection to Parish of Weeton-with-Preese required. Then connections to Staining, Greenhalgh, Medlar with Wesham and Westby will be considered.	NFH
Lytham Quays Lytham	S106 local connection to Lytham or St Annes (current residence, employment, give/receive care). Widest connection to Fylde	Great Places Housing Group

Rock Works St Annes	S106 local connection to Fylde	Great Places Housing Group
The Close Kirkham	S106 local connection to Parish of Medlar with Wesham or Kirkham. Widest connection to Fylde	NFH
Wrea Green	S106 local connection to Ribby-with-Wrea Parish	Great Places
Orders Lane	S106 local connection to the Parish of Medlar with Wesham or Kirkham and age restriction 40 years+ or disabled.	NFH
Yew Tree Gardens Whitehills Westby	S106 local connection to Westby, Staining, Weeton, Wrea Green, Warton, Lytham St Annes. After 6 weeks can be offered to a Fylde connection	Muir
Harbour Lance Warton	S106 local connection to Freckleton or Warton. After 6 months can be offered to a Fylde connection	NFH
Chain Lane, Staining	S106 local connection to Staining. In the event that after a reasonable time as agreed by the local authority, there are no qualifying persons meeting the criteria for local connection can be offered to a Fylde connection. Reasonable time 3 letting cycles or 3 weeks.	ForViva

b). Where eligibility for certain types of housing is restricted by age, type of household, or health conditions. Within the current stock there are a number of ground floor properties and adapted properties. Priority for these properties will be given to people with a specific ground floor need and or a need for an adapted property.

The social housing in Fylde that has these types of restriction is:

Saltcotes Place	Local Lettings Plan implemented by New Fylde Housing	Progress
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Heyhouses Rigby Court	As part of the planning consent the upper floor flats are to be let to people aged 55+. The Ground floor flats are to be let to people who are disabled with no age limit set.	Progress
Orders Lane Kirkham	As part of the planning consent the upper floor flats will be let to a person aged 40+. For couples the age of the eldest tenant will be taken into account. Ground floor flats will be let to applicants with a need for an adapted property or specific ground floor need	Progress
Heyhouses mobility bungalows	As part of the planning consent 4 fully adapted bungalows are available. They will be let to applicants with the appropriate need e.g. full wheelchair users	Progress

10. Rural Lettings – existing stock

There are properties located in Little Eccleston, Elswick, Greenhalgh, Singleton, Weeton, Clifton, Newton, Staining, Wrea Green, Salwick and Singleton and are considered to be rural lettings. These properties require a local connection to the parish which includes current residence in the parish, family residing in the parish, the need to give or receive care in the parish, or other long standing connection. Therefore properties in these areas will be allocated as follows

(Local Plan period to 2032 divides rural settlements into Tier 1 Larger Rural Settlements: i.e. Newton, Staining and Wrea Green or Tier 2 Smaller Rural Settlements: i.e. Clifton, Elswick, Singleton and Weeton)

- Band A – Local connection (Parish)
- Band B – Local connection (Parish)
- Band C – Local connection (Parish)
- Band D – Local connection (Parish)
- Band E – Local connection (Parish)
- Band F – Local connection (Parish)
- Band A – Local connection (Fylde)
- Band B – Local connection (Fylde)
- Band C – Local connection (Fylde)
- Band D – Local connection (Fylde)
- Band E – Local connection (Fylde)
- Band F – Local connection (Fylde)
- Band A – Partner connection (Blackpool and Wyre)

Band B – Partner connection (Blackpool and Wyre)

Band C – Partner connection (Blackpool and Wyre)

Band D – Partner connection (Blackpool and Wyre)

Band E – Partner connection (Blackpool and Wyre)

Band F – Partner connection (Blackpool and Wyre)

Appendix 1

MyHomeChoiceFyldeCoast

As of the 31st December 2015 there were 945 active applicants for re-housing on the Register as detailed in Table 1. Of the year 15/16 to December 2015, 126 applicants had been housed.

Table 1: Status of registered applicants

Application Status	Q1	Q2	Q3	Q4
Active	922	944	945	975
Cancelled	246	8	38	151
Closed	179	59	83	32
Enquiries Complete	100	120	160	260
Housed	23	70	33	34
Online Application Complete	7	0	29	63
Online Application Incomplete	98	103	80	107
Pending Enquiries	1	4	4	2
Requesting Closure	2	0	0	0
Suspended	102	115	97	96
Under Review Active	0	1	0	2
Under Review Suspended	0	0	0	1
Total	1680	1424	1469	1723

Table 2 illustrates the majority of applicants are Housing Register applicants with 14% being Transfer applicants.

Table 2: Application types

Type	Q1	Q2	Q3	Q4	Q2, Q3 Change
Homeless Applicant	0.37%	0.23%	0.30%	0.27%	-0.02%
Housing Register	82.04%	82.41%	80.68%	79.18%	-1.5%
Transfer Applicant	15.49%	15.61%	14.88%	13.79%	-1.09%
Blank	2.10%	1.75%	4.15%	6.76%	2.61%

Of these applicants the majority are tenants of a private landlord 528, with 278 being transfer applicants from their current Housing Association tenancy. Numbers living with friends or relatives and stating they have No Fixed Abode has remained fairly static over the year.

Table 3: Who owns your current accommodation?

Owner of Accommodation	Q1	Q2	Q3	Q4
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I am the Owner	146	154	152	153
Living with Friends/Others	32	30	34	36
Living with Relatives	130	119	122	132
No Fixed Abode	24	23	21	28
Occupier/Leaseholder	18	18	25	25
Other (please state)	70	73	70	72
Shared Ownership	15	17	18	16
Social Services	6	8	8	10
Tenant of a Private Landlord	511	502	528	590
Tenant of Council	47	47	53	58
Tenant of Housing Association	288	277	278	303
Tied Accommodation	8	8	7	8
Blank	41	37	35	34
Total	1336	1313	1351	1465

Table 4 details the number of people in each household requiring accommodation. Currently within Fylde there are significant single and two person households. Demand for three and four bedroom accommodation remains high, with accommodation for 5+ bedrooms being less. Therefore within the borough and the period of this lettings plan there is a need to secure one and two bedroom accommodation.

Table 4: Number of household members

No. of Household Members	Q1	Q2	Q3	Q4
1	564	570	567	615
2	393	384	403	445
3	202	183	193	100
4	101	100	109	115
5	50	49	53	64
6	16	14	15	14
7	6	9	8	9
8	3	2	3	3
9	0	0	0	0
10+	0	0	0	0
Blank	1	2	0	1
Total	1336	1313	1351	

Table 5 gives the breakdown for households by banding. Applicants are assessed and a priority banding awarded based on their current circumstances. MyHomeChoiceFyldeCoast uses 6 Bands to demonstrate housing need – A to F, with Band A being the highest priority. All applicants have to be able to demonstrate a local connection to Fylde. Further explanation of housing circumstances that determine banding are provided in Appendix 1.

Table 5: Banding for Active applicants

Band	Q1	Q2	Q3	Q4
A	6	7	7	8
B	106	98	105	110
C	3	3	3	4
D	126	129	133	137
E	176	185	185	187
F	505	521	511	528
No Band	0	1	1	1
Blank	0	0	0	0
Total	922	944	945	975

Table 6 analyses the number of active applicants that are employed. Band E is specifically for applicants working, employed or voluntary. Band B and Band D determine a fairly high need for re-housing, and has just under 30% of employed households within each banding. This level of need amongst employed households would justify development of low cost home ownership tenures within the borough.

Table 6: Active applicants that are employed

Fylde Coast	A	B	C	D	E	F	No Band	Total
Employed	0	29	0	44	169	99	0	341
Active Applications	8	110	4	137	187	528	0	975
%age								
Employed	0.00%	26.36%	0.00%	32.12%	90.37%	18.75%	0.00%	3

Table 7 illustrates that the majority of households requiring affordable accommodation are age between 26 and 49. Households under the age of 35 would have been affected by the changes to the Welfare Reform Measures, where if in receipt of housing benefit they would only be eligible for the shared room rate of £61.50 per week. This may make housing association and many private sector tenancies unaffordable.

Table 7: Age group of main applicant.

Age Group	Q1	Q2	Q3	Q4
16-18	2	2	2	5
19-25	147	123	121	125
26-40	378	358	384	436
41-59	414	426	431	467
60-65	109	107	118	119
66-74	136	146	148	158
75+	149	151	147	155
Blank	1	0	0	0
Total	1336	1313	1351	1465

During Quarters 1 to 3 2015/16 137 properties were let by 424 offers/bids made which averages out per let to 3 bids per property. The table below illustrates the numbers of properties let.

Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
11	3	8	13	33	31	10	6	22	10	13	20

Table 8a and 8b illustrates bids by property type and number of bedrooms required. In Quarters 1 and 2 there was a high number of bids for one and two bed roomed accommodation which were flats, which lessens off in Quarter 3. There are still sufficient bids being received for three bedroom accommodation.

Table 8a: Bids by property type

Property Type	Q1	Q2	Q3	Q4
Bedsit/Studio	1	1	0	0
Sheltered Bedsit / Studio	4	0	0	7
Bungalow	131	107	45	50
Sheltered Bungalow	49	32	6	19
Flat	236	446	128	201
Multi-storey Flat	3	1	0	0
Sheltered Flat	79	67	54	42
House	352	384	295	230
Sheltered House	0	0	0	0
Maisonette	0	3	0	0
Sheltered Maisonette	0	0	0	0
TOTAL	855	1041	528	549

Table 8b: Bids by number of bedrooms required

Min Bedrooms Required	Q1	Q2	Q3	Q4
Studio	4	1	0	3
1 Bed	332	421	131	229
2 Bed	302	378	182	239
3 Bed	209	236	204	72
4 Bed	8	5	8	4
5 Bed	0	0	3	2
6+ Beds	0	0	0	0
Total	855	1041	528	549

Appendix 2

Priority Bands

Each application is assessed and the applicant(s) will be awarded a priority band according to their current circumstances. The scheme uses 6 Bands – A to F, with Band A being the highest priority.

BAND A

The main group in Band A are:

- Homeless applicants where there is a statutory duty to provide housing by Blackpool Council, Fylde Borough Council or Wyre Borough Council

Other applicants to be placed in this band must be able to demonstrate at least one of the following ...

- Be a vulnerable person, who faces imminent discharge from hospital or temporary residential care and for whom there is no suitable accommodation to return to
- At the discretion of *MyHomeChoiceFyldeCoast*, have exceptional circumstances including being in immediate danger, for example, of physical violence

BAND B

To be placed in this band, applicants must be able to demonstrate one of the following:

- Occupy a property where category 1 hazards have been identified by Environmental Services and in relation to which the landlord has failed to take the required action
- Live in a property, which one of the Partner Organisations requires to be demolished or vacated
- Are an existing tenant of a partner within the Fylde Coast area who under-occupies their existing house and is looking to move to a smaller, more suitable property. This also applies to applicants no longer in need of a property with a disabled adaptation. (This will only apply if the under occupation has arisen after the start of the tenancy, e.g. because some people in the household have moved out.)
- Need to move because of urgent medical or disability reasons and there is a medical assessment that current housing conditions are having a serious detrimental impact on the applicant or members of the applicant's household's health or ability to live independently. The assessment will consider the applicant's (or member of the household included in the application) medical condition, the effect their property has on that condition and how moving to an alternative property could help that condition.
- Armed Forces Personnel, who are currently serving or have served in the last five years who need to move and meet one or more criteria from Band D
- Need to move because of urgent social or welfare reasons. This can include but is not limited to:

- the likelihood of admission to residential care or hospital if not re-housed
- the likelihood of a child being accommodated by the Local Authority if not rehoused
- the need to give or receive essential care and support.
- Have a serious risk of harm in their present accommodation. This can include but is not limited to:
 - victims of domestic abuse, serious harassment including racial or homophobic, crime,
 - serious anti social behaviour and witnesses of crime
- Are in a priority need group as outlined in the section 189 of the Housing Act 1996 and as amended in the legal provisions of the Homelessness Act 2002 and are potentially homeless through no fault of their own. This priority will only be awarded by the relevant Local Authority once evidence has been verified and the applicant is co-operating with the local authority to prevent their homelessness.
- Are unintentionally overcrowded in their current accommodation and in need of 2 or more additional bedrooms.
- Leaving Local Authority Care from the relevant Local Authority with appropriate tenancy support where there is a statutory duty to provide housing under the Leaving Care Act 2000.
- Are rough sleeping, threatened with or have a history of rough sleeping and are supported and referred by the Housing Teams of Blackpool Council, Fylde Borough Council or Wyre Borough Council
- Currently living in supported housing or rehabilitation and are ready for independent living as agreed by the provider and tenancy support (as appropriate) is in place, if required.

BAND C

To be placed in this band, applicants must be able to demonstrate ...

- Meet more than one criterion from Band D

BAND D

To be placed in this band, applicants must be able to demonstrate one of the following ...

- Need to move because of medical or disability reasons. This is because there is a medical assessment that current housing conditions are affecting the health or ability to live independently but there is no serious detrimental impact. The assessment will consider the applicant's (or member of the household included in the application) medical condition, the effect their property has on that condition and how moving to an alternative property can help that condition.
- Need to move because of social or welfare reasons, which can include but is not limited to:

- Applicants who need to move to a particular locality within the borough to avoid hardship to themselves or others
- Occupy a property where Category 2 hazards have been identified by Environmental Services and the landlord has failed to take the required action.
- Are unintentionally overcrowded in their current accommodation and in need of one additional bedroom
- Are assessed by Blackpool Council, Fylde Borough Council or Wyre Borough Council as being homeless but there is no priority need for housing
- Are assessed by Blackpool Council, Fylde Borough Council or Wyre Borough Council as being intentionally homeless and there is no statutory duty to re-house
- Currently reside in supported accommodation or rehabilitation and are not yet ready for independent living and have no tenancy support in place.
- Armed Forces personnel, who are currently serving or have served in the last five years and meet the local connection criteria.

BAND E

To be placed in this band, applicants entering must be able to demonstrate one of the following ...

- At least one adult member of the household is in employment either in the local areas or elsewhere.
- At least one adult member of the household is contributing to the community through voluntary work.

The Common Assessment Policy (CAP) Appendix 3 provides a definition of working households and community contribution as follows:

Working for 16 hours per week or more. The employment must have been held for a minimum of 6 months prior to the application for the award in order to be eligible. It should be noted that this must be confirmed at point of application and evidenced at point of offer.

Choosing to give your time to benefit other people without being paid for it for example completing voluntary work in a charity, voluntary organisation or community group, public sector organisation (local council), a social enterprise or a local business. The voluntary work must have been held for a minimum of 6 months prior to the application for the award in order to be eligible. It should be noted that this must be confirmed at point of application and evidenced at point of offer.

Further information is available from:

<https://www.myhomechoicefyldecoast.co.uk/Data/ASPPages/1/176.aspx>

BAND F

This Band is for applicants who can demonstrate:

- Are adequately housed and are therefore in no housing need
- Who do not meet any of the criteria within the bands above

- Who are currently suspended due to meeting the suspension criteria
- Awaiting a decision on a homeless application

This Band is also for applicants who are:

- Armed Forces personnel, who are currently serving or have served in the last five years who cannot demonstrate a local connection.

Appendix 2 Analysis of Lets outside MHC

45 lettings were made outside MyHomeChoice between 01/07/15 and 31/12/15

RSL	Lettings outside MHC	Type	Pilot 1	Method	Cost	Housing Need	Working	Local connection	MHC registered and reasons
BCH	13	1 studio 11 UFF 1 GFF	Hard to let - 13 Historic hard to let – 0 Flexible let - 0	McDonalds – 4 Moving Soon – 8 Internal transfer - 1	McDonalds £125 a month Moving Soon £250 3 months	No housing need (6); Medical disability (1); Overcrowded (3); Unknown (1)	Yes (6) No (5)	Yes(11) No (0)	Yes(4) No (7) Why? Took too long (1) Not ware (3) Low band (2) Only just registered (1) Appeal in for Local connection (1)
PFP	21	8 UFF 3 GFF 10 houses	Hard to let – 11 Historic hard to let – 4 Flexible let – 6 (gauge demand)	CBL – 11 PFP WS & CBL – 3 PFP WS only – 6 Internal transfer - 1		No housing need (1); Medical disability (3); Unsatisfactory (1); Unknown (1); move due to hardship (2)	Yes -11 No -10	Yes-21 No – 0	Yes (15) No (4) Why? Had to move mother died Wasn't actively looking Be near relatives – specific area Only wanted PFP
Great Places	2	2 – GFF	Hard to let – 0 Historic hard to let -1 Flexible let low demand – 1	Advertised locally – 2	£80	Medical disability – 1 Unknown – 1	Yes -0 No – 2	Yes – 2 No – 0	Yes (0) No (2) Why? Elderly Only just applied
Progress	7	3-UFF 4 – House	No detail provided	Right Move		No housing need – 5 Overcrowded – 1 Unsatisfactory -1	Yes – 3 No – 4	Yes – 7 No – 0	Yes (3) No (4) Why? Closed LC not verified

RSL	Lettings outside MHC	Type	Pilot 1	Method	Cost	Housing Need	Working	Local connection	MHC registered and reasons
									Closed LC not verified Part registered
Regenda	2	House	No detail provided	McDonalds	No cost	No housing need (2)	Yes -2	Yes – 2 No – 0	Yes(0) No (2) Why? Wanted to under occupy so not registered

BCH = Blackpool Coastal Housing; PFP = Places for People;

DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	ENVIRONMENT, HEALTH AND HOUSING COMMITTEE	7 JUNE 2016	6
APPROVAL FOR S106 FUNDED SCHEME FROM THE AFFORDABLE HOUSING PROJECT - SUNNYBANK MILL, KIRKHAM			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

This report provides details of an affordable housing scheme at Sunnybank Mill, Kirkham and recommends inclusion to the Capital Programme in 2016/17 and 2017/18 to be fully funded from a portion of the balance of S106 developer contributions for affordable housing currently held by the Council for this purpose.

An information item is also on this agenda that details the wider outcomes of the Section 106 Affordable Housing Project.

RECOMMENDATIONS

The Committee is requested to consider and recommend to Council:

- 1) A fully funded addition to the Capital Programme - "Affordable Housing Scheme Sunnybank Mill, Kirkham" phased over two financial years (2016/17 and 2017/18) to be met from a portion of the balance of S106 developer contributions for affordable housing currently held by the Council for this purpose totalling £865,155.44, and a further £54,844.56 when funds become available. Totalling £920,000 and detailed as follows:
 - i) A total capital grant contribution of £865,155.44, and a further £54,844.56 when funds become available to deliver 23 units for affordable rent at Sunnybank Mill, Kirkham payable to ForViva Housing Association (£460,000 payable in 2016/17 and £460,000 payable in 2017/18).
- 2) And, to authorise the required expenditure for the two capital grant payments (£920,000 in total - £460,000 payable in 2016/17 and £460,000 payable in 2017/18) to ForViva Housing Association after regard and consideration of the compliance with the financial regulations covered within the body of the report.

