



## Meeting Agenda

**Policy Development Committee,  
Town Hall, Lytham St. Annes  
Thursday 20 May 2010, 6:15pm**

**The main doors to the Town Hall will be open to the public at 6:00pm**  
The maximum capacity for this meeting room is 60 persons –  
once this limit is reached no other person can be admitted.

# **POLICY DEVELOPMENT COMMITTEE MEMBERSHIP**

CHAIRMAN	Fabian Craig-Wilson
VICE-CHAIRMAN	Kiran Mulholland

## **Councillors**

Brenda Ackers	Ben Aitken
George Caldwell	Michael Cornah
Patricia Fieldhouse	Richard Fulford-Brown
Craig Halewood	Leonard Davies
John Davies	Howard Henshaw
David Chedd	Elizabeth Oades
Elaine Silverwood	Heather Speak

Contact: Annie Womack, St. Annes (01253) 658423  
Email: [anniew@fylde.gov.uk](mailto:anniew@fylde.gov.uk)



## **Our Vision**

*Fylde Borough Council will work with partners to provide and maintain a welcoming, inclusive place with flourishing communities.*

## **Our Corporate Objectives**

- To Promote the Enhancement of the Natural & Built Environment
  - To Promote Cohesive Communities
  - To Promote a Thriving Economy
- To meet the Expectations of our Customers

## **The Principles we will adopt in delivering our objectives are:**

- To ensure our services provide value for money
- To work in partnership and develop joint working



## AGENDA

### PUBLIC PLATFORM

*To hear representations from members of the public in accordance with Committee procedure rules*

ITEM	PAGE
<b>1. DECLARATIONS OF INTEREST:</b> <i>If a member requires advice on Declarations of Interest he/she is advised to contact the Monitoring Officer in advance of the meeting. (For the assistance of Members an extract from the Councils Code of Conduct is attached).</i>	4
<b>2. CONFIRMATION OF MINUTES:</b> <i>To confirm as a correct record the minutes of the Policy Development Scrutiny Committee held on 4 February 2010 and 16 March 2010. As attached at the end of the agenda.</i>	4
<b>3. SUBSTITUTE MEMBERS:</b> <i>Details of any substitute members notified in accordance with council procedure rule 26.3</i>	4
<b>4. DRAFT FYLDE HOUSING ACTION PLAN 2010</b>	7

**Personal interests**

8.—(1) You have a personal interest in any business of your authority where either—

(a) it relates to or is likely to affect—

- (i) any body of which you are a member or in a position of general control or management and to which you are appointed or nominated by your authority;
- (ii) any body—
  - (aa) exercising functions of a public nature;
  - (bb) directed to charitable purposes; or
  - (cc) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union),

of which you are a member or in a position of general control or management;

- (i) any employment or business carried on by you;
  - (ii) any person or body who employs or has appointed you;
  - (iii) any person or body, other than a relevant authority, who has made a payment to you in respect of your election or any expenses incurred by you in carrying out your duties;
  - (iv) any person or body who has a place of business or land in your authority's area, and in whom you have a beneficial interest in a class of securities of that person or body that exceeds the nominal value of £25,000 or one hundredth of the total issued share capital (whichever is the lower);
  - (v) any contract for goods, services or works made between your authority and you or a firm in which you are a partner, a company of which you are a remunerated director, or a person or body of the description specified in paragraph (vi);
  - (vi) the interests of any person from whom you have received a gift or hospitality with an estimated value of at least £25;
  - (vii) any land in your authority's area in which you have a beneficial interest;
  - (viii) any land where the landlord is your authority and you are, or a firm in which you are a partner, a company of which you are a remunerated director, or a person or body of the description specified in paragraph (vi) is, the tenant;
  - (xi) any land in the authority's area for which you have a licence (alone or jointly with others) to occupy for 28 days or longer; or
- (b) a decision in relation to that business might reasonably be regarded as affecting your well-being or financial position or the well-being or financial position of a relevant person to a greater extent than the majority of other council tax payers, ratepayers or inhabitants of the ward, as the case may be, affected by the decision;

(2) In sub-paragraph (1)(b), a relevant person is—

- (a) a member of your family or any person with whom you have a close association; or
- (b) any person or body who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors;
- (c) any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000; or
- (d) any body of a type described in sub-paragraph (1)(a)(i) or (ii).

**Disclosure of personal interests**

- 9.—(1) Subject to sub-paragraphs (2) to (7), where you have a personal interest in any business of your authority and you attend a meeting of your authority at which the business is considered, you must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.
- (2) Where you have a personal interest in any business of your authority which relates to or is likely to affect a person described in paragraph 8(1)(a)(i) or 8(1)(a)(ii)(aa), you need only disclose to the meeting the existence and nature of that interest when you address the meeting on that business.
- (3) Where you have a personal interest in any business of the authority of the type mentioned in paragraph 8(1)(a)(viii), you need not disclose the nature or existence of that interest to the meeting if the interest was registered more than three years before the date of the meeting.
- (4) Sub-paragraph (1) only applies where you are aware or ought reasonably to be aware of the existence of the personal interest.

- (5) Where you have a personal interest but, by virtue of paragraph 14, sensitive information relating to it is not registered in your authority's register of members' interests, you must indicate to the meeting that you have a personal interest, but need not disclose the sensitive information to the meeting.
- (6) Subject to paragraph 12(1)(b), where you have a personal interest in any business of your authority and you have made an executive decision in relation to that business, you must ensure that any written statement of that decision records the existence and nature of that interest.
- (7) In this paragraph, "executive decision" is to be construed in accordance with any regulations made by the Secretary of State under section 22 of the Local Government Act 2000(d).

#### **Prejudicial interest generally**

- 10.—**(1) Subject to sub-paragraph (2), where you have a personal interest in any business of your authority you also have a prejudicial interest in that business where the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice your judgement of the public interest.
- (2) You do not have a prejudicial interest in any business of the authority where that business—
- (a) does not affect your financial position or the financial position of a person or body described in paragraph 8;
  - (b) does not relate to the determining of any approval, consent, licence, permission or registration in relation to you or any person or body described in paragraph 8; or
  - (c) relates to the functions of your authority in respect of—
    - (i) housing, where you are a tenant of your authority provided that those functions do not relate particularly to your tenancy or lease;
    - (ii) school meals or school transport and travelling expenses, where you are a parent or guardian of a child in full time education, or are a parent governor of a school, unless it relates particularly to the school which the child attends;
    - (iii) statutory sick pay under Part XI of the Social Security Contributions and Benefits Act 1992, where you are in receipt of, or are entitled to the receipt of, such pay;
    - (iv) an allowance, payment or indemnity given to members;
    - (v) any ceremonial honour given to members; and
    - (vi) setting council tax or a precept under the Local Government Finance Act 1992.