CORPORATE PRIORITIES

Spending your money in the most efficient way to achieve excellent services (Value for Money)	✓
Delivering the services that customers expect of an excellent council (Clean and Green)	✓
Working with all partners (Vibrant Economy)	✓
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	✓
Promoting Fylde as a great destination to visit (A Great Place to Visit)	

SUMMARY OF PREVIOUS DECISIONS

26th November 2014 Cabinet agreed;

1. To approve the use of S106 monies to facilitate the appointment of the temporary project officer/consultant on the terms outlined in the report;
2. To approve the appointment of a temporary project officer/consultant for a maximum period of 6 months to produce a deliverable S106 funded Affordable Housing Programme for the Borough; and
3. To approve a fully- funded revenue budget increase for the total sum of £25,000 (£16,000 in 2014/15 and £9,000 in 2015/16) to fund the costs of the temporary project officer/consultant for a maximum period of 6 months to be met from the S106 Affordable Housing receipts in respect of the agreements as identified at Appendix 2 of the report.

REPORT

BACKGROUND

1. Members had previously approved the temporary appointment of an external housing consultant, specifically to identify affordable housing development opportunities within Fylde. These opportunities were to be worked up to an advanced stage and specific RSL partners engaged to deliver the projects. These would be available to meet Housing Need within the Borough with a priority being given to schemes within Lytham St Annes.
2. This project sought to enable affordable homes to be delivered which would be grant funded using existing S106 fund reserves of circa £2.4m.
3. In addition to the S106 funds currently held, a further £963,991 in Affordable Housing S106 funds is currently 'in the pipeline' awaiting invoice to developers. These relate to private housing schemes across the Borough currently under construction where payments have been agreed as a condition of Planning in lieu of Affordable Housing being provided 'on-site'. These are subject to completed legally binding S106 Agreements and await invoice by the Council, once development triggers have been reached.
4. S106 funds arise where developers may be required to make 'off-site' affordable housing provision in lieu of provision 'on-site'. This is normally achieved by S106 fund contributions towards the provision of affordable homes in areas of higher need. S106 funds may be used to meet all the Affordable housing required or part of the total required with some being delivered on site. Additionally, in the early stages of a large scale development, S106 funds may be taken in lieu, until infrastructure is put in place as the development progresses ie schools, roads, shops and transport links.
5. The proposed development opportunity at Sunnybank Mill, Kirkham has been identified and detailed scheme worked up. The scheme is considered to be achievable with land available; a Housing Association has been identified willing to commit to developing the site and a scheme design worked up ready to be submitted to Planning subject to funding being confirmed.
6. The project has specifically sought to identify 'Brownfield' development opportunities in order to make best use of available land resources and achieve localised regeneration as well as providing low cost homes for local people.
7. Off-site grant rates per unit are £50,000 provided by the developer, and this amount is then recycled into affordable housing projects at a grant rate of up to £50,000 per unit.

Sunnybank Mill, Kirkham

GRANT REQUIREMENT £920,000

SCHEME DETAILS

8. This new build housing scheme would provide a mix of 13 two and three bed family houses (7 two bed and 6 three bed) and 10 two bedroom apartments for affordable rent. Sunnybank Mill is a relatively poor quality former textile mill, which has been for sale for a number of years. The premises previously failed to sell at auction. It is situated between a small light industrial estate and smaller low cost Victorian terraced housing.
9. ForViva HA working with local contractor RP Tyson to acquire the site and deliver the scheme. The scheme would require £920,000 in S106 grant subsidy of £40,000 per unit which compares very favourably with other recent and pipeline S106 grant funded schemes. Average grant rate is £10k per unit less than typical S106 payments made by developers per unit in lieu of providing affordable housing on private sector developments. Kirkham is the 2nd highest area of housing need within Fylde after Lytham St Annes.
10. Current S106 funding for Affordable Housing schemes outside of Lytham St Annes totals
11. The proposal, in addition to providing much needed affordable homes, would locally regenerate this part of Kirkham. The scheme is ideally located close to all local facilities and served by excellent public transport links.
12. Local contractors RP Tyson Construction have secured an option to purchase the site from its current owners, with ForViva Housing, a recent addition to the Fylde RSL Partnership, to deliver the scheme and manage the accommodation. As with the previous schemes, all homes would be available only to applicants with a strictly controlled local connection.
13. It is intended that all three schemes would use local labour, local contractors and consultants to contribute to the local economy of Fylde.
14. A proposed scheme lay-out plan and elevations is attached at Appendix 1.

A COST BREAKDOWN OF THE SCHEME

Cost Heading	Description	Net Figure (£)
Fylde BC S106 contributions	Scheme funded from Fylde BC S106 funds at a grant rate of £40,000 per unit.	£920,000
ForViva income streams	Borrowing capacity and rental income.	£1,905,640
Total Project Costs		£2,825,640

THE METHOD AND COST OF FINANCING THE SCHEME

15. The request is for Fylde BC S106 funds to fund the 23 unit scheme which equates to a grant rate of £40,000 per unit.
16. ForViva Housing Association have provided the following information on the method and cost of financing the scheme;

Our 30 year Business Plan including our full Development Programme (inclusive of this scheme) is funded through a number of income streams, the main ones being rental income from our 14,500 property portfolio and £130m loan facility. Our current £130m loan facility

is on a syndicated basis with Barclays and RBS with the Business Plan being reviewed and approved on an annual basis.

The 30 year Business Plan is also submitted to the our regulator, the HCA, on an annual basis in order to asses our Financial Viability with our latest rating being the highest score of V1.

Sunnybank is a development of 7no 2 bed houses, 6no 3 bed homes and 10no 2 bed mews style apartments. The total cost of the scheme is £2,825,640.00, of which £40,000 per unit is being requested to be funded by the Local Authority and the remainder from the various income streams indicated above.

17. The scheme will be funded from the following development projects which provided S106 funds as 'off-site' provision of affordable housing contained in Appendix 2 of this report.

THE FUTURE REVENUE BUDGET IMPACT

18. There are no additional revenue implications to this proposal as the scheme on completion will be owned and managed by ForViva Housing Association. A S106 planning obligation will be in place, as a requirement of planning, to ensure the affordable housing will be available in perpetuity.

RELEVANT VALUE FOR MONEY ISSUES

19. Fylde BC receive off site grant rates of £50,000 per unit of affordable housing required on a site. Therefore the grant rate for affordable units delivered using S106 funds is up to £50,000 per unit. This scheme requires a grant rate of £40,000 per unit which totals £920,000 for 23 units of affordable housing.
20. ForViva Housing Association will be investing £1,905,640 into the scheme.

RISK ASSESSMENT

21. Grant funding will be paid in two stages; 50% when the scheme is on site and 50% on completion. The risks associated with letting and managing the properties will be ForViva Housing Association responsibility.
22. An agreement for the payment of grant will be entered into to protect Fylde BC investment and ensure the properties remain as Affordable Housing in perpetuity.
23. The proposal is on a brownfield site and would locally regenerate this part of Kirkham. The scheme is ideally located close to all local facilities and served by excellent public transport links.

VIALE ALTERNATIVES

24. Historically two other housing associations have shown interest in the site, but could not get the scheme to progress.

PROCUREMENT PATH (AND ANY DELEGATIONS AS REQUIRED)

Not applicable.

OBJECTIVES, OUTPUTS AND OUTCOMES

25. The S106 project specifically sought to:
 - a. Identify 'Brownfield' development opportunities in order to make best use of available land resources and achieve localised regeneration as well as providing low cost homes for local people,
 - b. develop an Affordable Housing Programme funded from existing and anticipated S106 monies held by the Council

26. This new build housing scheme would provide a mix of 13 two and three bed family houses and 10 two bedroom apartments for affordable rent.
27. The scheme is on a brownfield site, Sunnybank Mill in Kirkham. The site is a relatively poor quality former textile mill, which has been for sale for a number of years.
28. 'A great place to live'
- deliver housing that meet the need in all communities
 - Ensure high standards of housing across all markets
 - Approve development that enhances the community

DRAWINGS AND PLANS

See Appendix 1.

CONCLUSION

29. The scheme has been identified as a result of the S106 project and will provide 23 units of affordable housing on a brownfield site, formally a textile mill.

IMPLICATIONS	
Finance	<p>The Committee is requested to consider and recommend to Council:</p> <p>1) A fully funded addition to the Capital Programme - "Affordable Housing Scheme Sunnybank Mill, Kirkham" to the Capital Programme phased over two financial years (2016/17 and 2017/18) to be met from a portion of the balance of S106 developer contributions for affordable housing currently held by the Council for this purpose totalling £865,155.44, and a further £54,844.56 when funds become available. Totalling £920,000 and detailed as follows:</p> <p>i) A total capital grant contribution of £865,155.44, and a further £54,844.56 when funds become available to deliver 23 units for affordable rent at Sunnybank Mill, Kirkham payable to ForViva Housing Association (£460,000 payable in 2016/17 and £460,000 payable in 2017/18).</p> <p>2) And, to authorise the required expenditure for the two capital grant payments (£920,000 in total - £460,000 payable in 2016/17 and £460,000 payable in 2017/18) of £920,000 to ForViva Housing Association after regard and consideration of the compliance with the financial regulations covered within the body of the report.</p>
Legal	<p>S106 planning obligation when planning is sought that ensures properties remain as affordable housing in perpetuity.</p> <p>Agreement for the payment of grant.</p>
Community Safety	None arising directly from this report
Human Rights and Equalities	None arising directly from this report
Sustainability and Environmental Impact	None arising directly from this report
Health & Safety and Risk Management	None arising directly from this report

LEAD AUTHOR	TEL	DATE	DOC ID
Kirstine Riding	01253 658569	18/05/16	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
None		

Attached Documents

Appendix 1 - SunnyBank Mill Lay Out drawing

Appendix 2 - development projects which provided S106 funds as 'off-site' provision of affordable housing

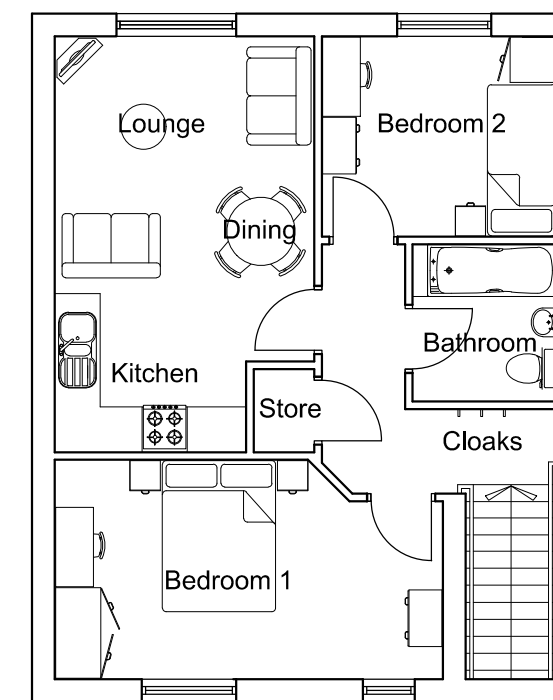


Position of the Site Boundary to the West needs clarification when access is available. To be checked on site.

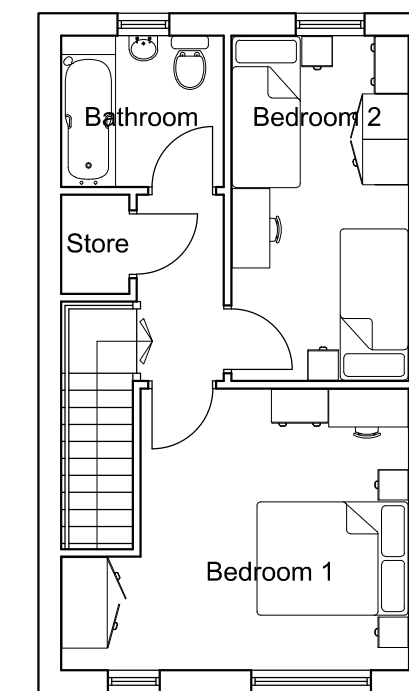
Area of Rear alley to be resurfaced = 305sq.m

Accommodation Schedule
07No. 2b4p Houses (79sq.m)
06No. 3b5p Houses (85sq.m)
10No. 2b3p Apartments (56-60sq.m)
Site Area 3550sq.m (0.355 hectares)

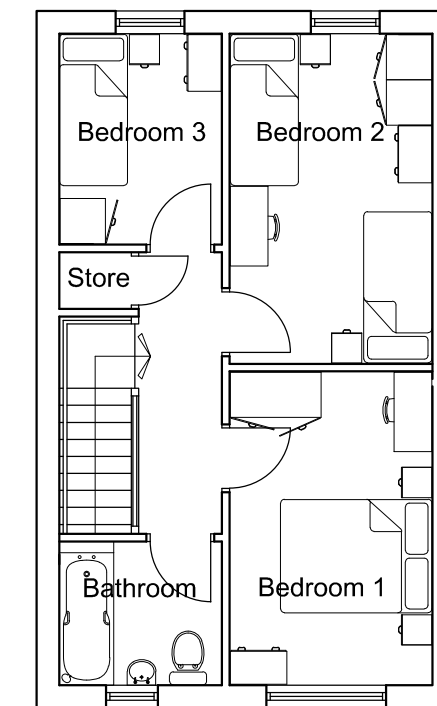
2b3p Apartment = 01No. Car Parking Space
2b4p House Type = 01No. Car Parking Space
3b5p House Type = 02No. Car Parking Spaces



First Floor Plan
2b3p Flat (58sq.m)



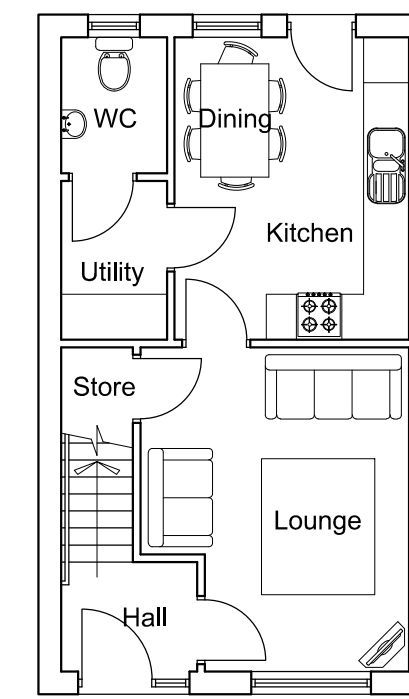
First Floor Plan
2b4p House



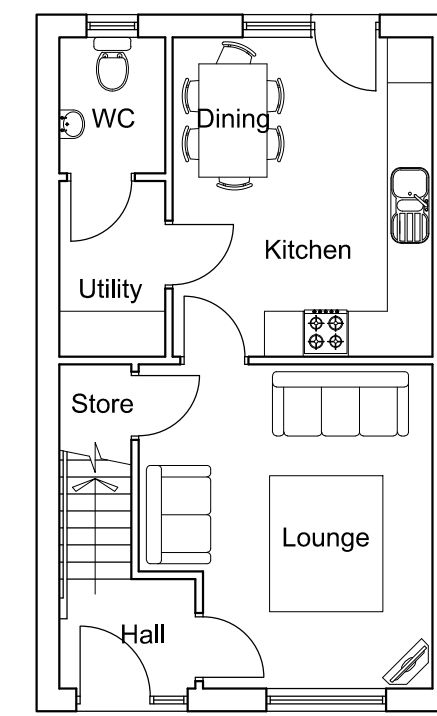
First Floor Plan
3b5p House



Ground Floor Plan
2b3p Flat (54sq.m)



Ground Floor Plan
2b4p House (77sq.m)



Ground Floor Plan
3b5p House (85sq.m)

D	Updated following Clients comments	06.01.16	SHW	-
C	Updated following Clients comments	15.12.15	SHW	-
B	Updated following Clients comments	01.06.15	SHW	-
A	Footprint sizes updated, layout endorsed onto Topographical Survey	23.01.15	SHW	-
rev	description	date	drawn	check



client	R P Tyson Construction Ltd			
project	Sunny Bank Mill Kirkham / Wesham Lancs			
drawing	Proposed Site Layout			
file name	14-1980-SK01-Rev 0	drawn	5-Jan-16	
drawing reference	14-1980-SK01	rev	D	scale 1:250 @ A2
issue status	Feasibility	original by	SHW	checked by -

The copyright of this drawing is held by Croft Goode Limited, and no reproduction is allowed without prior permission. This drawing must be checked and verified by the contractor prior to work commencing on site. Liability shall not be taken for any defects in this drawing unless, prior to commencing, this drawing and all its dimensions have been so checked and verified. All drawings issued prior to being checked to be treated as draft. Do not scale.



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Appendix 2

Ward/Parish	Application Number/Location	Suggested for Kirkham AH project
Clifton	03/0288 Clifton House, South Park, Lytham	£9,986.00
Clifton	03/1128 Land Rugby Club, Blackpool Road, Lytham	£67,750.00
Ansdell	05/0658 Edenfield, 2a Clifton Drive, Lytham	£297,000.00
Clifton	09/0525 24 Station Road, Lytham	£8,400.00
Weeton	09/0661 Meadow View, Singleton Road, Weeton	£8,040.00
Weeton	09/0661 Meadow View, Singleton Road, Weeton	£2,750.00
Park	07/1225 17 Tuxford Road, St Annes	£600.00
Warton	09/0732 Eden Farm, Bryning Lane, Warton	£12,000.00
Freckleton	09/0034 Raikers Farm, 115 Kirkham Road, Freckleton	£3,200.00
Clifton	08/0635 45 East Beach, Lytham	£6,000.00
Ashton	07/0187 76 North Promenade, St Annes	£20,000.00
Lytham	09/0525 24 Station Road, Lytham	£3,700.00
Ashton	07/0187 76 North Promenade, St Annes	£10,000.00
Warton	10/0340 Land Tennyson Avenue, Warton	£27,400.00
Freckleton	09/0034 Raikers Farm, 115 Kirkham Road, Freckleton	£800.00
Freckleton	08/0124 11 Lytham Road, Freckleton	£1,700.00
Freckleton	07/935 Lamaleach Caravan Park, Freckleton	£6,408.44
Ashton	11/0312 Aldi Store, St.Annes	£97,940.00
St Leonards	08/0455 - Land Richards Way, Lytham st Annes	£7,500.00
Warton	10/0340 Land Tennyson Avenue, Warton	£5,600.00
Staining	13/0470 Jubilee Gardens, Staining	£50,000.00
Westby	12/0135 - Keepers Cottage/Meadow View, Bridge Farm, Ballam Road, Westby	£25,000.00
Elswick	08/0829 - Land at Elswick Trading Park	£140,000.00
Westby	13/0391 - land formerly Hollywood Nurseries, Westby	£50,000.00
Clifton	08/0242 – Land rear Woodville Terrace, Clifton	£3,381.00
Total collected		£865,155.44

DECISION ITEM



REPORT OF	MEETING	DATE	ITEM NO
OFFICE OF THE CHIEF EXECUTIVE	ENVIRONMENT, HEALTH AND HOUSING COMMITTEE	7 JUNE 2016	7
FUNDED BUDGET INCREASE FOR HEALTHY NEW TOWN PILOT			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

The report provides details of the grant that has been secured from NHS England by the Healthy New Town partnership responsible for the Whyndyke Farm pilot. The partnership has secured Phase 1 funding of £150,000 that will be used to deliver the objectives of the Healthy New Town pilot.

RECOMMENDATIONS

The Committee is requested:

1. to consider the Healthy New Town initiative, as described in this report, and then to recommend to the Finance & Democracy Committee the approval of a fully funded revenue budget increase in the sum of £150,000 in 2016/17 in relation to the initiative, fully funded by a grant from NHS England in the same sum; and
2. to recommend to the Finance & Democracy Committee that the Council act as the accountable body for the Healthy New Town initiative.

CORPORATE PRIORITIES

Spending your money in the most efficient way to achieve excellent services (Value for Money)	√
Delivering the services that customers expect of an excellent council (Clean and Green)	√
Working with all partners (Vibrant Economy)	
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	√
Promoting Fylde as a great destination to visit (A Great Place to Visit)	

SUMMARY OF PREVIOUS DECISIONS

None

REPORT

BACKGROUND

1. In February 2016 it was announced that the Fylde coast partnership that had bid for the Whyndyke Farm development on the border of Fylde and Blackpool to be a Healthy New Town pilot was successful. The partnership working through public health in Blackpool and Lancashire, the Fylde & Wyre Health & Wellbeing Partnership and local representatives from NHS England on the Fylde, made a bid to become one of 10 pilot locations across the country that would develop innovative communities to achieve sustained healthier living. This linked to the long term objective to reduce multiple later life illnesses amongst the population that is costing the NHS £27 billion per annum and is part of the preventative approach to creating a healthier population through a healthier environment. The bid included with this report as Appendix 1 was submitted.
2. The bid was shortlisted and members of the Whyndyke Farm partnership were invited to pitch for one of the 10 pilot places at the Kings Fund headquarters. The pitch was successful and the Whyndyke Partnership was given Healthy New Town pilot status in February 2016.
3. NHS England announced that £150,000 would be made available for each pilot location in Phase 1 of the project (March 2016 to April 2017) to support the development of the vision, plans and objectives of the pilot site. The grant was made available provided the partnership could demonstrate that the funds would be used to deliver the stated outcomes in the bid.
4. The grant agreement has been approved with NHS England and includes expenditure on a Project Manager post working for the partnership until March 31st 2017, a project support post and funds for community engagement events, workshops, seminars, plans, research, marketing, promotion, signage and innovation projects with Lancaster University. Appendix 2 provides an indication of the intended areas of expenditure.
5. The partnership has nominated Fylde Council as the accountable body for administration of the grant which includes processing payments, producing invoices and providing evidence that the funds have been spent in accordance with the terms of the agreement. The £150,000 is fully funded by NHS England and claims against the grant will only be made when expenditure has been committed in accordance with the agreement. The council has acted as accountable body on a number of projects and will receive a fee from the grant for the work.
6. The committee is asked to consider this fully funded budget increase to support the Whyndyke Farm Healthy New Town Partnership and recommend to the Finance & Democracy Committee that Fylde Council acts as the accountable body for the administration of the grant.

IMPLICATIONS	
Finance	This report summarises the Healthy New Town initiative and requests that, following consideration of the initiative, the committee recommend to the Finance & Democracy Committee: <ul style="list-style-type: none">- the approval of a fully funded revenue budget increase in the sum of £150,000 in 2016/17 in relation to the initiative, fully funded by a grant from NHS England in the same sum; and- that the Council act as the accountable body for the Healthy New Town initiative.
Legal	A legal agreement to secure the grant will be signed with NHS England to ensure full compliance with the grant conditions and protect the council from any financial risk

Community Safety	None directly arising from this report
Human Rights and Equalities	None directly arising from this report
Sustainability and Environmental Impact	None directly arising from this report
Health & Safety and Risk Management	None directly arising from this report

LEAD AUTHOR	TEL	DATE	DOC ID
Allan Oldfield	01253 658500	May 23 rd 2016	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
NHS Healthy New Towns Programme	March 2016	https://www.england.nhs.uk/ourwork/innovation/healthy-new-towns/
Healthy New Town – 10 Pilots	March 2016	http://www.theguardian.com/society/2016/mar/01/ten-new-healthy-towns-to-be-built-in-england

Appendix 1: The Healthy New Town Bid

Appendix 2: The Proposed Grant Expenditure

APPENDIX 1: WHYNDYKE FARM HEALTHY NEW TOWN BID

Q1. Who is making the application?

(Who is the lead partner and who are the other organisations involved in the partnership? Interested areas may want to list wider partnerships in place. Please include the name and contact details of a single CEO best able to field queries about the application.)

Fylde Borough Council are the lead partner making the application of interest, working in Partnership with:

Fylde and Wyre Health and Wellbeing Partnership

The Joint Officer Group of the Health & Wellbeing Partnership

Lancashire Care Foundation NHS Trust

Fylde and Wyre Clinical Commissioning Group

Wyre Council

Regenda Housing

New Progress Housing

Lancashire Constabulary

Blackpool Council

Lancashire County Council

Oystons - landowners

Northern Trust – landowners

Fylde Together – VCFS Sector

Fylde Coast YMCA

Chief Executive Contact Details:

Allan Oldfield

01253 658500

allan.oldfield@fylde.gov.uk

Q2. Please provide a brief description of the site. (500 words max.)

Please outline the name, location, total planned size (in housing units) as well as naming the local planning authority for the site. Please also outline the phase of the planning process, expected build-out rate and completion date for this site.

The proposed site known as Whydyke Farm constitutes 91 hectares and is located directly north of the M55 motorway in Lancashire. The majority of the site is located in Fylde Borough, with a small part (7.6 hectares) located in Blackpool. The site as existing is agricultural land and is located directly adjacent to the settlement of Blackpool.

The site has been considered by both local authorities who have worked closely with the applicants and government body ATLAS in order to create a sustainable development that will provide housing, employment and recreation for the residents. The outline planning application (reference 11/0314) has been passed by members at Fylde Borough and is due to go in front of members at Blackpool on 6 October. Once approval is granted by both authorities work will commence on a legal agreement which will secure appropriate contributions and infrastructure. The total planned site constitutes; 1400 dwellings of which 20% will be affordable dwellings.

20 hectares of Class B2/B8 Industry
 Primary School 1.5 form entry (D1)
 Neighbourhood Centre 1 containing; Public House/ Restaurant (A4, A3), Food store (A1), Health Centre (D1) and residential dwellings.
 Neighbourhood Centre 2 containing; Retail Units (A1), Café (A3), Financial and professional services (A2), Hot food takeaway (A5) and residential dwellings
 Community Centre building. (500 square metres)
 Enhanced and new green infrastructure including new walkways and cycle paths.
 Ecological enhancement of ponds and wet zones.
 Cricket and football pitches.
 Allotments

The approval is subject to a number of conditions and contributions in order to ensure the impact of the development makes a real difference to the health and wellbeing of the local community. These will secure the above developments and also include works to improve the adjacent M55 roundabout junction, a £244,000 contribution towards a cycle link in the wider area, £1,283,835 towards a high frequency bus service to operate through the site, contributions totalling £2,641,560 towards secondary education in Blackpool and Fylde.

The proposed development as outlined above is of a significant scale and therefore the phasing and delivery of each aspect is key to ensure that all of the required infrastructure is provided in line with the development. The proposed neighbourhood centres with the mix of retail and services make the scheme sustainable and will provide for the occupants of the site as a whole and these will be provided in line with the development of the residential dwellings. The application anticipates that there would be up to three builders on site capable of selling 30 market value units each per year as well as delivering affordable housing. This leads to a total residential sales period of 12.44 years (149 months).

Q3. How would your scheme promote health and wellbeing through the built environment? How could the NHS support you to deliver your ambition?

The ambition for Whyndyke Farm is *“to provide the homes, jobs and services that people need, reducing environmental risks and delivering well designed buildings and urban spaces which will create the conditions for healthy, active lifestyles”*. Education, employment, leisure, health and residential accommodation are all included on the site with the opportunity to integrate efficiently and effectively with mature settlements and a significant new health facility adjacent to the site that would enhance the prospect of a community that can deliver all the needs of the local population.

Health Profile

In Fylde, the older population is set to increase and at the same age, women are more likely to live alone than men. Life expectancy is 6.7 years lower for men and 8.4 years lower for women in the most deprived areas of Fylde than in the least deprived areas. Life expectancy in Women is lower than the England average.

In 2012, 21.1% of adults were classified as obese and the estimated levels of adult excess weight are worse than the England average and the rate of people killed and seriously injured on roads is worse than England average. (PHE: Health Profile Fylde District; June 2015)

Fylde residents have higher than England average rates of cancer mortality and diabetes.

Better designed homes and housing developments will enable us to create accessible and age-friendly neighbourhoods that have the 5 ways to wellbeing at its core, with opportunities to:

- a. Connect,
- b. Be Active,
- c. Take Notice,
- d. Keep Learning and
- e. Give

Whilst ensuring we:

1. Minimise injury prevention in homes and on roads
2. Support sustainable energy and water usage by maximising the use of natural heat and light from the sun and choose products that enable efficient water usage.
3. Create a healthier environment with less pollution from traffic in green spaces, communal spaces, community garden

Create life-long housing recognising that the main reasons for people requiring additional care relates to both reduced mobility and housing that does not meet the changing health and care needs primarily in older populations and also in younger populations with sudden onset of mobility issues or more progressive illnesses.

Physical inactivity is strongly linked to future development of non-communicable disease burdens of heart disease, cancers and diabetes. To have developments where clearly marked walking and cycling paths are prioritised ahead of car travel will encourage more active lives and reduce the risks from road traffic incidents for pedestrians and cyclists.

Facilitating the design of housing developments that ensure that communal green spaces are included in the design with opportunities for people to congregate together, to sit and chat and enable children and young people of all abilities to play safely away from traffic.

We are keen to create opportunities for people to be involved in decision-making in their neighbourhoods; for example working with Sustainable Foods Lancashire network locally to design and create a community garden. This offers the opportunity to encourage the community to build stronger connections enables people to give service by caring for the garden and green spaces, learn new skills, use their existing assets for community development. The health benefits will include increased physical activity, to learn about food and nutrition and developing a connected community. This may offer opportunities to pilot maintenance of green spaces by the community potentially releasing stretched resources.

We recognise that good quality, well insulated, efficient and sustainable homes directly impact on individuals' and communities health and wellbeing. We also recognise that maximising opportunities for social connection and community spirit will reduce feelings of social isolation.

By working in partnership with our developers we plan to exercise the Section 106 agreements to support these improvements in design that facilitate health and wellbeing.

The objective is for good design and good planning that will reduce health and social care costs over time by preventing ill-health from risks attributed to urban planning, including air pollution, road injuries, worklessness and poor housing. Through good design it is possible to generate financial, social and environmental value. A well designed 'healthy' development will add economic value by increasing sales and lettings of residential units and producing higher returns on investment, planning healthy makes economic sense for the community. The development will bring together healthy homes, active travel, a healthy environment and active neighbourhoods.

The Whyndyke Farm development offers the opportunity to design fit for purpose modern services from scratch without the constraints of legacy infrastructure or systems enabling the integration of health and social care with public services including housing, welfare, education and planning. It is situated in close proximity to existing commercial, retail, residential, health and leisure provision and the partnership will ensure effective integration and support the implementation of new models of care and healthier living across the wider footprint. The new template of a healthier community through better planning and partnership will seek to influence and enhance the lifestyles in the existing surrounding settlements. As well as capturing the “new population”, any new GP Practice or pharmacy would also assist with other new housing under construction nearby of which there are potentially several developments including Peel Corner and Cropper Road.

Active Design for healthy urban planning will be used by the partners to support activity in buildings and places in response to rising levels of obesity and related chronic diseases. Creating healthier buildings, streets, and urban spaces through active design will help to reduce energy consumption, increase sustainability, and be cost effective, it can also address mental health and wellbeing, one of the key objectives of The Harbour health facility that is on the same site and operated by the NHS Trust, a key partner in the Healthy Town initiative. The prospect of putting all NHS facilities (including dental, podiatry, health education etc.) under one roof within existing infrastructure can be delivered through a Healthy Towns partnership.

Partners will work together to ensure that planning policy requirements and standards that influence health and wellbeing are brought together. A commitment has been made to deliver a collaborative approach to health and planning with the local planning authorities working with public health leads and health organisations to understand and take account of the health status and needs of the Whyndyke Farm community and the barriers to improving health and well-being.

One of the key asks from the NHS is to engage with this collaborative approach and lead on the health impact assessments necessary to understand how all the other partners can provide support. This is a necessary step to ensure that the planning system is fully integrated with transport, housing, environmental and health policy – all part of the integrated neighbourhood approach for example, effective use of lighting in communal areas can contribute to a feeling of community safety and reduce the fear of crime, which is one of the priority areas for community safety in Fylde, and increase the likelihood of social engagement.

The proposed mix of uses and infrastructure outlined in the planning application are designed to support a cohesive and sustainable community. This will be delivered through the inclusion of sports pitches, play areas, a community facility, walkways linking assets and properties and cycle paths within the development as well as the enhancement of cycle paths outside of the site to encourage longer journeys. The promotion and support for cycling has expanded over the last few years across the Fylde coast with participation rates increasing significantly, the existing cycle path network offers some of the best quality routes linking the Fylde coast and rural hinterland, the development at Whyndyke will link into the existing network making it easy to cycle short, medium or long journeys on a regular basis.

The residents of the site will be able to access a range of facilities without the need to use their cars, it will be a walkable and ‘cyclable’ neighbourhood offering safe active travel as well as more accessible public transport.

It is important to recognise that any health and wellbeing improvements as a result of the Healthy Towns initiative will be within necessary financial constraints to encourage developers to build the housing that is required.

A unique element of the Whyndyke Farm ambition is the newly built Harbour health facility which would be part of the settlement. Blackpool Council and the NHS have adopted the principles of healthy living through design when building the new facility, the development and use of the facility can be influenced by, and be part of, the ambition we have for the wider Whyndyke Farm settlement. The facility provides the NHS with the opportunity to ensure great access to health care services for the local community which is a key foundation for healthy lifestyle and living in a community. This is an excellent platform for the partners to deliver the wider or social determinants of health including economic, environmental and social conditions.

Design will be influenced by technology and the role of technology in creating healthier lifestyles that reduce the burden on health services, in particular technology supporting independent living i.e. telecare and links to New Progress / LCC, connects individuals in the community with service providers, but not just health service but community support, leisure and sport groups and social forums that can support wellbeing.

Some of the specific outcomes and initiatives on Whyndyke Farm will include:

- Dementia friendly design – lifelong homes, lifelong neighbourhoods
- Better support for clients with long term mental health support needs through supported housing and integrated service delivery
- Combat social isolation – create shared environments where people can congregate
- Pedestrianised safe play areas, part of the healthy lifestyle hub centred on the school
- Provide safe wide footpaths, that link to safe secure parking areas as well as all facilities in the community, to reduce the risk of RTAs and reduce anti-social behaviour
- Tackle obesity through support for walking/cycling to facilities within the Whyndyke Farm community and the surrounding mature settlements offering retail, employment and leisure
- Encourage electric car use with charging points outside homes/shops/infrastructure
- Telehealth/telecare/smart technology built into supported housing stock
- Internet access throughout built environment, free WiFi zones at all community facilities
- Corridors/doors wheelchair accessible
- Conform with HAPI design framework for meeting intensive MH/dementia needs
- Include different levels of supported housing – linked to hubs that could provide support to wider community
- Promote health management through central hubs, in particular at The Harbour
- Technology to support skype consultations
- Blood pressure testing
- Increased access to self-care information
- Links to episodic model of care across health and social care
- One stop shop across other agencies including:

- ☐ Police
- ☐ Benefits
- ☐ Medication/pharmacy support
- ☐ Primary care
- ☐ Social care
- ☐ Probation

- Hot desks for integrated neighbourhood team that includes the police, fire / other public services
- Neighbourhood base for home care workers with improved night time access

Q4. What opportunities are there to redesign how health and social care is delivered in your development? How could the NHS support you in delivering this?

Of the 34,885 households in Fylde District, it is projected to have one of the highest growths in household numbers in Lancashire at 15.6% increase from 2012 baseline to 2037

<http://www3.lancashire.gov.uk/corporate/web/?siteid=6118&pageid=35437&e=e>

Of these, 35.5% are single occupancy households and may experience greater social isolation, reduced opportunities for informal care, increasing use of social services and increasing the risk of falls. Social isolation independently affects health adversely.

Alongside the successful Fylde Coast CCG and Blackpool Victoria Hospital Vanguard collaborations, we believe this healthy new development will enhance and accelerate the change towards prioritising health through prevention approaches highlighted in the Five Year Forward View.

There is strong support to work collaboratively at the highest levels of leadership in the Health and Wellbeing Partnership that includes representation from across Fylde and Wyre Councils, Lancashire County Council and Fylde and Wyre Clinical Commissioning Group.

We will work with the health and care partners and collaborate with research partners such as Lancaster University Health Hub and voluntary, faith and private sectors to improve the experience of living in Fylde as we increase the number of households in the district. We will work with research partners, Public Health and North West Academic Health Sciences Network to evaluate the programme, contribute to the evidence base for healthy settings and use opportunities to embed large scale change to realise the health and care benefits for our future housing developments.

We will identify technologies that can be used to support people in homes to be safe and healthy. For example:

1. To use technologies to facilitate telehealth and telecare technologies to support self care and enable people to remain safely at home.
2. Ensure linkages with the falls prevention programme to support older people with limited mobility which is associated with accelerated reduction in health, admissions to hospital and early death.
3. Where heating and light systems are semi-automated for efficient use and are effective and responsive to changing personal needs and able to support the effects of hot and cold weather on the chances of older people dying prematurely.

The New Models of Care programme across the Fylde Coast has already started to be

implemented and the extensivist model for specialist support of people with more than two long term conditions and are aged over sixty years has gone live in two areas. If successful we will be able to ensure that the new ways of providing health and care to address local health and social care needs, are built into newly developing communities at an early stage. At the same time better designed developments means that we can actively encourage greater self-care in our residents to ensure the Fylde and Wyre CCG Vision for 2030 is realised.

We are strongly supportive of locating health and social care teams in neighbourhoods. By providing combined statutory service hubs included in a community and health centre, teams would have greater efficiency by working closely together sharing knowledge and resources, reducing travel times between appointments and they in turn can be supported to be active when travelling between appointments by cycling or walking. This supports greater knowledge and responsiveness to local individual and community need and support people in their homes for longer.

The development will offer a great opportunity for the NHS to link with integrated workers from new models of care, hospital based vanguard (currently known as the Values Proposition) and the County and Blackpool's wellbeing service workers to provide neighbourhood based community support which would mean sustainable transport options if staff are covering a specific neighbourhood patch, they will be encouraged to leave the car at home.

The project would build on the exceptional ambitious approach that has already been adopted by the CCG and partners as part of the Vanguard and will redesign the delivery of:

- Supported independent living
- Walkable neighbourhoods/safer travel
- New operating system – triple integration across primary, secondary, community, MH services
- Connected neighbourhood communities
- Healthy workplaces, homes, schools and neighbourhoods

The NHS have a major new facility adjacent to the site, The Harbour that can be used to locate a GP practice and pharmacy to serve the Whyndyke Farm community.