#### **Prejudicial interests arising in relation to overview and scrutiny committees**

- 11.—** You also have a prejudicial interest in any business before an overview and scrutiny committee of your authority (or of a sub-committee of such a committee) where—
- (a) that business relates to a decision made (whether implemented or not) or action taken by your authority's executive or another of your authority's committees, sub-committees, joint committees or joint sub-committees; and
  - (b) at the time the decision was made or action was taken, you were a member of the executive, committee, sub-committee, joint committee or joint sub-committee mentioned in paragraph (a) and you were present when that decision was made or action was taken.

#### **Effect of prejudicial interests on participation**

- 12.—**(1) Subject to sub-paragraph (2), where you have a prejudicial interest in any business of your authority—
- (a) you must withdraw from the room or chamber where a meeting considering the business is being held—
    - (i) in a case where sub-paragraph (2) applies, immediately after making representations, answering questions or giving evidence;
    - (ii) in any other case, whenever it becomes apparent that the business is being considered at that meeting;
 unless you have obtained a dispensation from your authority's standards committee;
  - (b) you must not exercise executive functions in relation to that business; and
  - (c) you must not seek improperly to influence a decision about that business.
- (2) Where you have a prejudicial interest in any business of your authority, you may attend a meeting (including a meeting of the overview and scrutiny committee of your authority or of a sub-committee of such a committee) but only for the purpose of making representations, answering questions or giving evidence relating to the business, provided that the public are also allowed to attend the meeting for the same purpose, whether under a statutory right or otherwise.

# REPORT



REPORT OF	MEETING	DATE	ITEM NO
COMMUNITY SERVICES AND STRATEGIC DEVELOPMENT SERVICES	POLICY DEVELOPMENT SCRUTINY COMMITTEE	20 MAY 2010	4

## DRAFT FYLDE HOUSING ACTION PLAN 2010

### Public Item

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

### Summary

The purpose of this report is to present a draft Fylde Housing Action plan for members' consideration and comment as part of consultation leading up to the development of a final Fylde Housing action plan. The Fylde Housing Action plan follows on from the cabinet approval of the Fylde Coast Housing Strategy.

### Recommendation

1. To consider and comment upon the draft Fylde Housing action plan

### Reasons for recommendation

The draft Fylde Housing action plan has been developed for consultation.

### **Alternative options considered and rejected**

No alternatives considered as the item is for consultation

### **Cabinet Portfolio**

The item falls within the following Cabinet portfolios:

Councillor Trevor Fiddler  
Councillor Cheryl Little

### **Report**

#### **Background**

1. The Fylde Coast Housing Strategy was approved by Cabinet in September 2009. The Strategy sets out both a long term view of how the Fylde Coast's housing offer can be further improved and short term priorities for policy and for the delivery of effective housing services.
2. Cabinet also resolved that a Fylde Borough specific housing Action plan was developed and reported back to the Cabinet for approval following consultation.
3. A Fylde Housing Strategy was in place from 2004 - 07 and has clearly lapsed.

#### **Development of the Fylde Housing Action plan**

4. An initial draft of a Fylde Housing action plan to replace the former Fylde housing strategy was considered by the LSP housing theme group in May 2009 a further Action planning event was held in June 2009.
5. Detailed consideration of the contents of a Fylde specific action plan was undertaken by officers arising from these initial meetings. Details of the outcome from the action planning event and issues under consideration are outlined in the appendix to the attached draft action plan.
6. A further more detailed draft of the Fylde action plan was considered by the LSP housing theme group in April 2010. A short period for comments to be submitted by members of the LSP housing theme group has been agreed which will end on the 21<sup>st</sup> May 2010.
7. Arising from the comments received and from this report it is anticipated that a final Fylde action plan will be presented to Cabinet for consideration and approval in June 2010



## Contents of the Draft Fylde Housing Action plan

8. The aim of the Fylde housing action plan is to set out the actions that will be taken to deliver the housing priorities for Fylde. The action plan is designed to ensure that the local authority and its partners are focussing on priorities and working together to deliver the best possible outcomes for local residents.
9. In the current economic climate it is not possible to project with any degree of certainty the resources available beyond 2010/11 and a review of this plan will be required annually to reflect any changes at a national level reflected in spending reviews.
10. The action plan sets out the current issues in Fylde and the issues which need to be responded to through policy and services to provide improved quality of life for residents and support for the local economy.
11. The pressure on existing housing and a lack of new homes has led to significant problems of affordability and coupled with current economic conditions have drastically reduced current levels of new developments and put more households at risk of homelessness.
12. The Action plan defines priorities under the themes of Quality, Quantity and People and includes a number of actions drawn directly from the Fylde Coast Housing strategy.
13. The specific themes and issues included in the plan are summarised below:

**Quantity** - Providing appropriate numbers of the right kinds of high quality new homes

- Making appropriate housing more affordable
- Delivering appropriate, high quality, new developments that support economic prosperity and high quality of life

**Quality** - Raising the quality of the overall housing offer to support growth in the Fylde Coast economy

- Management and conditions in the private rented sector
- Poor home energy efficiency within the private sector housing stock
- Concentrations of deprivation on social housing estates and in Central ward St Annes
- Ensuring that any park homes used for permanent use are of an adequate standard, and in a suitable location, to protect the interests of residents.

**People** - Helping people to access the accommodation and support they need to lead stable and prosperous lives.

- Availability of housing options support and scale of activity to prevent homelessness
- Meeting the growing and changing needs of older people
- Lack of specialist housing and support for socially excluded groups

## **Initial comments received**

14. At the last LSP housing theme group meeting a number of comments were made, in particular the need for the Fylde Action plan to be adjusted to reflect greater recognition of the issues of housing for young people across the themes in the plan. It is proposed to reflect the housing needs of young people in greater detail in a final Fylde Housing Action plan.

## **Risk Assessment**

15. This item is for information and for consultation and makes no specific recommendations. Therefore there are no direct risks to address as part of the report.

## **Conclusion**

16. The Fylde Housing Action plan is a key document as it not only set out the vision for housing in Fylde but also the key priorities and plans for the Borough.
17. The current economic climate and the uncertainty about future funding streams inevitably means that these plans and priorities will be subject to regular, annual review, in the light of spending decisions made at a national level.
18. The Fylde housing Action plan will be a key element in decisions at a local level in influencing the decisions of the Authority and its partners.