The on-site primary school can apply for Free School status based on a core curriculum centred on healthy living and physical activity, accessing capital from central government to fund the school build. The funds proposed for the school build could then be diverted to develop high quality community assets in the immediate vicinity of the school based on healthy living and physical activity to create a community hub. The facilities would be available for use by the school as well as the wider community to offer a 24/7 all year round community hub centred on healthy living. A free school based on healthy living would be a unique concept on the Fylde coast and consistent with the meeting the identified challenges facing poor health, diet and physical activity amongst primary school children in the area.

The opportunities to redesign the provision of health care, healthier lifestyles and healthy living in the development will also include:

- Single health and care plan across all partner organisations (unique in that Blackpool and County Council public health will operate together)
- New health and social care role for integrated neighbourhood team
- New approaches to signposting and redirecting people for health and wellbeing

services with a focus on prevention and early action or intervention

- A combined assessment processes that is focused on people coping/not coping rather than specific diagnoses
- Engage third sector providers to establish a single approach to volunteer workforce that is pooled across neighbourhoods
- Sharing information across agencies, especially where lifestyles impact on service utilisation
- Families programme with access to shared information avoiding waste, duplication and most of all missed opportunities for prevention ahead of cure
- Capacity created within integrated teams to offer fundamental support

Please send the completed form to the Healthy New Towns Team at (england.fiveyearview@nhs.net) by **30 September 2015**

Appendix 2: Whyndyke Farm Pilot Healthy New Town Project – Grant Agreement Information

Recipient Organisation: Fylde Council, The Town Hall, Lytham St Anne's, Lancashire, FY8 1LW

Responsible Officer: Mr. Allan Oldfield, Chief Executive, allano@fylde.gov.uk

Value of Grant Required: £150,000

Commencement Date: June 2016

End Date: March 31st: 2017

Initial scoping of the pilot included an assessment of the resources available between the partners that identified the need for a dedicated resource to drive, oversee, direct and co-ordinate what is a large partnership with a plethora of ideas, issues and concepts to deal with in order to develop a clear vision, a clear design and a clear community for the healthy new town. This resource is required to deliver a lot of initiatives in the space of 10 months (June 2016 – March 2017) as a consequence the partnership has been able to provide a part time support post that can be made to full time through the grant.

The grant will be used to finance the whole of a Project Director post for the 10 months, the post will be responsible for ensuring the large and complex Whyndyke Farm HNT partnership delivers the maximum contribution to healthy living in the pilot site. The post will ensure that the activities of the partnership are focused, realistic and deliverable on a site that will not be completely built for 10 to 15 years.

It is essential that a full time dedicated professional qualified and experienced Project Director establishes a clear project plan for the partnership from the start. The post holder will be required to progress the development of the partnership from ideas, concepts and vision to concrete deliverable actions in the short, medium and long term implementing a project delivery framework applicable for the life of the pilot. Evaluation, feedback and shared learning will be other key responsibilities for the Project Director acting as lead contact with the other nine pilot locations and the NHS central team.

An immediate gap identified from the scoping work is a link to coordinate information and involvement from NHS/CCG partners, in particular links to the Lancashire and South Cumbria change programme, this will be the role of the Project Director. A job description and person specification has been developed for the Project Director post and for the support officer post to be part funded (18.5 hour per week) from the grant. An allowance has been made in the grant bid for expenses attached to these posts including travel and subsistence costs required to network across the nine pilot sites as well as NHS England to gather best practice and share learning.

The grant will be used to fund the preparation of initial sketch layouts to clearly outline how facilities could be integrated with the growing community and on site signage to market the HNT concept, interpretation boards of the on-site vision in 15 years' time. It is essential from day one that the local community understand the concept of a healthy new town as well as the fact that the site is a pilot for best practice to be spread to new and existing developments in the wider region, it is not an 'island for the healthy'.

The bid was predicated on being a community driven development from day one which will require appropriate and thorough community intelligence and research. The grant will be used to fund community engagement through a number of mechanisms including; surveys; research; interviews;

community based face to face events; evaluation exercises; and community workshops and presentations. The objective is to achieve comprehensive understanding and awareness of the healthy new town prior to meaningful engagement with the potential occupants to match their expectation with deliverable outcomes. Through effective information that achieves understanding and awareness followed by meaningful engagement the pilot will have community ownership, the partnership is temporary, the community is the permanent, they are key to the sustainability of the healthy new town.

Models of community ownership will be explored and examined to establish the most appropriate means of putting in place long term arrangements for community governance of community assets, including the school, or the community facility that will include the school function. This is necessary to ensure the sustainability of the healthy new town concept long after the development is complete as well as continued healthy innovations integrated into further development on site or elsewhere in the region. It is essential that mindsets and behaviours are changed in the HNT in order for healthier living to be the default behaviour, this will only be achieved through arrangements that secure permanent community ownership.

A scoping exercise to identify other recent or current housing developments around the world which have a strong focus on Health. In principle, this would provide us with a very useful opportunity to learn from such examples. It may also offer opportunities to partner with other sites in the context of joint funding bids, for example, to EU funding streams, to support further development.

The figures proposed in the table below are best estimates based on knowledge and experience of the activities, a small contingency has been included. It is expected that the £150,000 will be fully used within the time frames proposed and the partnership will fund any over spend on the grant up to the value of £5000 if required.

Work Plan and Deliverables – Whyndyke Farm Healthy New Town Pilot

Deliverable or Activity	Key Milestone / Output	Delivery Date	Value £
Second Project Director for a 10 month period at (scale pay point 49) £43,821 per annum pro rata (plus 25% employer on cost for NI etc.)	<ul style="list-style-type: none"> Second to post Partner workshops Community engagement Project framework Project evaluation / learning 	June 2016 July to August 2016 August to October 2016 October to December 2016 January to March 2017	Quarter 1* - £8,481.70p Quarter 2 - £16,445.10p Quarter 3 - £16,445.10p Quarter 4 - £16,445.10p *Quarter 1 includes time spent from April 1 st to May 31 st by partnership lead on initial set up and the support role has been dedicating time to the project since the pilot was announced
Second project support assistant part funded by grant for 10 month period pro rata at (scale pay point 28) £24,964 per annum (18.5 hour part fund plus 25% employer on cost for NI etc.)	<ul style="list-style-type: none"> Second to post Ongoing support to all initiatives Evaluate and monitor all grant spend and provide supporting evidence to NHS England for payments 	June 2016 June 2016 – March 2017	
Project Director and Project Support Officer travel, subsistence and support allowance	<ul style="list-style-type: none"> Travel and support across the region between partners Travel and support nationwide between pilot sites and NHS England Conference / seminar payments 	June 2016 – March 2017 Cost has been estimated across the four quarters based on planned activity for that period	Quarter 1 - £500 Quarter 2 - £1500 Quarter 3 - £2000 Quarter 4 - £2500
Community & partner initiatives to generate awareness and understanding of the Whyndyke Farm Healthy New Town pilot and to identify community need, realistic deliverables and added value	<ul style="list-style-type: none"> Dedicated website & social media platforms / forums (ongoing content) Targeted marketing and media campaign for Whyndyke HNT pilot Marketing & information signage at the site which is just a field and will be for some time Develop mobile / online application for Whyndyke HNT Community engagement and research events/projects to establish expectation and need to inform project deliverables 	June / July 2016 (content managed until March 2017) July / September 2016 June 2016 July - August 2016 September 2016 – January 2017	Web / App / Social Media Quarter 1 - £2000 Quarter 2 - £4000 Quarter 3 - £4000 Quarter 4 - £2000 Marketing / media / engagement Quarter 1 - £2000 Quarter 2 - £14,000 Quarter 3 - £5000 Quarter 4 - £4000
Research and preparation to establish most appropriate innovations for Whyndyke Farm to draft design for the	<ul style="list-style-type: none"> Scoping exercise to identify housing developments around the world which have a strong focus on Health 	September / December 2016 October 2016 / January 2017	Quarter 1 - £0 Quarter 2 - £4000 Quarter 3 - £4000

whole development	<ul style="list-style-type: none"> Preparation of initial sketch layouts to show how facilities will integrate with the growing community 		Quarter 4 - £2000
Innovation and design testing and conference to showcase technology's role in healthier living and identify deliverable projects for Whyndyke	<ul style="list-style-type: none"> Research through Lancaster University on innovation and healthy communities Conference held / competition for ideas Research & survey work on HNT deliverables 	June – December 2016 November - December 2016 January - March 2017	Quarter 1 - £4000 Quarter 2 - £8000 Quarter 3 - £3000 Quarter 4 - £3500
Evaluation and dissemination of learning and best practice	<ul style="list-style-type: none"> Regional seminars with developers on HNT benefits Evaluation research & survey Best practice showcase / presentation of Whyndyke community (designs, innovations etc.) 	August – September 2016 October – December 2016 February – March 2017	Quarter 1 - £0 Quarter 2 - £2000 Quarter 3 - £5000 Quarter 4 - £4000

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
OFFICE OF THE CHIEF EXECUTIVE	ENVIRONMENT, HEALTH AND HOUSING COMMITTEE	7 JUNE 2016	8
APPOINTMENTS TO MEMBER WORKING GROUP - PUBLIC SPACE PROTECTION ORDERS			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

The report outlines the proposal for the establishment of a cross party member working group: 'To investigate the possible use and implications of Public Space Protection Orders at Fylde and to make recommendations on whether they should be used, where they should be used and for what activities they should be used'. Public Space Protection Orders (PSPO's) potentially have wide ranging implications enabling a local authority to make an order on any public space if activities carried out have a detrimental impact on the quality of life for the local community, and it is likely these activities will persist. The objective is consider the impact on public open spaces of activities related to dog walking, in particular dogs roaming without a leash and individuals in charge of an excessive number of dogs usually as part of a commercial venture. A cross party and cross committee working group has been proposed because PSPO's can impact on a wide range of issues and there is benefit in looking at everything possible at the same time.

RECOMMENDATION

That the committee nominate two representatives to be part of the cross party working group looking at Public Space Protection Orders on the grounds that the work of the group will cover issues relevant to the remit of this committee.

SUMMARY OF PREVIOUS DECISIONS

Operational Management Committee on March 8th 2016 agreed the following:

1. The committee agree to establish a cross party working group to consider the introduction of Public Space Protection Orders across the borough which will report back to the Operational Management committee and make any appropriate recommendations.
2. That the cross party working group established consists of seven elected members with three from the Operational Management Committee, two from the Tourism & Leisure Committee and two from the Environment, Health & Housing Committee
3. That the three representatives from the Operational Management Committee are the Chair and Vice Chair and a further member nominated by the committee.
4. That the Chairs of Tourism & Leisure and Environment, Health & Housing are asked to nominate two representatives from their committee to be part of the cross party working group.

CORPORATE PRIORITIES	
Spending your money in the most efficient way to achieve excellent services (Value for Money)	√
Delivering the services that customers expect of an excellent council (Clean and Green)	√
Working with all partners (Vibrant Economy)	
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	√
Promoting Fylde as a great destination to visit (A Great Place to Visit)	√

REPORT

1. For a number of years the Council has considered measures to address problems associated with dogs roaming off leads disturbing, even attacking people or other dogs, and individuals exercising an excessive numbers of dogs, in some areas of the borough on some public open spaces. Concerns over these issues have been raised in response to a number of complaints made by individuals and community organisations. The council has previously considered dog control orders to address the issues however, after consultation and careful consideration no proposals were put forward to introduce dog control orders. Legislation has now changed with the powers that were available through dog control orders becoming part of Public Space Protection Orders under the Anti-social Behaviour, Crime and Policing Act 2014.
2. Public Space Protection Orders are intended, and should only be applied when *“activities carried on in a public place within the authority’s area have had a detrimental effect on the quality of life of those in the locality”, and “it is likely that activities will be carried on in a public place within that area and that they will have such an effect”*. This is certainly the case with many of the reports received in relation to roaming dogs and professional dog walkers. The legislation states that the impact of the activity *“is or, is likely to be, of a persistent or continuing nature, or is likely to be, such as to make the activities unreasonable”*. Public Space Protection Orders provide an opportunity to address an ongoing problem in some areas of the borough.
3. It is a complex and sensitive subject matter which requires appropriate detailed member input through a cross party working group. Although the subject of dogs on leads and professional dog walking activities fall primarily within the remit of the Operational Management Committee it is recognised that the issue also has tourism and environmental health implications, as well as the fact that PSPO’s can cover other activities i.e. barbeques on public land. It is therefore proposed that the cross party working group is also cross committee with elected members from the Operational Management, Tourism & Leisure, and Environment, Health & Housing committees, with the recommendations made by the working group being put before the Operational Management Committee for consideration.
4. The Chairman of the Operational Management Committee has proposed that the cross party working group should have seven members, with three from the Operational Management Committee, and two each from the Tourism & Leisure Committee and the Environment, Health & Housing Committee. It is important to have a political and geographical balance to the cross party working group because of the differences experienced across the borough from dogs off leads and professional dog walkers.
5. The scope of the cross party working group is: **‘To investigate the possible use and implications of Public Space Protection Orders at Fylde and to make recommendations on whether they should be used, where they should be used and for what activities they should be used.’**

IMPLICATIONS	
Finance	There are no financial implications as a result of the report.
Legal	There are no legal implications as a result of the report.
Community Safety	There are no community safety implications as a result of the report.
Human Rights and Equalities	There are no human rights or equality implications as a result of the report.
Sustainability and Environmental Impact	There are no sustainability or environmental implications as a result of the report.
Health & Safety and Risk Management	There are no health & safety or risk management implications as a result of the report.

LEAD AUTHOR	TEL	DATE	DOC ID
Allan Oldfield	01253 658517	May 3 rd 2016	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Operational Management Report and Minute	March 8 th 2016	www.fylde.gov.uk

There are no attached documents.

INFORMATION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	ENVIRONMENT, HEALTH AND HOUSING COMMITTEE	7 JUNE 2016	9
OUTCOMES FROM SECTION 106 AFFORDABLE HOUSING PROJECT			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY OF INFORMATION

The purpose of this report is to update Members on progress and make recommendations regarding the use of existing and future Affordable Housing commuted sum reserves. Members had previously agreed that the S106 Affordable Housing project would be delivered by way of a 6 month temporary appointment of a housing consultant with a particular background in the development and delivery of Affordable Housing.

The objectives of this contract can be summarised as developing a deliverable Affordable Housing Programme funded from existing and anticipated S106 monies held by the Council and co-ordinate the efforts of Partner RSL's and Developers to secure affordable housing delivery.

The project sought to enable affordable homes to be delivered which would be grant funded using existing commuted sum reserves which stood at circa £2.4m in Sept 2015. The funds have come from contributions from private housing developers, in lieu of their providing affordable housing on private housing schemes.

As the project was underway it became apparent that identifying development opportunities to use existing and pipeline S106 commuted sum reserves was only part of the issue. The other key component was the current volume of Affordable Housing units on private sector housing sites across Fylde without RSL's identified to take these units.

As the end of the project proposed development opportunities have been identified and detailed schemes worked up. Each scheme is considered to be achievable with land available; an RSL willing to commit to developing the site and a scheme design worked up ready to be submitted to Planning subject to funding being confirmed.

SOURCE OF INFORMATION

Project outcomes from the appointment of housing consultant

LINK TO INFORMATION

[Outcomes From Section 106 Affordable Housing Project http://www.planningguidance.communities.gov.uk/](http://www.planningguidance.communities.gov.uk/)
<http://www.fylde.gov.uk/council/planning-policy-local-plan-/local-development-framework/evidence-base/>

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The appointment of a temporary project officer/consultant for a maximum period of 6 months, using S106 monies, was approved by Cabinet on the 26th November 2014. The Information item gives Councillors an update on the project, outcomes and the changing national and local situation as regards the delivery of affordable housing in Fylde. A separate Decision Item report will go to the same committee requesting approval for the spending of S106 funds that has arisen directly from the work of the S106 Officer.

FURTHER INFORMATION

Contact: Kirstine Riding, Housing Services Manager

OUTCOMES FROM SECTION 106 AFFORDABLE HOUSING PROJECT

1. Background
2. Section 106 Affordable Housing Project
3. Changing national situation
4. Changing local situation
5. Positive outcomes of the S106 Project

1. Background

Members had previously approved the temporary appointment of an external housing consultant, specifically to identify affordable housing development opportunities within Fylde. These opportunities were to be worked up to an advanced stage and specific Housing Association partners engaged to deliver the projects. These would be available to meet Housing Need within the Borough with a priority being given to schemes within Lytham St Annes.

The project sought to enable affordable homes to be delivered which would be grant funded using existing Section 106 reserves of circa £2.4m as at Sept 2015. These funds have come from contributions from private housing developers, in lieu of their providing affordable housing on private housing schemes.

At the end of the project proposed development opportunities have been identified and detailed schemes worked up. Each scheme is considered to be achievable with land available; an Housing Association willing to commit to developing the site and a scheme design worked up ready to be submitted to Planning subject to funding being confirmed.

The project has specifically sought to identify 'Brownfield' development opportunities in order to make best use of available land resources and achieve localised regeneration as well as providing low cost homes for local people.

Part of the remit of this role was also to identify other funding sources to supplement Section 106 reserves held by Fylde BC. In addition to the schemes outlined below, another scheme for 22 units for Affordable Rent has also been identified within St Annes. This scheme will not require funding by Fylde BC and would be wholly funded by Places for People HA using its own Recycled Capital Grant Fund (RCGF) reserves.

Of the £2.4m Section 106 funds held by Fylde BC, Members have already approved £562,697 in grant subsidy to fund the YMCA 'Y-Pad' housing scheme in St Annes. This scheme will deliver 11 homes for young people in training or supported employment at affordable rents. Additionally, Members have also approved £75,000 additional funding toward 15 homes for Affordable Rent at St David's Road South. Additionally, Members have also agreed £105,000 from Section 106 reserves to fund the Compulsory Purchase of 93 St Albans Road. This dilapidated three storey Victorian house will be converted to three one bedroom flats for rent to local people in Housing Need.

Appendix 1 gives the latest position statement of S106 funds held by Fylde BC. The first column details overall funds, the second column details funds from Queen Mary's School, Clifton Drive South that can only be spent in St Annes. With St Albans and YPAD funding commitments there is £1,859,458.87 of which £994,303.43 are from the Queen Mary School development 03/0157 and can only be spent in Lytham and St Annes.

However, Members should also consider that in addition to the S106 funds currently held, a further £963,991 in Affordable Housing S106 funds is currently 'in pipeline' awaiting invoice to developers. These relate to private housing schemes across the Borough currently under construction where payments have been agreed as a condition of Planning in lieu of Affordable Housing being provided

‘on-site’. These are subject to completed legally binding S106 Agreements and await invoice by the Council, once development triggers have been reached.