Report Author	Tel	Date	Doc ID
David Gillett	(01253) 658689	Date of report	

List of Background Papers		
Name of document	Date	Where available for inspection
Document name		Council office or website address

## Attached documents

### 1. Draft Fylde Housing Action plan 2010

IMPLICATIONS	
Finance	The Fylde action plan sets out the known resource commitments as identified in the MTFs. Further review of resource requirements will be addressed as part of the outcome of national comprehensive spending review decisions and implications.
Legal	The Fylde action plan will assist the authority in meeting its statutory housing responsibilities as outlined in “ the Strategic housing role of local authorities: Powers and Duties”
Community Safety	The Fylde action plan will assist in improving community safety through plans and strategies to support vulnerable members of the community and supporting the aims and objectives of the Councils Sustainable Community Strategy
Human Rights and Equalities	An initial equalities impact assessment has been undertaken on the Fylde Coast housing strategy this will developed further once a final Fylde Housing Action plan has been produced
Sustainability and Environmental Impact	The Fylde action plan should contribute significantly to the sustainability of communities through investment and support to economic and environmental improvements
Health & Safety and Risk Management	No direct implications for Health and Safety. Risk management will be addressed as the final Fylde Housing action plan is completed.

# **Fylde Housing Action Plan 2010**

**DRAFT for consultation May 2010**

Continued....

## **Fylde Housing Action Plan 2010**

### **Contents**

- **A vision for Fylde**
- **Assessment of past performance**
- **Resources**
- **Fylde Action Plan 2010**
- **Outcome and Output Targets for Fylde**
- **Issues for Consultation**
  - **FBC issues**
  - **Achievements from 2004/07 Action plan**
  - **Consultation event 2009**

## **Fylde Housing Action Plan**

### **Introduction**

The Fylde Coast Housing Strategy establishes strategic priorities for the Fylde Coast housing market area. This Action Plan sets out the actions that will be taken to deliver the priorities of Fylde. Alongside the Action Plans for Blackpool, Wyre, and the Fylde Coast as a whole, it translates housing priorities into key actions up to 2013, taking into account the resources that are likely to be available. This Action Plan is designed to ensure that the local authority and its partners are focussing on priorities, and working efficiently to deliver together the best possible outcomes for local residents.

Where we can be more effective by working together with other Fylde Coast partners, we have included actions in the Fylde Coast-wide Action Plan.

### **A vision for Fylde**

This document sets out a vision for housing in Fylde linking into the corporate objectives for the Borough, the Sustainable Community Strategy and the Fylde Coast Housing Strategy 2009.

### **Fit between Fylde Coast Housing Strategy and other objectives in Fylde**

<b>Fylde Coast Housing Strategy</b>	<b>Fylde Sustainable Community Strategy 2008 -18</b>	<b>Fylde Corporate objective</b>
1. Quantity - Providing appropriate numbers of the right kinds of high quality new homes	Theme Seven: Thriving neighbourhoods Ambition 1 – A strategic approach to Housing Ambition 2 – Shaping the Place	To promote cohesive communities
2. Quality - Raising the quality of the overall housing offer to support growth in the Fylde Coast economy	Theme Three: Economic Prosperity Ambition 5 – to assist in the delivery of Neighbourhood renewal	To promote cohesive communities
3. People - Helping people to access the accommodation and support that they need to lead stable and prosperous lives	Theme Four: Health and Wellbeing Ambition 3 – Support people to improve their sense of wellbeing and maintain their independence	To promote cohesive communities

## **Fylde Borough Sustainable Community Strategy Vision**

Fylde will be a welcoming place with energetic, high-skilled healthy people in flourishing communities. There will be diverse and prosperous culture and an economy that encourages everyone to contribute. This will be achieved by:

- Developing a model partnership and integrated working that will tackle the issues that affect the quality of lives of those that live, work and visit Fylde.
- Concerning and enhancing the built and natural environment.
- Supporting an environment for business and developing a vibrant and varied economy.
- Accessing healthy lifestyle choices and providing the right health care facilities to meet the community's needs
- The continuous development of Fylde as a learning community which offer access for all too relevant learning and training opportunities.
- Making Fylde a place where every older person is treated with dignity, listened to and has a much opportunity to lead an active and fulfilling life as the rest of the population.
- Providing children and young people of Fylde with support to be safe and stay safe, to enjoy learning and achieve full potential, to be healthy, contribute to their community and to achieve economic and social wellbeing.
- Developing opportunities for brining people from different backgrounds and ages together
- Supporting and encouraging thriving neighbourhoods in sustainable and mixed communities where people live out of choice.
- Developing cultural opportunities to contribute to the wellbeing and social independence of all.

## **How can housing contribute to this vision?**

Access to an appropriate balance of good quality housing supports all the themes identified in the Sustainable Community Strategy but in particular underpins the economic, social and environmental ambitions for the Borough helping shape community and create a sense of place. New housing development must be appropriate for the needs of the Borough; but also that best use is made of the existing housing stock. It is essential to work across all tenures and ensure that links are made to the support services which some people need to live in their homes. A strategic approach to prevention of homelessness is important in delivering sustainable and thriving neighbourhoods.

Housing can contribute by:-

- Increasing the availability of good quality, sustainable affordable housing
- Preventing homelessness
- Improving conditions in the private sector especially in the private rented sector
- Supporting people to live as independently as possible and remain in their homes

## **Assessment of past performance**

### **QUANTITY**

Following on from the Housing Strategy 2004-07 and the work undertaken by the RSL<sup>1</sup> Partnership a number of sites were identified and bids were submitted to the Housing Corporation 2008-11 Bidding Round. This resulted in an allocation of £3.3million to deliver a total of 80 units in the Borough. The RSL Partnership continues to identify sites, share information and bid for resources via Continuous Market Engagement. The Partnership has responded to the economic climate by successfully changing the tenure of 33 units. Units have been converted from shared ownership to social rented and a number of units have been converted to the rent to Homebuy model. The Partnership has also supported developers to submit bids via the Kick Start funding programme to enable stalled sites to be developed.

Learning from delivering affordable housing on previous sites the Interim Planning Policy was reviewed and the Affordable Housing Policy was developed with input from the RSL Partnership. This is working towards improving the information available to developers and the policy direction of the Local Authority.

During 08/09 297 net additional dwellings were completed, and 698 planning applications were granted permission in 08/09. The target for National Indicator 155 (number of affordable homes delivered) was exceeded 61 units were delivered against a target of 50.

### **QUALITY**

Results from the 2008 Place Survey report that 86% of respondents are satisfied with the local area as a place to live. Fylde is a prosperous place to live, a number of large employers in the area play an important role in attracting people to live in area. Evidence suggests that household movement is also linked to quality of life rather than purely economic motivations. There is a higher than average proportion of self employed in the borough which suggests a small business culture in Fylde.