2. Section 106 Affordable Housing Project

The S106 Affordable Housing Project was delivered by way of a 6 month temporary appointment of a housing consultant with a particular background in the development and delivery of Affordable Housing. The appointee has over 25 years of experience working within the Affordable Housing sector and previously worked as a Senior Development Manager for 6 years with New Fylde Housing delivering new build and refurb homes across the Fylde Coast.

The objectives of this contract can be summarised as follows:

1. To develop a deliverable Affordable Housing Programme funded from existing and anticipated S106 monies held by the Council
2. Identify viable development opportunities
3. Liaise with Members and Officers
4. Involve contacts within the private sector to bring forward potential development opportunities
5. Co-ordinate the efforts of Partner Housing Associations to secure sites and act as a first point of contact with the Council
6. Liaison with the Homes and Communities Agency (HCA)
7. Consider other ways to secure other short term development opportunities
8. Work with local Members and communities as required

However, as the project was underway it became apparent that identifying development opportunities to use existing and pipeline S106 reserves was only part of the issue. The other key component was the current volume of Affordable Housing units on private sector housing sites across Fylde without Housing Associations identified to take these units. Efforts were needed to identify Housing Associations with sufficient capacity to purchase affordable housing. Furthermore it was also necessary to assist in co-ordinating negotiations between Developers, housing associations and Officers to ensure effective delivery of both affordable homes to rent and Low Cost Home Ownership. To that end it was agreed early on that the role should also:

9. Work with the Housing Services Manager to review current arrangements to take forward affordable housing units on S106 sites and implement an approach that reflects the current scale of development within the Borough.
10. Develop an exit strategy for the project to assist the Council in managing S106 funds going forward

At commencement of this Project there were no Housing Associations in position to make financially viable offers to Developers for the Affordable Housing available. This was partly because there were only three HA's active within Fylde and limited financial capacity. Three other Housing Associations have been sought to actively work within Fylde. The Fylde Housing Association Partnership has now increased from 3 partners to 6. This has dramatically increased the financial capacity of the Partnership and the potential delivery of affordable homes.

In addition, the offers made to Developers by Housing Associations were significantly lower than anticipated, in large part due to future rent setting policy, introduced by Government in 2015. This was aimed at controlling future rent increases. This had meant that Housing Associations were obliged to significantly lower their offers which were untenable for Developers. This impasse effectively prevented affordable housing delivery, but also held up wider progress on-sites, due to Developers being unable to discharge planning obligations.

This has been addressed in ‘round the table’ negotiations with private developers, Fylde planners and housing staff. These resulted in agreeing to vary the ratio of Affordable Rented units and Low

Cost Home Ownership (LCHO) units, enabling higher capital values on the LCHO units to make up for the lower capital values delivered for Affordable Rent units.

This increase in the percentage of LCHO being delivered is also in line with Government efforts to encourage home ownership, particularly amongst first time buyers and those on limited incomes.

All six Housing Association Partners operating within Fylde are now actively engaged in development activity. All S106 units currently available on sites under construction, whether for rent or sale are either 'under offer' or have had 'offers accepted'. The first three schemes at Riversleigh Farm, Warton; Chain Lane, Staining; and Kirkham Triangle East, have all had offers accepted. These schemes are now due to begin delivering affordable homes to rent and buy from May 2016. All other sites are currently under offer with negotiations between Developers and Housing Associations ongoing.

On-site and off-site delivery:

The majority of affordable housing units will be delivered 'on-site'. However a minority of schemes are not suitable for affordable units to be delivered on site. These might be a block of flats or private sheltered housing for sale. Some others are in rural locations where there is insufficient demand in the immediate location or perhaps an absence of infrastructure to support affordable housing (eg shops, bus routes etc). In such instances, developers may be required to make 'off-site' affordable housing provision. This is normally achieved by S106 fund contributions towards the provision of affordable homes in areas of higher need. S106 funds may be used to meet all the Affordable housing required or part of the total required with some being delivered on site. Additionally, in the early stages of a large scale development, S106 funds may be taken in lieu, until infrastructure is put in place as the development progresses ie schools, roads, shops and transport links.

Affordable Housing for Rent and Low Cost Home Ownership

Initial priority was given to these 'on site' schemes to identify Housing Associations to purchase the discounted housing available via planning gain. The majority of the units are required for Affordable Rent but a significant amount of the units are also required for Low Cost Home Ownership, either Shared Ownership or Shared Equity (where units are sold at discounted values and the unsold equity remains 'in perpetuity').

3. Changing national situation

The National Planning Policy Framework (NPPF) 2012 places significant weight on the need to support economic growth through the planning system¹ and seeks to boost significantly housing supply. Each Local Authority is expected to produce a Local Plan for their area. Local Planning Authorities are specifically required to have a clear understanding of housing needs in their area. NPPF paragraph 159 requires that they should prepare a Strategic Housing Market Assessment (SHMA) to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries.

The NPPF sets out definitions for Affordable Housing which are contained in Appendix 2 of this report.

The SHMA across the Fylde Coast was first published in February 2014 and updated in November 2014 following an updated analysis of housing need in light of the 2012 Sub National Population Projections. The SHMA forms part of the evidence base of the Emerging Local Plan to 2032².

¹ <http://www.planningguidance.communities.gov.uk/>

² <http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/>

The SHMA contains an assessment of a need within Fylde for approximately 370 dwellings per annum (dpa) and comments that the need for affordable housing remains high at 247 dpa.

The Housing and Planning Bill confirmed major recent policy announcements and is expected to change the main emphasis of affordable housing policy from affordable rented to low cost home ownership by encouraging the development of homes for sale. These will include the introduction of Starter Homes as part of Planning s106 agreements. Starter Homes will be included within the range of Affordable Housing options delivered by the Planning system, supplementing other forms of low cost home ownership such as Shared Ownership and Shared Equity. Affordable rented units can still be delivered but at a lower percentage and as part of a wider affordable housing provision.

As information emerges on the details of the Government's Starter Homes initiative a further information report will be brought to committee.

4. Changing local situation

Within Fylde BC Affordable Housing Policy there has generally been an expectation that on all house building schemes there will be a provision of 30% of affordable units. In 2015/16 a total of 8 new affordable dwellings have been built via a Section 106 agreement at Richmond Avenue, Wrea Green and in March 2016 a further 15 were delivered for affordable rent on the former Kwik Save Site, on St David's Road, St Anne's.

In October 2015 it became apparent that a major obstacle for Housing delivery on Fylde was securing take up by Registered Providers of Affordable Housing currently under construction. This was particularly urgent given the Government's re-focus of S106 affordable housing sites from rent to low cost home ownership.

There are currently 13 large scale private housing sites currently under construction across Fylde which are due to deliver affordable housing by way of Planning Gain. These sites are currently expected to deliver 444 units of affordable homes over the next 12 to 36 months.

There was a lack of progress in securing a commitment from existing Housing Association partners to make offers to purchase affordable housing on these sites. This was for various reasons. Recent Government changes around rent re-structuring has meant that Registered Providers have had to significantly reduce their offers for S106 rented units, due to lower long term rental incomes. These changes have resulted in wide-scale uncertainty within the Housing Association sector and have greatly increased the difficulty in securing offers for affordable housing units on private sector housing schemes. In addition the relative increase in affordable housing coming on site in Fylde has meant that the three existing Housing Association partners were unlikely to have sufficient capacity to deal with supply.

Additionally, the limited number of Housing Associations operating within Fylde have had insufficient financial capacity to acquire all the units available for rent and low cost home ownership.

These issues have been addressed by:

1. Bringing in additional actively developing Housing Association partners with capacity to acquire homes for rent and discounted sale.
2. Engaging with developers to take on board their views and agree a way forward.

3. Agreeing to significantly reduce the proportion of affordable rented units and increase the proportion of low cost home ownership units. LCHO units are sold at a much higher value. This variation has enabled lower offers on rented units to be acceptable to developers without affecting overall economic viability.

An increase in the ratio of LCHO units is also in line with Government objectives to encourage home ownership, particularly amongst younger, first time buyers and those on restricted incomes. Fylde is quite fortunate, in so far as the current volume of private sector house building means that all sections of the community can be provided for, either by Shared Ownership, Shared Equity or Starter homes for those in a position to buy at lower than market values, or Affordable Rented properties for those in housing need who are unable to buy at even those discounted values.

It seems appropriate that the 80%/20% tenure split (Affordable rent/Low cost home ownership) is revised more towards 60%/40% or even 50%/50%. This enables Developers to accept lower offers for Affordable Rented stock, keeping rent levels lower. At the same time this would meet Government objectives in encouraging home ownership for those who can afford to buy at discounted values. It also enables private developments to continue through to delivery by removing any obstacles in terms of providing Affordable Housing.

Section 106 funds which continue to be generated can also be used in a targeted, strategic manner by delivering high quality affordable homes, particularly focused on more marginal, brown-field sites. This provides local regeneration, whilst at the same time providing much needed affordable homes on a small scale in areas of priority housing need.

5. Outcomes of the S106 Project

This project has successfully identified a number of deliverable development opportunities on brownfield sites in areas of strategic priority need. The process also rejected other potential schemes which were deemed undeliverable or represented poor value for money. The recommended schemes would use up all of the available Affordable Housing Section 106 reserves and enable funds to be spent comfortably within prescribed timescales.

The project also proposes a strategy for the ongoing use of Section 106 reserves as these are generated in future. The emphasis has been to use Section 106 reserves in a targeted manner on small scale 'in-fill' brownfield sites particularly where these schemes have a regenerative impact on local areas. Additionally, Affordable Housing S106 funds could also be used to bring redundant space above shops into productive use by converting to apartments. This could evolve into a rolling programme, activated as and when opportunities are identified and further resources are available. These refurb conversion schemes could also use joint funding using Heritage grant funds to facelift exterior Victorian facades whilst at the same time providing new homes and increase town centre economic vitality.

The project has doubled the number of Housing Associations actively developing and acquiring new homes for rent and sale within Fylde. This has been particularly difficult at a time when many Housing Associations are scaling back their activities due to severe financial constraints. This has significantly impacted on the number of sustainable offers being made to developers for affordable housing on private sector sites. This will result in more homes for affordable rent and discounted sale becoming available. These continue to be solely available to people in Housing Need with a local connection to the Borough, although this might change to some extent when Starter Homes become available. All housing associations operating within the Fylde Housing Association Partnership operate their allocations and sales in accordance with Fylde BC lettings and LCHO sales policies for new build and re-let properties.

The project has made a significant contribution to the delivery of Affordable Housing of various tenures both by enabling grant funded housing schemes. It has also enabled considerably more homes to be delivered on private sector S106 schemes currently on site within the Borough. By acting in an enabling capacity the Council has brokered negotiations between Housing Association's and Developers which have resulted in sustainable offers being made. This in turn will allow 'stalled' developments to be completed by enabling Affordable Housing planning obligations to be met.

In focusing on those sites already under construction, it has established a mechanism for dealing with the delivery of Affordable Housing on medium and longer term private sector schemes. The project has also led to a significant increase in the proportion of LCHO units to be delivered by way of S106 Agreement. This has been achieved whilst still ensuring a significant amount of affordable rented homes are delivered to Fylde residents on lower incomes and whilst maintaining a strong local connection criteria.

Moving forward with the Government focus on development of LCHO options the Section 106 funds can also be used to enable subsidy for affordable rented delivery on S106 sites to ensure a mix of tenures.

A report is presented elsewhere on this agenda seeking approval to fund Sunnybank Mill, Kirkham through S106 reserves.

Scheme	Tenure and unit size	Grant required
Not requiring LA grant assistance		
Westgate Road, nr Blackpool Airport. Baxter Homes and Places for People HA.	22 units in a mix of 14 houses and 8 flats – 9 x 2B4PH, 8 x 3B5PH, 8 x 2B3PF. All units for Affordable Rent	No LA grant required to be funded by recycled capital grant funding from the HCA
LA grants already approved		
93 St Albans, CPO. Progress Housing identified as Housing Association partner.	TBC when access can allow a scheme to be drawn up.	£85,000 plus £20,000 to cover CPO costs. Re-develop property estimated further grant required of £105,000.
Kwik Save. Additional funds requested. Scheme now let.	15 units all affordable rent. 7 x 2B4PH, 8x3B5PH.	£75,000
LA grants sought (elsewhere on this agenda)		
Sunnybank Mill, Kirkham. ForViva Housing and RP Tyson Construction.	23 units, 13 family houses and 10 x 2B3P apartments.	£920,000 GRANT REQUIRED
LA grants proposed for future consideration		
Church Road Methodist Church, Church Road, St Annes. Great Places HA and RP Tyson Construction.	10 units in a mix of 6 x 1B2P flats, 2 x 2B4PH and 2 x 3BH. All units for Affordable Rent.	£500,000 GRANT REQUIRED
Central St Annes affordable housing for redundant commercial space above shops	TBC. Indicative scheme indicates 7 x 1B2P flats	£350,000 GRANT REQUIRED

Appendix 1

As of 24/05/2016		Total Affordable Housing		Queen Mary		Other Sites
S106 Income Received		- 5,036,418.44		- 3,000,000.00		- 2,036,418.44
Section 106 Expenditure:						
New Fylde Housing	182,250.00					182,250.00
Richard Dunbreck Trust Singleton	300,000.00					300,000.00
F2F YMCA	299,999.57			299,999.57		
GPHG - re 451 Clifton Drive North	250,000.00			250,000.00		
NFH (Heyhouses) Pilling Ave development	416,000.00			416,000.00		
Explore first time buyers sceme	3,000.00					3,000.00
NFH - 50% payment towards purchase of 17 Hunter Road	21,500.00					21,500.00
NFH _ 2nd payment 50% towards purchase of 17 Hunter Road.	21,500.00					21,500.00
NFH - St Davids Roads Depot. First contribution of 50%	307,507.00					307,507.00
NFH - St Davids Road Depot, second contribution of 50%	307,506.00			297,000.00		10,506.00
Great Places- Former Kwik Save Site	300,000.00					300,000.00
106 project officer payment	12,680.72					12,680.72
	12,319.28					12,319.28
Great Places Housing Association	75,000.00			75,000.00		
		2,509,262.57		1,337,999.57		1,171,263.00
S106 Monies Remaining		- 2,527,155.87		- 1,662,000.43		- -865,155.44

Commitments:						
St.Albans Rd	105,000			105,000.00		
Ypad YMCA	562,697			562,697.00		
		667,697.00		667,697.00		0.00
Monies Available for Future Projects		1,859,458.87		-994,303.43		-865,155.44

Appendix 2

Annex 2 of the NPPF defines affordable housing as:

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is defined as:

“...housing owned by local authorities and private registered providers (as defined in section 80 of the Housing and Planning Regeneration Act), for which guideline target rents are determined through the national rent regime. It may be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.”

Affordable rented housing is defined as:

“...housing let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable rent is subject to rent controls that require a rent of no more than 80% of the local market rent.”

It is evident that both Social Rented and Affordable Rented housing is provided at rents below the prevailing level of rents determined in the open market and therefore eligibility is restricted to those households who are unable to afford to pay a market rent without recourse to support through the housing benefit system.

Intermediate affordable housing is defined as:

“...homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing Definition. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.”

The definition of Affordable Housing concludes by stating that, ‘Homes that do not meet the above definition of affordable housing, such as ‘low cost market’ housing, may not be considered as affordable housing for planning purposes’.

The Housing and Planning Bill will add Starter Homes to this definition. Key differences between Starter Homes and pre-existing forms of Affordable Housing for sale (Shared Ownership and Discounted Open Market Sale ‘Shared Equity’) is that Starter Homes are age restricted; there is no local connection criteria and no maximum income restriction applicable.

INFORMATION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	ENVIRONMENT, HEALTH AND HOUSING COMMITTEE	7 JUNE 2016	10
HOME ENERGY CONSERVATION ACT (HECA) 1995 REPORT UPDATE			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY OF INFORMATION

The Home Energy Conservation Act 1995 places requirements on Local Authorities to reduce emissions of Carbon Dioxide to the atmosphere by improvements to the energy efficiency of the residential dwellings within the area. Councils are required to issue reports on progress being made on a two yearly basis.

The current Home Energy Conservation Act (HECA) report for Fylde was published in March 2015. Within that report an action plan was produced highlighting the work that would be undertaken within Fylde and Lancashire until 2020. This is an information update on the latest work which has been undertaken in relation to that action plan.

SOURCE OF INFORMATION

Fylde Borough Council HECA 1995 Further report March 2015.

CHiL 6 month project feedback draft report.

Lancaster & Fylde Coast Affordable Warmth action plan 2014-April 15.

Lancashire Energy Officers meeting update.

Department of Energy and Climate Change (DECC) letter HECA 95 Submission of progress reports to secretary of state by 31st March 2015.

National Audit Office (NAO) Green Deal and Energy Company Obligation report April 16.

LINK TO INFORMATION

[Home Energy Conservation Act \(HECA\) 1995 Report Update – May 2016](#)

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

HECA reports are required to be produced and published every two years the last report was released in March 2015. This is an information update on the progress to date in relation to that document.

FURTHER INFORMATION

Contact Tom Birtwistle Principal Housing Services Officer 01253 658691

Home Energy Conservation Act (HECA) 1995 report update

May 2016

Introduction

The Home Energy Conservation Act 1995 places requirements on Local Authorities to reduce emissions of Carbon Dioxide to the atmosphere by improvements to the energy efficiency of the residential dwellings within the area. Councils are required to issue reports on progress being made on a two yearly basis.

The current Home Energy Conservation Act (HECA) report for Fylde was published in March 2015. Within that report an action plan was produced highlighting the work that would be undertaken within Fylde and Lancashire until 2020. This is an information update on the latest work which has been undertaken in relation to that action plan.

This update should be read in conjunction with the report which was published in 2015.

1. Local energy efficiency and fuel poverty ambitions and priorities.

Measure	Update
Lancashire Health and Wellbeing Strategy	No further updates have been received in relation to these 2020 targets
Lancashire Climate Change Strategy	No further updates have been received in relation to these 2020 targets
Fuel Poverty Target	The council has been involved in the Fylde Coast and Lancaster Affordable Warmth action plan. A 14 point action plan was produced and implemented. The latest in relation to this can be seen below. (see appendix 1) Currently Affordable warmth funding is not available via Lancashire County Council for 2015/16 or 2016/17.

2. Measures we are taking to result in significant energy efficiency improvement of our residential accommodation.

Measure	Update
Green Deal and Energy Company Obligation (ECO)	The National Audit Office has recently released a report on the Green Deal scheme. Please see link. It has stated that Green Deal did not deliver value for money and did not deliver what the government had intended. Only 14,000 homes nationally were improved via Green Deal compared to 1.4 Million via ECO funding. https://www.nao.org.uk/wp-content/uploads/2016/04/Green-Deal-and-Energy-Company-Obligation.pdf ECO funding continues to be available. This is primarily dealt with via the CHiL scheme in Fylde.