A House Condition Survey was completed in 2008. This concluded that in Fylde just over 34% of dwellings fail the decent homes standard. Within the private rented sector the failure rate rises to just over 50%. The main cause of failure in both cases is the poor degree of thermal comfort which is strongly linked to HHSRS<sup>2</sup> failures related to excess cold. Many of the non decent homes are occupied by vulnerable people. Approximately 5000 dwellings have a category 1 hazard. The category 1 hazards are dominated by excess cold issues with falls in the home as the next most common occurrence. The costs associated with the removal of category 1 hazards and the repair of dwellings is significant. It is this group of people to whom the council owes a responsibility to ensure that their living conditions are improved.

---

<sup>1</sup> RSL – Registered Social Landlord

<sup>2</sup> HHSRS – Housing Health and Safety Rating System



A new Private Sector Housing Assistance Policy has been approved; this focuses on decency and fuel poverty. The Housing Renewal Assistance (HRA) budget for 09/10 was £579K and will be used to clear the current waiting list. It is likely that the budget will be considerably reduced for 10/11. Budget received from the Older Peoples Partnership Board has resulted in 152 insulation measures. The current Housing Renewal Assistance funding for 09/10 is being used to support insulation activities and so far has resulted in 250 insulation measures. Fylde is working with all Lancashire district council to meet the targets set for National Indicator 187 which are to reduce the % of people on benefits currently living in properties with a SAP of <35 from 9.39% in 2008 to 8.62% in 2011. A draft affordable warmth strategy has been formulated by Fylde, Wyre and Blackpool Councils this links in with the Private sector assistance policy and sits alongside the Fylde Coast Housing Strategy.

The current budget for disabled facilities grants is £610K and is expected to deliver approximately 110 adaptations. There is a 2 year waiting list however all applicants are risk assessed therefore the waiting list in reality comprises of less urgent and low priority cases. As in recent years demand continues to be greater than resources available.

Private enforcement activity has increased over the last two years as performance information shows. During 07/08 75 HMOs<sup>3</sup> were inspected, 152 service requests were received and 25 notices were served. During 08/09 78 HMOs were inspected and 170 complaints received. A total of 13 notices were served this decrease can be attributed to the new charging policy for notices which has encouraged Landlords to complete works required that pay the charge for a notice to be served. Activity continues in 09/10 but with reduced staff numbers, during the first 6 months 72 complaints have been received and 41 HMOs inspected. A total of 3 notices have been served.

## **PEOPLE**

The Fylde homelessness strategy was approved July 2008 and covers the next five years to 2013, the action plan is monitored by the Homelessness Action Group. As part of that action plan the Council has implemented an invest to save scheme to assist in preventing homelessness. During 2008/09 22 households were assisted which resulted in 14 loans and 8 grants. The Action Learning Centre which was a pilot project funded jointly by Communities and Local Government, Wyre BC and Fylde LSP<sup>4</sup> has continued after the pilot stage to provide a mediation service for 16& 17 year olds, this is funded jointly by Fylde and Wyre Borough Councils.

The Government Mortgage Rescue scheme has been up and running since January 2009. While we have not seen huge numbers of people the Council processes on average 4 applications per month.

---

<sup>3</sup> HMO – House of multiple occupation

<sup>4</sup> LSP – Local Strategic Partnership

The Council is involved in the newly established Lancashire homelessness Forum which is monitoring all 14 district homelessness action plans to assist 4NorthWest is achieving the aims and objectives of the North West Homelessness Strategy. Benchmarking is completed by the forum and good practice is shared amongst the group.

DISC was commissioned by Lancashire Supporting People to deliver a floating support service across the North of Lancashire. This service is tenure neutral and has filled a gap in provision of support for tenants in the private rented sector and among other client groups who historically had no access to floating support; the contract is currently running at full capacity.

Current support for the HIA<sup>5</sup> has been scrutinised by Members and is considered to be good value for money and during 08/09 dealt with 4082 enquiries across Fylde and Wyre and completed 2246 handyman jobs across Fylde & Wyre. A Lancashire wide review of Home Improvement agencies is currently being carried out and the Council is committed to supporting the future of the HIA in Fylde & Wyre. The North Locality Housing Support Development Group has been set up by Lancashire Supporting People and is chaired by Fylde Borough Council. The development Group will be concentrating on an analysis of the North West needs model and production of commissioning plans for socially excluded groups. A review of older peoples support and accommodation in the North and across Lancashire began summer 2009.

---

<sup>5</sup> HIA – Home Improvement Agency

## **A vision for Fylde linked to the Fylde Coast Housing Strategy 2009**

Fylde is one of the most sought after residential locations in the Fylde coast and Lancashire and will continue to be a prestigious location. There is a challenge to meet the broader housing needs of the Borough.

The vision for Fylde is developed around the themes of Quantity, Quality and People.

### **QUANTITY**

**Two key issues** are integral to Quantity in Fylde

#### **1. Making appropriate housing more affordable**

**The Fylde Coast housing Strategy highlights the following:**

##### **1. In respect of Lytham St Annes:**

- The need to provide a broad mix of housing types within larger new developments
- Some low cost housing for sale
- High need for social rented housing
- Maintain and expand upon the upturn in the provision of new affordable housing
- Priority for social rented home is for more 2 Bedroomed and larger homes

##### **2. For other areas of Fylde:**

- Provides an attractive rural offer with strong connections to neighbouring boroughs
- Rural North West Fylde accounts for 9% of the total for affordable homes in Fylde
- For Kirkham/Wesham there is a good existing balance of sizes of homes, is relatively more affordable than other parts of the Borough, accounts for 11% of the total need for affordable homes in Fylde and we should continue to provide a balanced mix of new homes in the area.
- Housing needs are similar to Fylde as a whole, focusing on 2 and 3 Bedroomed houses.

In Fylde it is difficult for local people on modest incomes to be able to afford to buy or rent a suitable home. The problems of affordability especially effect young people looking to rent or buy their first home, exacerbating the trend of young people leaving areas like much of Fylde.

Fewer people are able to exercise their preference to buy their own homes, and consequently live in the private rented sector instead. High costs areas increasingly become enclaves of the old and wealthy, reducing the viability of local services and community life, especially in rural areas.

There has been a major growth in house prices and rents since 2000 that has far outstripped income growth, making housing less affordable to local people, especially in Lytham St Annes and Fylde North. In the long term, there remains an underlying trend of a lack of sufficient housing to meet total demand from households, suggesting a continuing long term trend of price rises.

The supply of social housing properties falls far short of demand. Fylde has a very small social housing stock at 6% of all homes in Fylde and the demand for social housing is currently very high.

The 2008 Strategic Housing Market Assessment suggests there would need to be a total of 610 social rented homes built in Fylde every year to fully meet the current priority needs for social rented housing. This amount of properties can never be provided but the work to deliver more affordable homes, meeting clear needs for social renting, will continue.

With limited options available the housing benefit subsidised private rented housing stock plays a large and increasing role in housing people on low incomes.

## **2. Delivering appropriate, high quality, new developments that support economic prosperity and high quality of life**

We need to get an appropriate balance of new housing development in terms of quantity, location, and types of units, and enable high quality design, so that the developments contribute to prosperity and quality of life for decades to come. The Local Authority has a critical role to play in setting clear policies and standards, and actively promoting high quality development. The introduction and use of effective planning policies is a key priority, informed by an understanding of long term goals, the local economy, demographics, and the local housing market.

Actions relating to affordability will not only include a commitment to the provision of more affordable homes through the Planning system, through our RSL partners and the HCA, but also to working with local communities, rural communities, landowners and with local charitable trusts to develop affordable housing for local people. In particular ensuring sensitive local lettings policies apply and work with rural communities in identifying local housing needs.

## QUALITY

**Four key issues** drawn from the Fylde Coast Housing Strategy around the Quality theme for Fylde

### **1. Management and conditions in the private rented sector**

Fylde is keen to work positively with private sector landlords and recognises the increasing contribution the private rented sector makes to housing provision in the borough.

House condition surveys show that on average homes in the private rented sector are poorer in quality than homes in any other tenure, and the private rented sector plays a much larger role in housing people on low incomes than is typical in other parts of the country.

Actions are to centre around an emphasis on the enforcement of statutory standards, the provision of incentives to raise standards and investigation of opportunities through our RSL and third sector partners and provision of a Landlords Accreditation scheme.

### **2. Poor home energy efficiency within the private housing stock**

Fuel poverty contributes to cold-related illnesses, high healthcare costs, excess winter deaths and deteriorating housing condition. There are more vulnerable people (defined as anyone on low incomes, older people, and those with disabilities) living in private homes in Fylde that fail to meet the Government's Decent Homes Standard than the national average. Two thirds of all homes that fail the Decent Homes Standard do so because of lack of thermal comfort – poor energy efficiency and heating systems, making it important that we improve the energy efficiency of the local housing stock, focussing on the most vulnerable people.

Actions will be developed from the Fylde Coast Affordable warmth Strategy including actions to achieve a coordinated strategic approach, to raise awareness and deliver improved home energy efficiency targeted at the fuel poor.

### **3. Concentrations of deprivation on social housing estates and in Central Ward St Annes**

The most significant concentrations of deprivation and highest turnover on social housing estates are found in Kilnhouse Lane St Annes and Lower Lane Freckleton. While investment by the Housing Associations helps to make homes more comfortable and attractive, there are still major challenges to improve neighbourhood environments and the economic and social profile of these Council – built estates so that they give residents better opportunities to do well.

Actions are to be developed as part of the work on Area Delivery plans with partner RSL's

Central ward St Annes remains a priority to help deliver one of the key aims of the Shaping the place project, namely, to improve the quality of the Housing stock. Previous research through an HMO Audit provided an invaluable database to work with HMO landlords to improve standards in Central ward. Further developments on actions relating to neighbourhood renewal will be influenced by decisions reached through the LSP regarding any potential roll- out of the shaping the place project

**4. Ensuring that any park homes used for permanent residential use are of an adequate standard and in a suitable location, to protect the interests of residents.**

There are 662 park homes with residential approval and over 3,000 with approval for only holiday use in Fylde. We do not know the extent of use of holiday accommodation as permanent homes, but know that it takes place; the number of people living in park homes is likely to be significantly greater than the numbers that have residential approval. Park homes can be isolated, have poor thermal efficiency, and high financial charges. These issues are especially relevant to older people as their health and in some cases financial resources decline. There are obvious implications for a range of public services but in particular needs arising for re-housing through housing options services.

Actions will focus on minimising further park homes developments, enforcement of planning conditions, and assistance to occupiers of park homes through housing advice.

## PEOPLE

Three key issues have been identified around the People theme for Fylde.

### 1. Availability of housing options support and scale of activity to prevent homelessness

Homelessness is not just a cause of wider problems, but is often a consequence of other difficulties. Many people who are at risk of homelessness are struggling with a range of problems that come to a head, and some get into the cycle of falling in and out of accommodation. Having the right support reduces homelessness in the long term, but also essential underpinning improvements in community safety, child protection, health, wellbeing, and economic performance.

It is hard to place individuals accepted as homeless in suitable accommodation because of the pressures within the local housing market and relative lack of homes affordable to people on local housing allowance in both the social rented and private rented sectors; rent bond assistance provided through the third sector plays a very important role.

Actions will be drawn from the approved Homelessness Strategy and associated action plan for Fylde and the Homelessness prevention action plan.

### 2. Meeting the growing and changing housing support needs of older people

Fylde has an old and ageing population, and this has a significant impact on housing market trends. Older people are a highly diverse group, with very different levels of health, incomes, integration within local communities, work, locations and housing conditions. This variation means that provision of housing options will have to be equally varied, and consider the requirements of older people who are active and well and well as those who are relatively frail. Irrespective of people coming to the area to retire, the number of older people is set to grow significantly as people generally live longer.

Services to deliver physical adaptations for older and disabled people and assist with repairs play a valuable role in helping people to lead independent lives within their own homes. Demand is always likely to exceed supply, meaning that services have to be focussed on priority groups. Disabled facilities grants area available for people who require significant adaptations to their existing homes regardless of tenure and are extremely important to the quality of life of individuals with mobility problems and for reducing unnecessary hospital stays. Supply is restricted by the availability of grant funding and the ability of local authorities to match fund the grant.

While most older people support themselves in their own home, a significant minority require specialist accommodation and floating support. Theses needs are changing over time because of local population dynamics, but also because of changing preferences and the development of new models of support. There is often a very close relationship between housing related support and social care. The recent North West

Supported Housing Needs Assessment suggests that there is, nonetheless, sufficient sheltered housing, but that we should deliver much more support that is flexible wherever people live, rather than focussing on on-site support for older people in socially rented sheltered accommodation.

Actions to concentrate on: reviewing the outcomes from the Care and repair review, seeking to maximize the resources for DFG funding, support the provision of more housing with care and determine the need for other specialist accommodation options.

### **3. Lack of specialist housing and support for “socially excluded” groups**

Helping people with chaotic lives, such as those with drug and alcohol misuse problems, offenders, and mental health issues is essential to underpin objectives like reducing crime and increasing economic prosperity. There is a lack of specialist accommodation for many of these groups. A recent North West Supported Housing Needs Assessment indicated particular shortages of housing-related support for people with drug and alcohol problems and a requirement for more housing related support for people with mental health problems. We need to determine the type of specialist support required and the extent to which this should be based on specialist accommodation compared with floating support services and the address the current under-provision.