Minimum standards in the private rental sector	<p>FBC housing section has undertaken 425 inspections within 2015/16 in relation to maintaining standards in the private rented sector. It has responded to 243 service requests in relation to defective properties.</p> <p>The Housing team has recently completed a district wide survey of Houses in Multiple Occupation based from both current and historic records. It has identified 515 properties.</p> <p>All inspections in relation to housing defects also include a survey of the heating and insulation systems within the specified property.</p> <p>“Excess cold” is a hazard under the Housing Health and Safety Rating System (HHSRS) and allows Fylde to require adequate heating and insulation measures within the private rented sector.</p> <p>In addition we also require all landlords to supply an Energy Performance Certificate (EPC) following an housing standards inspection. Whilst we are not the enforcing authority for this we refer any properties without an EPC to Lancashire County Council Trading Standards. The EPC indicates how energy efficient a property is by rating the premises from A-G.</p>
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3. Measures we propose to cost effectively deliver energy efficient improvements in residential accommodation by using area based/ street by street roll out

Measure	Update
CHiL Scheme and DECC central heating fund	<p>CHiL is the primary mechanism to referring inefficient properties towards grant assistance.</p> <p>CHiL has recently been rebranded and a new website is now online. http://www.chil.uk.com/</p> <p>A six month review of the CHiL scheme is due to be released in July 2016.</p> <p>Fylde Council has distributed leaflets to potential properties as well as including leaflets within our housing enforcement letters. We have also distributed leaflets via our Disabled Facility Grant work. Leaflets are also available via the One Stop Shop.</p> <p>Leaflets and information have also been passed to partner agencies such as Lancashire Fire and Rescue Service.</p> <p>An additional 600 leaflets are due to be released in relation to “room in roofs” within targeted areas of Fylde. Rooms in roofs are usually poorly insulated and</p>

	<p>specific funding is available for these types of properties.</p> <p>Similar schemes in Blackpool and Preston have proved successful in delivering additional energy efficiency measures.</p> <p>DECC central heating fund is delivered via Fire Fly Energy who administer the CHiL scheme and Southern and Scottish Electric (SSE). SSE will only do installs that meet the affordable warmth (benefits) criteria while Firefly will also do jobs for households in fuel poverty as defined by the CSE fuel poverty calculator. The householder will choose which installer they want to use if they have a preference, the contract for work will then be directly between the household and the installer.</p> <p>There are currently 150 measures to be installed across Lancashire when this funding becomes available. The funding is set to be available until August 2016 however due to delays it is likely to be extended until November 2016.</p>
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4. Fuel Poverty Actions

Measure	Outcome
Collective Energy Switching	<p>Collective energy switching was undertaken in 2013. It reported that Fylde had a low rate of uptake for the scheme despite active publicity.</p> <p>The latest Lancashire Home Energy Officers meeting on the 17/5/16 discussed the possibility of a new collective energy switching scheme to be undertaken in winter 2016.</p> <p>It was felt that efforts should instead be made towards targeting energy switching for individuals who are the standard energy tariffs and persons who are on pre-payment meters.</p> <p>Saving in excess of £600 per year can be made by switching from standard tariffs and pre-payment meters.</p>
Warm Homes Healthy People Projects	This scheme was completed in March 2015
DECC Fuel Poverty Funding	This scheme was completed in April 2013
Green Deal Home Improvement Loan Fund	See previous comments in relation to Green Deal

5. National and Local Partners

Measure	Outcome
NW Carbon Action Network	<p>The Council links into the NW CAN network via the Lancashire Home Energy Officers Group (LHEOG).</p> <p>The CAN network has recently been rebranded to the Association of Local Energy Officers (ALEO) this is to reflect the work being undertaken in relation to home improvements rather than purely carbon reduction.</p>
Public Health	<p>The council has been involved in the Fylde Coast and Lancaster Affordable Warmth action plan. A 14 point action plan was produced and implemented. The latest in relation to this can be seen below.</p> <p>Funding for 2016/17 is not likely to be made available via Lancashire County Council.</p>
Lancashire Home Energy Officers Group (LHEOG)	<p>LHEOG consists of representatives from across all Lancashire districts. Blackpool and Blackburn with Darwen council as well as Lancashire County Council.</p> <p>The group meet monthly to lead on all the measures which are reported within the HECA report.</p>
Blackpool, Wyre, Lancaster councils, The PCT and voluntary Groups	<p>Delivery of the affordable warmth action plan as stated previously.</p> <p>The latest LHEOG meeting discussed the greater use of engagement with the third sector. This is to be taken forward by the LHEOG.</p>
LESS/Firefly and AECOM	<p>As discussed previously.</p> <p>Firefly administer the CHiL scheme and the DECC central heating fund.</p>
Fylde and Wyre Home Improvement Agency (Care and Repair)	<p>Revenue funding support is given to the agency to help vulnerable households in a variety of ways including advice on energy efficiency, fuel costs etc.</p> <p>In 2014/15 the following were installed.</p> <ul style="list-style-type: none"> 105 Portable Heaters were supplied 80 Boiler assessments conducted 14 Replacement boilers 15 Heating system repairs 335 Winter Warmth measures

Appendix 1

Lancaster and Fylde Coast Affordable Warmth Action Plan March 2014- April 2015					
	FYLDE AND WYRE LOCALITY				
	<u>Tasks</u>	<u>Success Criteria</u>	<u>Lead Agency / Person</u>	<u>Milestone</u>	<u>Updates</u>
1	Evaluation of interventions from 2013/14 in Fylde and Wyre and circulate to relevant partners/organisations in order to demonstrate the impact on vulnerable citizens within the locality.	Positive impact on some of the most vulnerable citizen's in Fylde and Wyre Districts	Care and Repair W&F/ Michele Scott/Mark Broadhurst/Tom Birtwistle	Ensure that all partners delivering interventions around the AW Agenda provide monitoring outcomes for evaluation	Partners have continued to provide monitoring data for LCC of preventative interventions carried out throughout the year
2	Need to engage with the Fylde and Wyre CCG and LCC with regard to the Better Care Fund in order to address preventative Affordable Warmth issues which affect health and lead to an increase in hospital admissions/ GP visits	Improvement in living conditions from an Affordable Warmth perspective which have a positive impact on the HWB of residents. Increase in priority referrals	Mark Broadhurst, Cllr Cheryl Little, Diane MacDonald	Ensure that links are established and feed into Fylde and Wyre Health and Wellbeing Partnership and Joint Officer Group (JOG) and the Lancashire HWB Board and JOG Mark and Diane to meet with Mike Banks	
3	The Lancaster and Fylde Coast AW Group will adopt triggers to assist in the identification of vulnerable citizens with HWB issues and refer for appropriate preventative measures currently available through the affordable warmth scheme	An increase in the number of appropriate referrals received following partners working together to identify the vulnerable at risk members of the locality.	All partners	Partners and organisations work together in order to identify vulnerable clients in order to prevent winter crisis. Engagement and involvement in the Adult Social Care working group established to look at agreeing a Lancashire wide Home Risk Assessment.	

4	All front line agencies to receive relevant information about the winter 14/15 affordable warmth programme and refer clients to Care and Repair (Wyre and Fylde) for appropriate assessment and intervention(s).	Awareness of 14/15 winter warmth programme across Fylde and Wyre statutory, voluntary, community and faith sectors. Increase in referrals. Increase in interventions delivered.	Michele Scott - All partners	Partners and organisations work together and refer those eligible for an assessment and interventions if appropriate; and/or refer onto other agencies for support in order to prevent deterioration in home/living conditions which would lead to an impact on health.	-
	<u>Tasks</u>	<u>Success Criteria</u>	<u>Lead Agency / Person</u>	<u>Milestone</u>	<u>Updates</u>
5	Produce consistent information in a range of formats for use in a range of marketing across Lancaster and the Fylde Coast which could also be used in local publications where possible	Adequate supply of relevant information to be available for staff and the public domain.	Diane Macdonald/ Debbie King	Consistent information available and circulated to inform all staff and public ahead of winter.	Public facing information leaflet and flyers for front line staff produced and allocated to agencies.
6	Using single point of contact details (C&R (W&F)) re-establish links with Health and Social Care and 3rd Sector staff in order to re-affirm the affordable warmth message, promote the referral pathway and increase the number of vulnerable clients referred for assistance.	Increased number of referrals to Care and Repair (Wyre and Fylde) from health and social care	Care and Repair W&F/ Michele Scott/Mark Broadhurst/Tom Birtwistle	Referral mechanisms and information cascaded ahead of winter 2014/15	Flyers for front line staff containing single point of contact number produced and allocated to agencies.
7	Address affordable warmth issues in the private rented sector using advice and/or regulation where necessary.	Scheme previously funded by public health incorporated into mainstream work. Advice and enforcement action on reduction of the hazard of excess cold.	Housing Standards Team	EPC information made available to Landlords and the Public. Advice on how to improve the thermal efficiency of rented homes to all landlords visited, and enforcement where appropriate.	Reduction of the hazard of excess cold is a priority of enforcement work. Partnership working to promote access to funding initiatives. EPC Register now available on line.

8	Ensure the partnership works together to maximise the incomes of clients in or at risk of fuel poverty by:- checking and ensuring that clients claim the benefits they are entitled to; receive fuel debt advice when in fuel debt and; are supported to change suppliers / tariff switch when appropriate; have access to housing advice and possible options	Number of clients supported by CAB. Number of clients assisted to claim additional benefits. Number of utility bill clinics held. Number of clients attending utility bill clinics. Number of clients assisted to switch energy suppliers	CAB Fylde/CAB Wyre/ LESS/Care and Repair	Ensure that all partner work collaboratively to support vulnerable and at risk people from becoming fuel poor.	
9	To determine, from LCC Public Health, what funding will be allocated to Fylde and Wyre winter warmth programmes for 2014/15.	Maximise any remaining funding/seek funding opportunities to enhance projects 2014/15	Diane Macdonald/LCC/ C&R W&F	To continue to deliver as many interventions as practically possible remaining resources/new funding opportunities	LCC funding confirmed with Winter plans in place and interventions commenced.
	<u>Tasks</u>	<u>Success Criteria</u>	<u>Lead Agency / Person</u>	<u>Milestone</u>	<u>Updates</u>
10	Preparation and planning to determine what interventions will be offered for winter 2014/15	Funding obtained and interventions are delivered to improve the health and wellbeing of those vulnerable at risk from the impact of cold damp homes.	Mark Broadhurst/Tom Birtwistle/ Michele Scott/ Diane Macdonald	To continue to deliver Affordable Warmth interventions with partner agencies with the available resources during winter 2014/15	Winter plans in place and interventions commenced
11	Reflect and prioritise the measures offered in order to react to other extreme weather conditions which may impact on the HWB of vulnerable citizens within the locality	Funding available earlier in the year to enable support the most vulnerable whose health and wellbeing would be compromised by other extreme weather conditions. E.g. High winds/ flooding/heatwave	Mark Broadhurst/Tom Birtwistle/ Michele Scott/ Diane Macdonald	To Maximize any funding available to support as many vulnerable people as possible. Identify interventions available from available from partner organisations for Care & Repair to refer on to following assessment.	Monthly monitoring meetings commencing Nov

12	To facilitate ongoing brief interventions training for front line staff in the awareness of initiatives to address affordable warmth issues to reduce hospital admissions and visits to GP's. This should include relevant pathways and a single point of contact. To link with and make use of existing events both local and national in order to raise awareness within the locality.	Training and events delivered to front line staff to raise awareness of the initiative and encourage referral from those agencies able to identify and refer vulnerable groups.	Julia Green/ LESS/ All front line staff and partner agencies.	To establish a programme of training sessions for front line staff.	
13	To investigate the problem of affordable warmth in park homes across Fylde and Wyre (& Lancaster & Blackpool)	All mobile park home sites identified in each locality and postcodes provided to enable Public Health Intelligence to identify the age of residents and those registered with a GP and develop a profile in order to recognise potential vulnerable groups residing in these properties	District Councils/ DM/LCC/PH Intelligence	Assess the scale of the problem. Determine what funding might be available to deliver interventions. Determine what advice the partnership can offer to vulnerable park home residents.	Await the outcome of Blackpool input.
14	To explore the opportunity to link with similar groups of Lancashire to share best practice and knowledge of what has worked well/ not so well	Groups across Lancashire come together to share information	Debbie King/ Chris Calvert /Clare Platt/ Diane Macdonald	Networking event opportunity achieved	Event being planned by LCC

INFORMATION ITEM



REPORT OF		MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	ENVIRONMENT, HEALTH AND HOUSING COMMITTEE		7 JUNE 2016	11
FLOODING AND WATER MANAGEMENT				

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY OF INFORMATION

Flooding and its affects has become an issue of concern for a number of members and residents. The relatively flat topography of Fylde and its coastal location coupled with the incidence of more severe weather events has resulted in localised flooding affecting some properties and farmland. The information on flooding and water management at the link is published on the council's website and provides an overview of the types of flooding, the Flood and Water Management Act 2010, the authorities responsible including emergency planning, the council's position on the use of sand bags, grants that have been available to increase property resilience, partnership work across Lancashire to deal with water management and finally information on the Fairhaven and Church Scar Coastal Defence Project.

SOURCE OF INFORMATION

The information at the link below is from several sources including Lancashire County Council and The Environment Agency.

LINK TO INFORMATION

<http://www.fylde.gov.uk/council/flooding-water-management/>

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

A number of members have asked for clarification over the role the borough council has in flooding and water management. Information on the website at the above link provides an overview of this.

For information Councillor Aitken represents the council on the Fylde Peninsular Water Management Group and Councillor Pounder on the Fylde Peninsular Coastal Programme Board.

FURTHER INFORMATION

Contact Paul Walker paul.walker@fylde.gov.uk

INFORMATION ITEM



REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	ENVIRONMENT, HEALTH AND HOUSING COMMITTEE	7 JUNE 2016	12
ANNUAL OVERVIEW – FYLDE COMMUNITY SAFETY PARTNERSHIP			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY OF INFORMATION

The report provides information on the performance of the Fylde Community Safety Partnership. This is a statutory requirement under the Crime and Disorder (Overview & Scrutiny) Regulations, 2009 and Sections 19 and 20 of the Police and Justice Act 2006 as amended by section 126 of the Local Government and Public Involvement in Health Act 2007, the Police & Crime Act 2009 and the Police Reform & Social Responsibility Act 2011.

SOURCE OF INFORMATION

Bryan Ward, Community Safety Manager; Lancashire County Council Multi Agency Data Exchange; Responsible Authorities of the Community Safety Partnership

LINK TO INFORMATION

[Information Note - Fylde Community Safety Partnership](#)

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

This is a statutory requirement under the requirements of the Crime and Disorder (Overview & Scrutiny) Regulations, 2009 and Sections 19 and 20 of the Police and Justice Act 2006 as amended by section 126 of the Local Government and Public Involvement in Health Act 2007, the Police & Crime Act 2009 and the Police Reform & Social Responsibility Act 2011.

FURTHER INFORMATION

Contact Bryan Ward, 01253 658467 or bryan.ward@fylde.gov.uk

INFORMATION NOTE

Fylde Community Safety Partnership



Information

1. The Partnership, its priorities and funding position

1.1 The Statutory Partners in Fylde CSP comprise:

Fylde Council

Lancashire County Council (including Public Health)

Lancashire Constabulary

Lancashire Fire and Rescue Service

Fylde and Wyre Clinical Commissioning Groups

Cumbria and Lancashire Community Rehabilitation Company and the National Probation Service

The above named partners are also referred to as 'responsible authorities'.

There are additional partners who participate but are not statutorily obligated to do so, such as representatives from the Police and Crime Commissioners' Office and the voluntary sector.

The Fylde Community Safety Partnership's overarching aim is:

"To promote community safety, reduce levels of crime, disorder and road casualties, as well as improving the quality of life for all those who live, work and visit the Borough of Fylde." The Partnership is statutory in nature and its partners are obligated to participate.

Fylde Council is a lead partner in that it co-ordinates activity and administration within the Partnership.

The public perception of crime and disorder, based on the Living in Lancashire survey shows that 81% of respondents feel the level of crime in Fylde is better than other areas of Lancashire and anti-social behaviour and road safety are the most common issues highlighted by the public in the survey.

1.2. Strategic Assessment

It is a statutory requirement to conduct a 'Strategic Assessment' within all Community Safety Partnership Districts with all partners contributing to identify priorities. For 2016 the current priorities of the CSP have been identified, developed and analysed with any potential threats at both County and a local level. The assessment determines the priorities for the next three years with annual reviews. Current priorities have identified domestic abuse; improving road safety; reducing reoffending; countering substance misuse and countering anti-social behaviour. Additionally there are Lancashire wide priorities which include child sexual exploitation and victim vulnerability and these are highlighted through the inappropriate use of social media where contact is made via Facebook, snapchat and ooVoo in particular.

1.3 Partnership Financial Position

Income

The Partnership is funded by a variety of funding streams including residual monies passed to it by the former Local Strategic Partnership. In 2015/16 the Police and Crime Commissioner's Community

Safety Grant provided £11,000 along with further contributions from the Fire Service and LANPAC – (The Lancashire Partnership Against Crime). At the opening of the 2015/16 financial year its balances stood at £52,815. With the additional grant of £11,000 provided by the Police and Crime Commissioner, a contribution from Lancashire Fire and Rescue of £7,852 and £1,000 from LANPAC to contribute towards a crime prevention initiative, the total income reached £72,667. Additionally, Fylde Council provide a budget for both Capital and Revenue for the provision of all CCTV coverage throughout Fylde which includes the annual commitment to Wyre for the monitoring service provided for our town centre cameras.

1.4 Expenditure

Major expenditure:-

- ☐ A CCTV Camera for Hope Street Park (LFRS Donation)
- ☐ Twelve month provision of Diversionary Activities for Young People
- ☐ Positive Pathways activities for ex-offenders

Successful and Ongoing Initiatives and Activities:

- ☐ Multi-agency and partner operations to address violent crime, domestic violence, criminal damage and acquisitive crime and joint alcohol proxy sales operations with Trading Standards
- ☐ Equipment contributions to Community Payback
- ☐ LANPAC Membership Fee
- ☐ Crime Prevention Signage
- ☐ Fylde Dog Watch Campaign
- ☐ Graffiti removal at church in Freckleton
- ☐ Road Safety Banners
- ☐ Cycle locks and cycle coding
- ☐ Locally distributed crime prevention literature
- ☐ Information Sharing Training
- ☐ Contribution to Domestic Abuse Campaign.
- ☐ Attendance at a Community Safety Seminar
- ☐ A contribution towards a full day Domestic Abuse awareness raising event (Chelsey's Choice)
- ☐ Cycling Flashing/Reflective Armbands
- ☐ Contribution to lighting at Kirkham Multi Games Use Area
- ☐ Taxi Driver Handbooks
- ☐ Fly tipping signage

All initiatives undertaken by the community safety partnership have been successful and have contributed significantly to the overall low levels of crime and disorder in the Borough. Partnership success is also due to the continuing commitment of partners despite the effects of austerity and the most significant challenge to the partnership is how to address all public concerns and perceptions regarding crime and anti-social behaviour with ever reducing resources. Despite all this, there has been significant containment and all crime during 2015/16 increased fractionally with both Police and

Council recorded anti-social behaviour reducing further.

2. Performance overview

During 2015/16, Fylde Community Safety Partnership continued to maintain the Fylde District as the second 'safest' place in the County, with low crime levels. There were further excellent results and some fine examples of outstanding partnership working, once again delivering good value for money.

Several multi-agency initiatives have been delivered throughout the year with Fylde Council Departments taking an active part. There have been some ground breaking initiatives which have been delivered, supported by financial resources from the CSP and other agencies. Some notable examples include Diversionary Activities which have run throughout the year to focus on dealing with youth related anti-social behaviour and an initiative aimed at Domestic Abuse which ran during the Christmas and New Year period. There have also been multi-agency initiatives to target burglary, shop lifting, thefts, and fly tipping.

In addition to the work undertaken by the CSP and its partners, it is worth noting some related groups that exist within the Borough which are linked to the CSP. One group concentrates on prolific and priority offenders and future prison date releases; another looks at instances of domestic abuse and work done to counter this; there is a restorative justice panel which has regular panel meetings to try and reach amicable solutions between victims and offenders and much work has been done in the last year on an approach to Early Action and Intervention which is a multi-agency approach to support troubled and vulnerable families and individuals across the Fylde. .

3. Crime Statistics

3.1 All Crime

Between April 2014 and March 2015 there were a total of 3,043 crimes recorded in Fylde. In the year April 2015 to March 2016 this figure had increased to 3,161 crimes, representing a 3.9% increase or 118 more crimes. There have been decreases in domestic burglary in a dwelling with 16 fewer burglaries than the previous year which were recorded at 181. There were 42 fewer criminal damage and arson offences producing a 8.0% decrease and vehicle offences reduced by 12.3% or 31 fewer recorded crimes. Bicycle theft also decreased by 23.0% or 26 fewer crimes. Shoplifting decreased by 12.6% a reduction of 42 from the previous year.

High Impact Acquisitive Crime in Fylde fell from 188 crimes to 172, a decrease of 8.5%

3.2 Violent Crime

Violent crime continues to remain a priority. There has been a slight rise in violent crime with a marginal increase of 3.8 per cent which equates to 23 more crimes.

Offences of Violence with Injury have shown an increase which is mainly due to new counting rules from the Home Office. Third party reporting where a witness sees an assault and reports it to the Police is recorded as a crime irrespective of whether the victim reports it himself.

3.3 Victim Based Crime

All Victim based crime in Fylde produced a 3.9% increase or 118 more crimes.

Theft offending occurs across the whole district in Fylde and not disproportionately in any area. It has been recognised that the area suffers from travelling criminals with a very high proportion of offences occur as a result of property being left insecure, particularly garages, garden sheds and motor vehicles.

The most significant increase is 'Violence against the Person' which has recorded a 38.2% increase or an increase of 242 crimes on the year 2014 to 2015 which are explained in the previous paragraph.

4. Domestic Abuse

Domestic Abuse Crime increased in the period April 2015 to March 2016 by 4.5% totalling 277 Crimes compared to 265 the previous year. The reporting of domestic abuse is continually encouraged.

The definition of domestic abuse is 'any incident of threatening behaviour, violence or abuse (psychological, physical, sexual, financial or emotional) between adults 16 years or over who are or have been intimate partners or family members, regardless of gender or sexuality'.

Overall, high risk victims of domestic abuse have increased in Fylde in terms of the numbers of offences recorded and as a proportion of the total crime in Fylde, however these numbers are relatively low in comparison. It is believed that this increase has been of a result of a continued drive to encourage victims to report recognising that there has previously been an under-reporting of domestic related crime.

In common with other Council's, a 'MARAC' exists to consider domestic abuse. This as a 'multi-agency risk assessment conference' and it meets monthly to discuss the victims of domestic abuse deemed to be at a high risk of harm with an aim to reduce the risk to the victims or their immediate families. Part of the work involves specialist workers having close links with victims of domestic violence and protective interventions as necessary. The number of cases referred in averages less than ten per month. Specialist domestic violence courts located within Blackpool deal with the more extreme cases.

Following a commissioning exercise undertaken in 2014, the service provider in Fylde are a company called 'Let Go' and their contract has now been extended to March 2017

The voluntary sector - Fylde Coast Women's Aid also continues to provide an excellent service and delivers a range of services to advise, educate and support families. The Group does much work within the education sector and a notable success within the last year has been a project running at the Lytham St Annes High School exploring healthy relationships. A drama production called Tough Love was seen by over two hundred representatives from partner agencies which touched on both domestic abuse and child exploitation. A funding application made to the CSP to enable FCWA to develop opportunities for seeking independent grants and resources was approved using some of the grant awarded to the CSP by the Police and Crime Commissioner.

It is a mandatory responsibility placed on the Community Safety Partnership to conduct a 'Domestic Homicide Review' where a fatality occurs when there are two or more people aged 16 years or older and living together in a close relationship.

5. Road Safety

The last two years have experienced an increase in KSI (Killed or Seriously Injured) casualties. The trend in KSI casualties is mirrored by the casualty records for pedal cyclists, 65+ year olds and to a lesser extent by 0 to 15 year olds. The criminal use of road networks and ASB on roads also presents road safety issues, targeting of which can have a positive impact on collisions.

Operation Wheels was created in Fylde to address road safety awareness amongst school children and the community road watch and speed indicator devices have been put to good use.

There is now a partnership between Lancaster Wyre and Fylde along with the Police and Lancashire

Road Safety Partnership. A dedicated Road Safety analyst provides data for each locality which is useful in determining where additional preventative resources can be directed.

These are increases currently being experienced nationally.

Most recently a fatal road traffic collision occurred in St Annes involving an eighteen year pedestrian and a motor vehicle

6. Areas of focus and the work of the Community Safety Partnership

6.1 Anti-Social Behaviour

Anti-social behaviour (ASB) and initiatives aimed at reducing it continue to be a priority for the Partnership. Each month a number of partners come together to consider the reported ASB issues arising across a number of areas, including personal, nuisance and environmental issues. Discussions within this group also focus on individuals who are high risk victims of anti-social behaviour and actions can be taken by agencies to reduce or eliminate this risk. The process known as ASBRAC (Anti-Social Behaviour Risk Assessment Conference) is chaired by the Community Safety Officer prior to the Early Action Cases.

The introduction of the Anti-Social Behaviour Crime and Policing Act in 2014 has provided the victims of Anti-social behaviour with a number of measures which can be implemented by the Council, Police and Housing Providers to address the behaviour of perpetrators. It also provides the victims with the opportunity to invoke the 'Community Trigger' where they feel that agencies are not dealing with their complaints of ASB.

In 2015 a successful use of the new powers enabled the Police and the Council to enforce a house 'Closure Order' on a property of multi occupancy where the residents were causing severe anti-social behaviour in the neighbourhood.

The numbers of ASB incidents recorded by the police have continued to show reductions and in the year 2015 to 2016 recorded ASB decreased by 2.9% and the total number recorded fell from 2,640 complaints in 2014/15 to 2,563 in 2015/16. This is currently the second lowest recorded District rate in Lancashire.

The areas with the most ASB continue to be Central and Ashton Wards which account for almost 25% of all Police recorded ASB in Fylde. The area with the least recorded number of ASB issues arising is the Elswick and Little Eccleston Ward which was a 33% reduction on the previous year.

Additionally, Fylde Council reported ASB has also shown a year end decrease on the previous year despite an overall increase in the numbers of fly-tipping incidents and an increase in the reports of noise nuisance and reports of stray dogs. The Council continues to work with other agencies and colleagues within neighbouring local authorities to identify those individuals who are fly-tipping. Fylde are represented at the Lancashire fly tipping forum and measures are now in place to implement a campaign to deter fly tipping across the Borough in conjunction with the Environmental Health Department in which Community Safety now sits.

6.2 Substance Misuse

Drugs

The misuse of drugs is still less of a threat in Fylde than most other parts of Lancashire and drugs offences during the period April 2015 to March 2016 showed a slight increase from 78 in 2014/15 to 81 - a 3.8% increase.

It is, however, noteworthy, that in line with the rest of Lancashire that there appears to be a change

in the substance of choice – from Class A drugs to cannabis and psychoactive substances (legal highs)

Crime Reduction Initiatives (CRI) are the commissioned service provider in Fylde. They provide a range of services to Fylde's drug clients with both alcohol and drug problems. Young Addaction have been re-commissioned as not only the Fylde service provider but for the whole of Lancashire where some of the work undertaken in Fylde has been highlighted. Overall responsibility for Substance Misuse in Lancashire is the responsibility of Lancashire Public Health.

Alcohol

Fylde CSP has Alcohol misuse as a priority area. However, Public Health have now developed a strategy which will subsequently address most of the concerns especially amongst young people who tend to 'experiment' with alcohol.

The Action Plan for Fylde is constantly reviewed and updated to address the issues which directly concern the people of Fylde. Resources will be aimed at the Health, Wellbeing and Safety of all age groups within Fylde.

Alcohol related crime increased by 10.8% or 34 crimes during the past year.

Local group meetings are attended by Fylde Council Community Safety, FBC Licensing, Lancashire Constabulary, Lancashire Fire and Rescue, NHS North Lancs. Public Health, CRS, Young Addaction, Help Direct, Lancashire Young Peoples Services and other service providers.

Several initiatives including the Lancashire Fire and Rescue Service 'Wasted Lives' continue to be presented within schools in Fylde.

6.3 Fire Safety

Lancashire Fire and Rescue contributed funds to upgrade CCTV in the Hope Street Park following an arson attack on the Bowling Pavilion earlier in 2015.

Due to the success of the Caravan Watch project carried out in conjunction with several agencies, a network of vulnerable community groups was identified in Fylde. Agencies were interested in continuing the good work again this year and visits were carried out each month until October, 2015. Agencies included comprise of Lancashire Fire and Rescue Service, Lancashire Constabulary, NHS Integrated Care, Age UK, Help Direct, N-Compass, Silver-line, and Fylde Council, who all have an interest in these vulnerable communities and referrals have been taken to sign post any concerns to other agencies.

Lancashire Fire and Rescue have recently made a significant financial contribution towards a CCTV system in a local park following an arson investigation which caused substantial damage to the bowling pavilion.

LFRS are an integral member of the Lancaster Wyre and Fylde Road Safety Partnership and actively promote road safety in the community, ranging from initiatives in schools to speeding motorists.

6.4 Cumbria & Lancashire Community Rehabilitation Company and National Probation Service

The National Probation Service was set up on 1 June 2014, and is a statutory criminal justice service that supervises high-risk offenders released into the community. Nationally, NPS work in partnership with 21 community rehabilitation companies (CRCs) that manage low and medium risk offenders. They also work in partnership with the courts, police, and community safety partnerships and with private and voluntary sector partners in order to manage offenders safely and effectively.

Together, the NPS and the CRCs have replaced the former 35 probation trusts and they are

responsible for:

- Preparing pre-sentence reports for courts, to help them select the most appropriate sentence
- Managing approved premises for offenders with a residence requirement on their sentence
- Assessing offenders in prison to prepare them for release on licence to the community, when they will come under our supervision
- Helping all offenders serving sentences in the community to meet the requirements ordered by the courts
- Communicating with and prioritising the wellbeing of victims of serious sexual and violent offences, when the offender has received a prison sentence of 12 months or more, or is detained as a mental health patient.
- The new Rehabilitation Activity Requirement (RAP) Orders are popular with the courts as they can give the service user a prescribed number of activity days and guidance by the National Probation Service.

Additionally, and working within the CRC's, are 'Community Payback' who provide supervised unpaid work across the Fylde. There is currently a local agreement to provide two full days work per month on a programme of nominated projects.

6.5 Police and Crime Commissioner

Although the office of PCC is a non-statutory partner, the PCC has been keen to continue involvement with the CSP's and sends a representative to CSP meetings.

The PCC holds regular meetings with Council Portfolio Holders and Community Safety Managers. The Police Reform and Social Responsibility Act put in place a flexible framework for partnership working between the PCC and community safety partners. Whilst having regard to cross border and national issues, PCC's work effectively with other local leaders to prioritise resources to suit local needs and priorities.

The PCC has responsibility for:

- Appointing the Chief Constable and holding them to account for the running of their force
- Setting out a 5 year Police and Crime Plan(in consultation with the Chief Constable)

Determining local policing priorities. Setting the annual local precept and annual force precept and annual force budget

- Making community safety grants to other organisations aside from the Chief Constable (including, but not limited to Community Safety Partnerships)
- The PCC'S Community Action Fund. Fylde has directly benefited from this fund.

The PCC has a budget which currently includes the policing grant from the Home Office, various other grants include the Drugs Interventions Programme funding and funds raised through the local authority precepts in the Lancashire force area.

PCCs are not a 'responsible authority' on Community Safety Partnerships, however, they are an influential and valued partner. There is a reciprocal duty for PCCs and responsible authorities to cooperate with each other and have regard to each other's priorities for the purposes of reducing crime and disorder, including ASB, reducing reoffending and reducing substance misuse. PCCs are also able to require a report from a CSP where they are not content that a CSP is not carrying out their

duties effectively and efficiently.

Following the re-election of the Police and Crime Commissioner, the grant to the CSP for 2016/17 will continue in the sum of £10,000

7. Emerging Issues

During 2015, further statutory responsibilities have been placed on both local authorities and the responsible authorities in regard to Modern Day Slavery and Human Trafficking and the Prevent Strategy of the Counter Terrorism Act 2015. Commencing with all Fylde Council staff and members, it is planned to raise awareness amongst our communities about these issues and threats to our overall safety and vulnerabilities.

8. Risk Assessment

Strategic decision making in regard to Community Safety is the responsibility of the Lancashire and Unitary Chief Executives and there is acknowledgment that the landscape of how all partners and agencies work together is continually undergoing change. Following the introduction of 'Area Community Safety Steering Groups' which are based on the same footprint as the three Policing Divisions, this has effectively brought Lancaster, Wyre, Blackpool and Fylde together as a strategic group. This has not had an impact on the local Community Safety Partnerships who have either merged or disbanded as they deliver locally led initiatives to address local problems.

Local CSPs are regarded as 'delivery' groups and concentrate on local issues for local people. Much of this work is actioned through the monthly held 'Tasking and Co-ordinating' group.

Despite several changes in personnel and officer attendance during the past twelve months by partner agencies, it is evident that they are still committed to the Community Safety Partnership. Last year, there were a number of new partnerships formed which have continued to make a significant contribution towards overall community safety within the District. Success with these new partnerships has included the partnership with Wyre Council to control and manage 14 of our CCTV cameras. A tremendous amount of excellent work has been undertaken with the Fylde Foodbank; the Wyre and Fylde Disability Partnership; Neighbourhood Watch and Dementia Friends.

9. Conclusion

Fylde Community Safety Partnership is a successful and strong partnership which produces good results, with examples of excellent partnership working and good value for money.

FURTHER INFORMATION AVAILABLE FROM

Bryan Ward, Community Safety Officer 01253 658467

bryan.ward@fylde.gov.uk

INFORMATION ITEM



REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	ENVIRONMENT, HEALTH AND HOUSING COMMITTEE	7 JUNE 2016	13
CAPITAL PROGRAMME MONITORING REPORT 2015/16 – OUTTURN POSITION 31st MARCH 2016			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY OF INFORMATION

This report sets out details of expenditure on schemes within the Council's approved capital programme for the financial year 2015/16.

SOURCE OF INFORMATION

The report is based upon information on capital programme expenditure on a scheme by scheme basis extracted from the Council's financial ledger system for the period to 31st March 2016.

LINK TO INFORMATION

See Appendix A

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The purpose of this report is to provide an update of the Council's approved Capital Programme as at the financial year-end, 31st March 2016. The Committee is directed to take particular note of those schemes which are under the Committee's remit.




Further information on the financial outturn position for 2015/16 will be contained within the MTFS Outturn Report to the Finance and Democracy Committee in June 2016.





FURTHER INFORMATION





Contact Paul O'Donoghue (Chief Financial Officer)




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CAPITAL OUTTURN 2015/16




KEY:		SCHEME DELIVERED TO BUDGET DURING THE YEAR
		SCHEME UNDERSPENT AGAINST BUDGET
		SCHEME OVERSPENT AGAINST BUDGET


APPROVED SCHEMES	Financing Source	Latest Budget 2015/16 £000	Actual Outturn £000	Variance £000	Variance	See key	Slippage Requested £000	Comments
FINANCE & DEMOCRACY COMMITTEE CAPITAL SCHEMES								
Accommodation Project - Phase 3 - East Wing Inc. Lift	Proceeds from the sale of surplus Council Assets, and the Accommodation Project Reserve	547	513	34	Underspent		34	The commencement of Phase 3 of the Accommodation Project was approved by the Finance and Democracy Committee in August 2015 and has mostly been completed in 2015/16. These works relate to the remodelling of the east wing of the Town Hall and the provision of a lift to all floors. The Finance and Democracy Committee in February 2016 approved the award of the contract to deliver Phases 4 and 5 of the project relating to the provision of a link bridge between the Town Hall and the Chasely building and the remodelling of part of the ground floor of the Town Hall to create a 'One Stop Shop' for customers/residents. These two phases will mostly be delivered in 2016/17 though there are some minor initial costs for preparatory works, amounting to £15k, that fall in 2015/16. Slippage is requested in respect of residual costs relating to Phase 3 of the project, along with a re-phasing of those costs for Phase 4 of the scheme which fall in 2015/16.
Accommodation Project - Phase 4 - Chasely Link Bridge		0	15	-15	Overspent		-15	
Accommodation Project - Phase 5 - One Stop Shop		0	0	0	On target		0	
Compliance with INSPIRE Directive	Specific Government Grant (INSPIRE)	7	7	0	On target		0	The INSPIRE directive places a legal obligation on public authorities which hold geographical data regarding the environment within their locality. The scheme was completed within the approved budget in 2015/16.
Sub total		554	535	19			19	




OPERATIONAL MANAGEMENT COMMITTEE CAPITAL SCHEMES								
Replacement Vehicles	Capital Investment Reserve / Borrowing	548	488	60	Underspent		60	An operational vehicle, which was being fitted to a bespoke specification, was not delivered to the Council by the year-end. Slippage is requested in this regard and the vehicle is now expected to be received in the early part of the financial year 2016/17.
Car Park Improvements	No external finance - funded by borrowing/general asset disposal receipts	30	30	0	On target		0	Eight new Pay & Display meters have been purchased and installed. The scheme has been completed within the approved budget in 2015/16.
Fylde Headlands Preliminary Work	Specific Government Grant (Environment Agency)	86	48	38	Underspent		38	The Project Appraisal Report has been submitted for approval by the Environment Agency Large Projects Review Group on 6th August 2015. Further work will be required during 2016/17 to continue to meet Environment Agency requirements for schemes of this scale and nature. Slippage in the sum of £38k is now requested for 2016/17.
Repair & Renewal - Flood Defences	Specific Government Grant (Environment Agency)	50	17	33	Underspent		33	The Repair & Renew Flood Resilience scheme has been extended with 4 claims been approved. Further claims may follow. Slippage is requested for any further flood claims for storms Desmond and Eva for which funding was made available from the government.
Sub total		714	583	131			131	