Actions to include the developing of improved connections between agencies and services.



## **Resources to support the Action plan**

### **FBC Medium Term Financial Strategy**

The Councils Medium term financial strategy sets out the Councils strategy for the five years 2009/10 to 213/14. The strategy recognizes that the next four year period is likely to be challenging for the public sector generally and specifically for Fylde BC. To deliver the priorities and plans requires collaboration between key partners and stakeholders and the targeting of the limited resources.

The precise detail of future public sector settlements to local government has not been determined however all projections suggest that funding will fall in real terms. Consequently the MTFS may require revision during 2010/11.

The MTFS outlines some of the key activities and programmes which will support the Councils objectives and the funding streams which these will call upon.

Housing is a key objective within *Promoting Cohesive Communities* and specifically identifies the development of the Fylde Housing Action plan, Homelessness plans in support of the Fylde Coast Housing Strategy and the delivery of Affordable housing as key delivery issues within the MTFS and assumes that existing revenue and Capital funding continues to be available.

In revenue terms the MTFS for housing provides in 2010/11 for FBC contribution for Home Improvement Agency, YMCA F2F, and for New Fylde Housing tenancy support, out of hours service, spend to save, mortgage rescue support, private rented sector temp accommodation and temporary accommodation budget generally as well as staff costs across the range of Housing functions.

The Capital budgets in the MTFS for 2009/10 were £610k for Disabled Facilities Grant and £579K for Housing Renewal Assistance and for 2010/11 onwards is assumed at the same level for DFG and at £200K for Housing renewal assistance. Housing renewal assistance is funded through grant from the Regional Housing Pot. The allocation was at an unusually high level in 2009/10, and a much lower level in 2010/11 as a result of a reduction in the overall funding available to the NW region from Government, and a re-focussing of the resource within the North West.

In practical terms DFG funding will need revising upwards if recent demand trends continue with a corresponding increase in FBC share. The renewal programme relies entirely on external grant funding through the Regional Housing Board. There is no provision for FBC funding in the Medium Term Financial Strategy for housing renewal grant activity.

## **Funding from Planning gain**

Potential for significant, but as yet, unknown s106 monies as and when planning permissions are taken up. There is potential for receipt of at least a further £2.4m in affordable housing contributions when the housing market improves from developments with existing planning approvals. However, some S.106 agreements may be subject to re-negotiation in the current economic climate. In the short term, few developments are being initiated as the housing market remains at a low level of activity.

The Council was awarded Housing and Planning delivery grant of £10,000 in 2009/10, an amount that could increase significantly if progress is made in demonstrating a 5 year housing land supply and moving forward with development of the Core Strategy.

## **Homes and Community Agency: National Affordable Housing Programme**

The Council has been successful in securing funding through the NAHP programme in recent years and continues to work with the RSL partnership to secure funding to meet the Affordable Housing needs of the Borough through the HCA. However, the outlook for further high levels of funding through the National Affordable Housing Programme is poor as grant funding is reined in to reduce public expenditure. The HCA is also reluctant to make further funding allocations in the borough until an Investment Plan has been agreed through its single conversation process. The Council is therefore working with Fylde Coast partners to progress the Single Conversation process and through it secure the resources needed to continue to meet the high need for affordable housing in the borough.

## **Homelessness grant**

The Council receives £30,000 pa revenue funding to support our Homelessness and Housing Advice service and is vital to support our activity in the current economic and housing climate for the prevention of Homelessness in the Borough. The ring fence for this funding has now been removed, making it important that continuing to resource the Service is established as a local priority.

## **Supporting People**

Supporting People funding provides revenue resources for housing-related support services for vulnerable people, including older people who require support, people with long term disabilities, and people with a range of shorter term support needs. The ring fencing of this funding ended in 2009/10, giving more discretion to Lancashire County Council who are the commissioning authority as to how the significant funding allocation is used. Lancashire CC are reviewing their commissioning plans in 2010, and it is important that Fylde BC plays an active role in this process to ensure that local needs are fully understood and recognised, and appropriate services are sufficiently well resourced.

In the current economic climate it is not possible to project with any degree of certainty the resources available beyond 2010/11 and a review of this plan will be required annually to reflect any changes at a national level reflected in spending reviews.

## Key Actions

Fylde Coast Housing Strategy Objective	1.QUANTITY – Providing appropriate numbers of the right kinds of high quality new homes							
	Key Actions		Milestones	Target Dates	Resources	Outputs	Partners	Lead Person / Organisation
<b><i>Support the local economy and meet long term demand for housing as household numbers rise by increasing rates of new building</i></b>	1.1	Development of the Core Strategy for Fylde and establish policies and procedures that can define and shape the types of new homes delivered in both Urban and Rural areas.  Awareness of Core Strategy development in other authorities.	Complete a Strategic Housing Land Availability Assessment  Update SHLAA  Publish the Issues and Options document for consultation  Publish the Pre-Submission document for consultation  Publish a revised Local Development Scheme	Publication March 2010  Yearly  TBD  TBD  TBD	Officer time & additional staff as per the restructure.  Additional staff x2 (temp from LCC)  HPDG will need to be secured	Core Strategy published		Fylde Strategic Development Services
	1.2	Develop site specific briefs for major new developments	Identify a range of strategic sites across the Borough  Identify the Council's preferred strategic sites across the Borough  Publish site specific supplementary planning documents / development plan documents	TBD post 2011	Part of the Core Strategy Resources			Fylde Strategic Development Services
	Fylde Coast Joint action	Develop joint design standards and guidance / training	Adoption of written statement / guide to the standards required  Use of design review mechanism	2011	TBD	Shared understanding and delivery of higher quality new housing  Training of DC officers and Members	Blackpool BC Wyre BC	Fylde Strategic Development Services

Fylde Coast Housing Strategy Objective	1.QUANTITY – Providing appropriate numbers of the right kinds of high quality new homes							
	Key Actions		Milestones	Target Dates	Resources	Outputs	Partners	Lead Person / Organisation
<b><i>Increase the provision of affordable homes in the Borough and maintain sustainable community life in urban areas and rural settlements.</i></b>	1.3	Establish key priorities for the delivery of affordable homes over the next 5 years.	Using existing research identify the type and size of homes required and preferred locations.  Single Conversation from 2010.  Establish monitoring and reporting mechanisms for S106 monies.  Review the policy and procedure on the use of S106 monies	2010	Limited staffing and revenue resource available  S106 monies  5% contributions	5 year plan published detailing affordable home priorities.	Fylde Coast HA partners  HCA  Local Developers	Fylde Strategic Development Services  Fylde Housing Services
	Fylde Coast Action	Establish and operate the new Fylde Coast commissioning framework for Housing Association partners	Approve the commissioning framework  Complete tendering process for prospective partners  Commissioning framework operational  Agree Area Delivery Plans for Fylde	2010  Apr 2010  Sept 2010	Officer time	Fylde Coast Housing Association Partnership delivering affordable housing	Fylde BC Blackpool Council Wyre BC Fylde Coast Housing Associations	Fylde Housing Services

Fylde Coast Housing Strategy Objective	1.QUANTITY – Providing appropriate numbers of the right kinds of high quality new homes							
	Key Actions		Milestones	Target Dates	Resources	Outputs	Partners	Lead Person / Organisation
	1.4	Identification of publicly owned land for new affordable housing provision	Review Council owned assets & establish Council priorities for the use of disposed assets.  Establish disposal plans for key publicly owned facilities	2011	Officer time  Officer time	Borough wide asset disposal strategy	Lancashire County Council. North Lancashire PCT DWP MOD	Fylde Asset Manager  Fylde Strategic Development Services
	1.5	Consider the outcomes of the partial review of the RSS in relation to gypsy & travellers	Commence the identification of sites in the light of the outcomes from the review	2010	Officer time	Potential site identification and feed into Core Strategy process	LCC Wyre BC Blackpool BC  Environmental services	Fylde Strategic Development Services
<b><i>Maintain a sustainable community life in rural settlements by providing affordable Housing for local residents and workers who would otherwise be priced out</i></b>	1.6	Undertake affordable housing needs surveys in rural parishes where there is interest and potential for small developments with a population of less than 3,000	Establish timetable to complete the surveys  All results analysed, presented to Members, Parishes, General public  Results fed into affordable home priorities for next 5 years	Feb 10	Within existing staff time	Rural parish housing needs surveys complete by 2013		Fylde Housing Services

Fylde Coast Housing Strategy Objective	2.QUALITY- Raising the quality of the overall housing offer to support growth in the Fylde Coast economy							
	Key Actions		Milestones	Target Dates	Resources	Outputs	Partners	Lead Person / Organisation
<b>Raise the quality of the private rented sector</b>	Fylde Coast joint action	Develop space, quality and management standards for enforcement of the private rented sector, (Joint standards for HMOs adopted in Fylde 2009)	Quality & Management standards agreed by Lancashire Private Sector Housing Group.  Implement agreed standards	2010	Officer time included in current role of enforcement staff.	Standards implemented in Fylde	Fylde Coast Local Authorities	Fylde Housing Services
	Fylde Coast Joint action	Explore with Blackpool and Wyre the development of a new landlord accreditation scheme and joint Landlords forum	Agree costs and delivery agent  Comment on proposals from the RLA and negotiation on costs  Introduction of new scheme	Jun 2010  Oct 2010	£6k per annum for accreditation scheme.  £3K per annum for LL forum		Blackpool BC Fylde BC Wyre BC Private sector LL / RLA	FBC Housing Services
	2.1	Bring empty properties back into use	Identify which properties have been empty for more than 5 years and develop a targeted policy	2010	Officer time  S106 monies	Targeted approach  5 properties brought back into use per year	RSLs	Fylde Housing Services
	2.2	Develop a housing options one stop shop which incorporates the rent bond scheme, housing advice and all other housing options	Expand F2F YMCA rent bond scheme into a social lettings agent  Incorporate a full property management service for private landlords into the one stop shop	2012  2013	Premises Rent Staff Set up costs Annual running costs	High street presence offering a one stop shop for housing options	Face to Face YMCA  Private LL	Fylde housing Services

Fylde Coast Housing Strategy Objective	2.QUALITY- Raising the quality of the overall housing offer to support growth in the Fylde Coast economy							
	Key Actions		Milestones	Target Dates	Resources	Outputs	Partners	Lead Person / Organisation
	2.3	Work with the Fylde Coast Credit Union to assist in improving the condition of private housing	Availability of loans through the Credit Union	2011	New funding will be required.  Contribution to the Credit Union reserves	Home Improvement scheme	Fylde Coast CU – Wyse Money	Wyse Money Fylde Housing Services
Reduce concentrations of deprivation on large social housing estates by improving the neighbourhood environments, re-developing unpopular housing stock, and diversifying tenures	2.5	Work with HA's on plans for neighbourhood improvement within their stock  Work with HA's to review the future of the least popular social rented stock	Identify management issues Identify environmental improvements across the RSL stock  Identify any 'hard to let' properties and reasons for.  Work with RSLs to achieve the standards within the new TSA regulatory framework  Completion of Area Deliver plans	Sept 2010	Staff time from LA & HA. Requires capital input from HAs  HA capital resources to re configure hard to let stock, carry out environmental improvements etc.			Fylde Housing Services  Fylde Coast RSLs
Improve housing conditions for people who are vulnerable because they are older or on low incomes, tackle fuel poverty and reduce domestic carbon emissions	2.6	Review assistance to vulnerable owner occupiers for home repairs	Participate in the Lancs SP commissioning review of HIAs  Implement the recommendations from the Lancashire SP Commissioning review of HIAs across Lancashire  Maintain existing commitment to Fylde & Wyre Care and Repair.		Officer time  Officer time	Long term funding commitment to 2013	Lancashire SP  Wyre BC  Fylde & Wyre Care and Repair	Lancashire SP

Fylde Coast Housing Strategy Objective	2.QUALITY- Raising the quality of the overall housing offer to support growth in the Fylde Coast economy							
	Key Actions		Milestones	Target Dates	Resources	Outputs	Partners	Lead Person / Organisation
			Agree plan to maintain resources available for the Private Sector Assistance Policy		FBC Medium Term Financial strategy	Minimum waiting list  Improving performance in relation to vulnerable people in the private sector living in decent homes.		Fylde Housing Services
	Fylde Coast Joint Action	Implement the actions of the Fylde Coast Affordable warmth Strategy	Strategy approved  Establish an active range of products  Marketing and awareness raising  Establish effective referral mechanism especially for vulnerable persons  Steering group established to monitor affordable warmth action plan	2010	Resource requirement will need to be informed by the strategy when approved.	Action plan delivered	Wyre BC  Blackpool Council  Cumbria & Lancashire ESTAC	Fylde Coast Local Authorities
	2.8	Develop mechanisms to enforce the policies to control the use of Park homes as permanent accommodation	Identify resources to undertake a mapping exercise of mobile homes sites in the Borough  Develop a targeted strategy	2010  2011	Officer time		Fylde Licensing services  Fylde Planning services	Fylde Housing Services