KEY:		SCHEME DELIVERED TO BUDGET DURING THE YEAR
		SCHEME UNDERSPENT AGAINST BUDGET
		SCHEME OVERSPENT AGAINST BUDGET




APPROVED SCHEMES	Financing Source	Latest Budget 2015/16 £000	Actual Outturn £000	Variance £000	Variance	See key	Slippage Requested £000	Comments
TOURISM & LEISURE COMMITTEE CAPITAL SCHEMES								
Ashton Gardens Depot	Proceeds from the sale of surplus Council Assets	0	0	0	Re-phased		0	The scheme is currently on hold pending the disposal of the Public offices site (the works will need to be completed prior to that disposal). The scheme has been re-phased into 2016/17 as the the disposal of that site has now yet taken place.
Snowdon Road Depot	Capital Investment Reserve	320	320	0	On target		0	This scheme has been completed within the approved budget in 2015/16.
Hope Street Pavilion Refurbishment - Phase 2	Capital Investment Reserve/ External Donations	153	151	2	Underspent		0	This scheme has been completed within the approved budget in 2015/16 with a minor underspend.
St Annes Pool	No external finance - funded by borrowing/general asset disposal receipts	0	0	0	Re-phased		0	This represents the balance of the maintenance scheme resource which will be retained and drawn upon when required. The scheme has been re-phased into 2016/17.
St Annes Pool - External Works	Capital Investment Reserve/ Arts Council Grant	0	0	0	Re-phased		0	A scheme has been proposed which will be designed in-house subject to the delivery of other priority projects. Once designed there will need to be consultation with stakeholders and then dialogue with the Arts Council over match funding. This scheme has been re-phased into 2016/17.
Fairhaven Lake & Promenade Gardens - First round	Capital Investment Reserve	0	0	0	Re-phased		0	This scheme represented the match funding for the development of the Heritage Lottery Development Bid. Given that the first round bid was unsuccessful a report was presented in September 2015 to the Tourism & Leisure Committee outlining how the Fairhaven Masterplan can be delivered in the future. This scheme has been re-phased into 2016/17.
Park View Playing Field - Sand & Water Play Facility	Specific Government Grant (Coastal Communities)	272	272	0	On target		0	This scheme has been completed within the approved budget in 2015/16.
Community Parks Improvement Programme - Frobisher Drive Play Equipment	S106 Developer Contributions	34	33	1	Underspent		0	This scheme has been completed within the approved budget in 2015/16 with a minor underspend.
Replacement Boats Fairhaven	Capital Investment Reserve	55	55	0	On target		0	This scheme has been completed within the approved budget in 2015/16.
Promenade Footways	Capital Investment Reserve / General Asset Sale Receipts	0	0	0	On target		0	Funding for this scheme has been amalgamated into the Fairhaven Footways Improvements project below.
Fairhaven Footway Improvements	Capital Investment Reserve / General Asset Sale Receipts	55	48	7	Underspent		7	The works in relation to this scheme have been designed and tendered. A report was presented in September 2015 to the Tourism and Leisure Committee seeking approval to the commencement of the scheme. The majority of the works have been completed. Slippage in the sum of £7k is requested for 2016/17 in relation to residual promenade footways works that will be completed early in the financial year 2016/17.





KEY:		SCHEME DELIVERED TO BUDGET DURING THE YEAR
		SCHEME UNDERSPENT AGAINST BUDGET
		SCHEME OVERSPENT AGAINST BUDGET

APPROVED SCHEMES	Financing Source	Latest Budget 2015/16 £000	Actual Outturn £000	Variance £000			Slippage Requested £000	Comments
TOURISM & LEISURE COMMITTEE CAPITAL SCHEMES (CONT)								
Lowther Pavilion Roof	Capital Investment Reserve	8	5	3	Underspent		3	This funding represents the resource required to undertake the preparatory works for the substantive scheme programmed for 2016/17. Surveys are underway to inform a design and specification for partial re-roof. Dialogue is also taking place with the Lowther Trust over their refurbishment requirements and further development ambitions. Minor slippage in the sum of £3k is now requested for 2016/17.
Fairhaven Toddlers Play Area	Capital Investment Reserve	67	67	0	On target		0	This scheme has been completed within the approved budget in 2015/16.
Sand Dunes re-modelling at North Beach Car Park / Summerfields	Capital Investment Reserve	5	3	2	Underspent		2	Surveys were completed in October 2015. The design works have also been commissioned. The scheme will require stakeholder engagement and the necessary approvals prior to commencement. A detailed proposal is currently being worked in consultation with Councillors and Residents. Minor slippage in the sum of £2k is now requested for 2016/17.
Freckleton Memorial Park	Capital Investment Reserve	0	0	0	Re-phased		0	This scheme is phased over two years. In addition to the Council's contribution a further £80k of external funding has been secured. Furthermore the outcome of two more external bid submissions in the total sum of £50k is awaited. The outcome of those bids is anticipated for December 2015. The outcome of those bid submissions will determine the extent of the scheme. The scheme has been re-phased into 2016/17.
Lytham Hall	Specific Government Grant (Coastal Revival Fund)	47	47	0	On target		0	During 2015/16 the Council acted as the accountable body for a refurbishment scheme at Lytham Hall (part of a wider redevelopment initiative for the building) which was funded by a specific central government grant. The grant was passed to the Trustees of Lytham Hall, the Council having satisfied itself that all grant conditions had been met.
Sub total		1,016	1,001	15			12	

KEY:		SCHEME DELIVERED TO BUDGET DURING THE YEAR
		SCHEME UNDERSPENT AGAINST BUDGET
		SCHEME OVERSPENT AGAINST BUDGET

APPROVED SCHEMES	Financing Source	Updated Budget 2015/16 £000	Actual Outturn £000	Variance £000			Slippage £000	Comments
ENVIRONMENT, HEALTH & HOUSING COMMITTEE								
Disabled Facilities Grants Programme	Specific Grant (Better Care Fund) / External Contributions / Grant repayments	617	571	46	Underspent		46	The budget for this scheme has been adjusted to reflect the slippage as approved by the Finance and Democracy Committee of 22nd June 2015, increased grant allocation, recycled grant repayments and a further contribution of £40k from New Fylde Housing in 2015/16. Slippage is requested in the sum of £46k, largely in respect of Disabled Facilities Grant works that has been approved but not yet completed and therefore cannot be paid for.
93 St Albans Road - Compulsory Purchase Order	S106 Developer Contributions	105	0	105	Underspent		105	The planned Compulsory Purchase Order (CPO) of this property has experienced delays and has not been completed during 2015/16. Slippage is requested to provide funding for the CPO in 2016/17.
Rapid Deployment CCTV Replacement Projects	Specific Grant (LSP Performance Reward Grant)	82	44	38	Underspent		38	In March 2015 the Cabinet approved that the balance of this funding will be used for the repair and replacement of CCTV cameras as and when required and that the monies may not all be required in 2015/16. As this has proven to be the case, slippage is now requested in respect of the unspent balance of £38k.
Infant Memorial Garden - Phase 2	Capital Investment Reserve / NHS & Other donations	15	17	-2	Overspent		0	This scheme has now been completed in 2015/16 with a minor overspend.
Cemetery and Crematorium - Infrastructure Works	Capital Investment Reserve	6	6	0	On target		0	This part of the scheme is for the initial design phase of the of the substantial burial ground extension works programmed for 2017/18. The design work has been undertaken within the approved budget.
Cemetery / Crematorium Pumping Station	Capital Investment Reserve	4	4	0	On target		0	This scheme has been completed within the approved budget in 2015/16.
New memorial garden - Lytham Park Cemetery	Capital Investment Reserve	8	8	0	On target		0	This scheme has been completed within the approved budget in 2015/16.
Sub total		837	650	187			189	

KEY:		SCHEME DELIVERED TO BUDGET DURING THE YEAR
		SCHEME UNDERSPENT AGAINST BUDGET
		SCHEME OVERSPENT AGAINST BUDGET

APPROVED SCHEMES	Financing Source	Updated Budget 2015/16 £000	Actual Outturn £000	Variance £000			Slippage £000	Comments
DEVELOPMENT MANAGEMENT COMMITTEE								
Kirkham Regeneration Scheme - Town Centre Phase 4	Capital Investment Reserve	50	50	0	On target		0	This scheme has been completed within the approved budget in 2015/16.
Woodlands Road Regeneration Scheme - Town Centre Phase 3	Capital Investment Reserve / S106 Developer Contributions	89	70	19	Underspent		19	A report was presented to Development Management Committee in November 2015 approving commencement of the works. The scheme is almost complete. Slippage is requested for £19k in 2016/17 for the remaining works and the final account is expected to be finalised early in the financial year 2016/17 within budget.
Public Realm Regeneration - St Annes	S106 Developer Contributions	80	80	0	On target		0	This scheme has been completed within the approved budget in 2015/16.
St Annes Regeneration Schemes	S106 Developer Contributions	0	0	0	Re-phased		0	This funding is earmarked for the next phase of St Annes Town Centre including St Annes Road South and The Crescent. A draft scheme will be prepared early 2016 for delivery during 2016/17. Consequently this scheme has been re-phased into 2016/17.
Lytham Regeneration Schemes	S106 Developer Contributions	0	0	0	Re-phased		0	Section 106 monies have been received and design on the scheme will commence from April 2016 with implementation later in the financial year. This scheme has been re-phased into 2016/17.
Staining Regeneration Schemes	S106 Developer Contributions	40	0	40	Underspent		40	This project is subject to ongoing discussions with Staining Parish Council. Discussions have continued with the Parish Council and a scheme is being progressed. Slippage is requested to provide the resource for this scheme for 2016/17.
Sub total		259	200	59			59	
Total Expenditure		3,380	2,969	411			410	

INFORMATION ITEM



REPORT OF		MEETING	DATE	ITEM NO
OFFICE OF THE CHIEF EXECUTIVE		ENVIRONMENT, HEALTH AND HOUSING COMMITTEE	7 JUNE 2016	14
YEAR END PERFORMANCE 2015/16				

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY OF INFORMATION

The report provides details of the key performance outcomes for the financial yearend 2015/16. Performance is reported against the targets set for the year and commentary is provided by performance exception.

SOURCE OF INFORMATION

Environment, Health and Housing teams input data into the InPhase corporate online system from service based performance data.

LINK TO INFORMATION

www.fylde.gov.uk/performance - Full Corporate Performance Scorecard for Fylde Council

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The performance information is relevant to the committee terms of reference and the responsibility of the committee to monitor performance of the services within its remit.

FURTHER INFORMATION

Contact Alex Scrivens, Performance & Improvement Manager.

Year End Commentary by Performance Exception for the Environment, Health and Housing Committee

***** PERFORMANCE ABOVE TARGET *****

Commentary is provided to explain why progress has exceeded target, with details of how this will be maintained.

PM27: Percentage of high risk food hygiene inspections completed - Category A to C (quarterly) was 100, target is 90, and last year's comparison figure was 100.

The team's resource is allocated as necessary to enable a risk based approach towards tackling non-compliance. Performance is constantly monitored to track potential short falls with the view to completion of all necessary interventions by the end of the Councils financial year.

PM29a: Total number of housing advice cases was 300, the target was 113.

The total number of enquiries is to be expected and is on a par with previous year's figures.

PM29b Total number of housing advice enquiries where homelessness has been prevented was 68, the target was 21.

The number of preventions has increased this year due to successful case work and an increase in 'invest to save' payments. Invest to save is a fund used to provide rent in advance for rented accommodation and is an extremely useful and successful tool in preventing homelessness.

PM98: Number of households in mortgage difficulty approaching the LA received appropriate advice was 9, the target was 20, and last year's comparison figure was 19.

The number of households in mortgage difficulty has continued to decrease this year and there has also been a reduction in the number of possession notifications from the banks therefore less people have contacted the council for advice. The target for 2015-16 had been reduced to reflect this.

***** PERFORMANCE BELOW TARGET *****

Commentary is provided to explain why performance is currently not on target, with details of any corrective action.

PM19: All Recorded Crime in Fylde Per 1,000 population was 41.34, the target is 30, and last year's comparison figure was 40.17.

Due to new Home Office Counting Rules the reporting of 'assaults' by third parties is counted as a report of a crime in this category, irrespective of whether the injured person reports it. This has had a significant impact on overall recorded crimes not only in Fylde but throughout the county.

PM32: Average time accommodated in B&B - all homeless households (days) was 58, the target was 0 and last year's comparison figure was 45.

The target of 0 is set because guidance is that B&B should be avoided. B&B has been used on several occasions due to a lack of suitable temporary accommodation.

PM33: Average time accommodated in interim facilities (inc holiday flats, leased properties)(weeks) was 19, the target was 7, and last year's comparison figure was 8.

This indicator reflects the average time accommodated in interim facilities as mentioned in PM34 a couple of households waited longer than expected for suitable accommodation.

PM34: Average time accommodated-all homeless households re-housed into permanent accommodation (weeks) was 12, the target was 19, and last year's comparison figure was 9.
This indicator reflects the length of time accommodated before a household is rehoused into permanent accommodation. While a number of households were rehoused quicker than 12 weeks a couple of households waited longer than expected for suitable accommodation which has increased the overall average time taken to rehouse.

PM97a: The length of time for applicants on the waiting list for a Disabled facility grant (weeks) was 52, the target is 0, and last year's comparison figure was 78.
The length of time on the waiting list has reduced slightly compared to the previous year this has been achieved through an increase in DFG grant money. Targets for 2016/17 will be set by another report going to this committee on the 7th June 2016.

PM97b: The number of applicants on the waiting list for a Disabled facilities grant was 53, the target is 0, and last year's comparison figure was 80.
The number of applicants on the waiting list has reduced since the previous year, this has been achieved through an increase in DFG grant money. Targets for 2016/17 will be sent by another report going to this committee on the 7th June 2016.

*******PERFORMANCE MEASURES CHANGE LOG*******

Commentary is provided to explain details of why this measure is being altered for performance reporting purposes.

PM19: All Recorded Crime in Fylde Per 1,000 population **is to be removed**.
Officer comment: Due to new Home Office Counting Rules the reporting of 'assaults' by third parties is counted as a report of a crime in this category, irrespective of whether the injured person reports it. This has had a significant impact on overall recorded crimes not only in Fylde but throughout the county.

PM27: Percentage of high risk food hygiene inspections completed - Category A to C (quarterly) **is being replaced to** Percentage of food hygiene interventions completed (Category A to D)
PM27 has been reviewed to provide a more reflective indicator of interventions completed. The change has become necessary to fall in line with updates to the Code of Practice that are applicable to Food Law.

PM28: Number of households living in temporary accommodation **being changed to** Number of households living in temporary accommodation at the end of the quarter (quarterly).
To provide clarity that this is quarterly and allow comparisons over quarters.

PM29b Total number of housing advice enquiries where homelessness has been prevented **is being replaced** PM29c Total number of homeless presentations (quarterly).
To better reflect number of homeless presentations to the authority quarterly. Information is now presented in PM31, 32 and 33.

PM31: Average time accommodated in B&B - family only (weeks) **is being replaced** Total cases homelessness prevented, able to remain in own home (quarterly) (P1Ea)
National data collected quarterly by DCLG.






PM32: Average time accommodated in B&B - all homeless households (days) **is being replaced to**
Total cases homelessness prevented, assisted to obtain alternative accommodation (quarterly) (P1Eb)
National data collected quarterly by DCLG.

PM33: Average time accommodated in interim facilities (inc holiday flats, leased properties)(weeks) **is being replaced to** Homelessness relieved (decision made assisted to find accommodation) (quarterly) (P1E1b))
National data collected quarterly by DCLG.

PM34: Average time accommodated-all homeless households re-housed into permanent accommodation (weeks) **is being deleted to** Total cases where positive action was unsuccessful in preventing or relieving homelessness (priority and non-priority) (P1E(c))
DCLG no longer require this data.

PM97b: The number of applicants on the waiting list for a Disabled facilities grant **is being replaced**
Percentage of the total DFG Budget committed (quarterly)
To monitor DFG Budget committed throughout the year.

PERFORMANCE KEY ICON STATUS

	Over Performance – the indicator is over performing against target
	On Track – the indicator is performing within tolerance of target.
	Cautionary Under Performance – the indicator is moderately under performing. Whilst the indicator has slipped from target it maybe a minor blip overall or minor action will remedy it.
	Under Performance – the indicator is under performing against target.
	Missing Data – the indicator is missing data, this could be due to lag in data in the way the information is collated, or because its currently unavailable.
N/A	Not Applicable – no comparable data available. This could be due to the methodology being change or being a new measure created.

PERFORMANCE SCORECARD APRIL 2015 TO MARCH 2016

Environment, Health and Housing								
Local Key Performance Indicators	Frequency	Good Performance Is	APR 14 - MAR 15	APR 15 - MAR 16	Target	Status	Target for 2016/17	Changes Log
PM19: All Recorded Crime in Fylde Per 1,000 population	Monthly	Smaller is Better	40.17	41.34	30		N/A	To be removed
PM25: % of premises scoring 3 or higher on the food hygiene rating scheme (quarterly)	Quarterly	Bigger is Better	87	89	85		75	-
PM27: Percentage of high risk food hygiene inspections completed - Category A to C (quarterly)	Quarterly	Bigger is Better	100	100	90		N/A	Replacing Measure
PM28: Number of households living in temporary accommodation	Quarterly	Smaller is Better	15	10	6		40	Name Change
PM29a: Total number of housing advice cases	Quarterly	Bigger is Better	NEW	300	113		280	-
PM29b: Total number of housing advice enquiries where homelessness has been prevented	Quarterly	Bigger is Better	NEW	68	21		N/A	Replacing Measure
PM31: Average time accommodated in B&B - family only (weeks)	Quarterly	Smaller is Better	1	1	0		N/A	Replacing Measure
PM32: Average time accommodated in B&B - all homeless households (days)	Quarterly	Smaller is Better	45	58	0		N/A	Replacing Measure
PM33: Average time accommodated in interim facilities (inc holiday flats, leased properties)(weeks)	Quarterly	Smaller is Better	8	19	7		N/A	Replacing Measure
PM34: Average time accommodated-all homeless households re-housed into permanent accommodation (weeks)	Quarterly	Smaller is Better	12	19	9		N/A	To be removed
PM70: % of Licensing Act 2003 certificates issued within 3 working days of statutory time scale (Q)	Quarterly	Bigger is Better	100	100	100		100	-
PM71c: Total % of hackney carriage/private hire vehicle & driver licenses issued within 3 days	Quarterly	Bigger is Better	100	100	100		100	-
PM72: Percentage of statutory EPA Permitted process inspections completed (quarterly)	Quarterly	Bigger is Better	100	100	100		100	-
PM73: Percentage of high risk "A" rated health and safety premise inspections completed (quarterly)	Quarterly	Bigger is Better	100	100	100		100	-
PM97a: The length of time for applicants on the waiting list for a Disabled facility grant (weeks)	Quarterly	Smaller is Better	78	52	0		50	-
PM97b: The number of applicants on the waiting list for a Disabled facilities grant	Quarterly	Smaller is Better	80	53	0		N/A	Replacing Measure
PM98: Number of households in mortgage difficulty approaching the LA received appropriate advice	Quarterly	Smaller is Better	19	9	20		20	-
PM99: Number households received financial assistance from the council to prevent repossession	Quarterly	Bigger is Better	4	2	2		2	-