Fylde Coast Housing Strategy Objective	3. PEOPLE – Helping people to access the accommodation and support they need to lead stable and prosperous lives							
	Key Actions		Milestones	Target Dates	Resources	Outputs	Partners	Lead Person / Organisation
Provide new opportunities for people at risk of homelessness, and those without work, to make a positive contribution to the local community	3.1	Contribution to the development of commissioning plans for socially excluded groups.	<p>Complete analysis of the NW needs model.</p> <p>Participate in the needs model iterative process on an annual basis</p> <p>Establish clear channels of communication &amp; coordinated working between housing related support and care &amp; health services.</p>	2010	<p>SP budget Other budgets</p> <p>Strong commitment from Senior Staff and front line teams</p> <p>.</p>	<p>Correct level of service provided</p> <p>Service user centred approach</p> <p>Excellent service delivery</p>	<p>Lancashire SP &amp; Providers</p> <p>Lancashire Social Services – Adult Social Care and Older Peoples</p> <p>North Lancashire PCT</p> <p>Lancashire Probation</p>	Fylde Housing Services
	3.2	Develop and expand the personalisation and choice agenda in Fylde	Participate in the Lancashire Supporting People Personalisation working group	2010	Officer time			
	3.3	Achieve the strategic aims of the Fylde Homelessness Strategy and Action plan	<p>Implement identified service specific tasks</p> <p>Complete review of strategy action plan</p> <p>Meet and maintain targets for NI 156</p> <p>Complete identified service developments</p> <p>Provision of Supported Housing scheme for homeless households</p>	2010				<p>Fylde Housing Services</p> <p>F2F YMCA New Fylde Housing</p> <p>HCA SP Muir HG</p>

Fylde Coast Housing Strategy Objective		3. PEOPLE – Helping people to access the accommodation and support they need to lead stable and prosperous lives						
	Key Actions		Milestones	Target Dates	Resources	Outputs	Partners	Lead Person / Organisation
			Review current Homelessness Partnership Agreement and agree a new term	2010	£28K per annum to F2FYCMA Rent bond scheme	CLG 2012 target met		
			Maintain current funding levels received from CLG		£30K per year from 2011			
			Review rough sleeping in the Borough	2011	Officer time			
	3.4	Implement the CLG Mortgage rescue scheme and other products launched by CLG during the recession	Mortgage rescue scheme up and running	2009	Officer time	Full rescue package available to residents of the Borough during the recession	CAB Plum Life	Fylde Housing Services
			Increase the provision of debt advice within the Borough	2010	Dedicated post at CAB			
			Implement repossession loan scheme developed by CLG	2010 onwards	CLG £28K + £15K per year for 3 years			
			Explore the provision of financial assistance and options available through Fylde BC resources	2011				
	Fylde Coast Joint Action	Contribute to the introduction of the Fylde Coast choice based lettings scheme	Establish Fylde annual lettings plan	2010		Better/clearer options for those in housing need, improved efficiency, and high quality information	Fylde Coast CBL partners, voluntary / support agencies	Fylde Housing Services
			Agree detailed systems and policies	2010				
			Introduce the new arrangements	2011				

Fylde Coast Housing Strategy Objective	3. PEOPLE – Helping people to access the accommodation and support they need to lead stable and prosperous lives							
	Key Actions		Milestones	Target Dates	Resources	Outputs	Partners	Lead Person / Organisation
Meet the changing requirements of older people and those requiring long term care through the provision of the right mix of specialist accommodation, adaptations, and support	3.5	Continue to meet the demand for disabled adaptations.	Secure funding to significantly reduce the DFG waiting list  Ensure that all resources required are secured to deliver the required number of DFGs each year		Potential requirements £900K pa to meet need, and additional staff resource			Fylde Housing Services
	3.6	Establish a plan for changing the balance of specialist support for older people.	Participate in the SP North Locality review of older peoples support – accommodation and non accommodation based  Implement the recommendations of the review  Develop more clarity on the types of housing required for older people at different levels of the market  Establish the need for housing with care schemes to meet the needs of the frail elderly	2009/10  2010 - 2013  2010-2012  2010-2012	Staff time to take part in the review. Will be additional to current staff resource.			Fylde Housing Services  Lancashire SP
	3.7	Agree and deliver plans for meeting the housing needs of people requiring long term care, including people with learning disabilities and physical disabilities	Establish the needs of people requiring long term care  Develop commissioning plan for the Fylde  Link in with affordable housing priorities	2014	Staff time additional to current staff resource.	Housing needs identified  Needs met through provision of housing and or support.	Lancashire SP  Lancashire SS – Learning Disabilities & physical disabilities Ormerod Home Trust	Lancashire SS – Learning Disabilities & physical disabilities

## Outputs and Outcomes for Fylde

Theme	Indicator	Baseline	3 Year Target (As at March 2012)	10 Year Target (As at March 2019)
Quantity	NI 154: Net additional homes provided per annum	Average of 5 years to March 2008 = 254	tba	306
Quantity	NI 155: Number of affordable homes delivered (gross) per annum	Average of 5 years to March 2008 = 36	09/10 = 55 10/11 = 60 11/12 =TBD	70
Quantity	Number of affordable homes (gross) provided in settlements with populations of 3,000 or less per annum	Average of 3 years to March 2009 = 2	5	5
Quality	State of repair - % private sector homes with Cat 1 hazards	House Condition Survey 2008 = 14.9%	n/a	n/a
Quality	Energy efficiency - Average SAP rating of private sector stock in LA area	House Condition survey 2008 = 51	n/a	n/a
Quality	NI 187: Tackling fuel poverty – people receiving income based benefits living in homes with a low energy efficiency rating	LAA % of vulnerable people in homes with SAP of < 35 = 9.39%	8.62%	n/a
Quality	% private sector homes empty for more than 6 months	2.5%	N/a	n/a
People	Number of households where (a) homelessness prevented and remain in own home / (b) homelessness prevented through alternative accommodation, per annum	P1E returns 2008/09 (a) = 19 and (b) = 39	tbd	tbd
People	NI156: Number of households living in temporary accommodation	As at 31.03.10 = 6	6	n/a
People	% social rented tenants of working age in work, education, or training	4NW strategic housing indicator	n/a	n/a
People	NI 142: Number of vulnerable people who are supported to maintain independent living	tbc	tbc	tbc

## **Consultation**

**Appendix 1- FBC Key issues and resources**

**Appendix 2 - Action Planning event 2009**

**Appendix 3 - Outcomes from the 2004/7 Fylde  
Housing Strategy**

## Appendix 1 -Issues for consideration

### KEY ISSUES AND RESOURCES

Outlined below are the Key issues within the Borough of Fylde for strategic housing up to 2013

	KEY ISSUES	ESTIMATED COSTS AND RESOURCES NEEDED
	QUANTITY	
1.	<p>Information and data – update monitor and review the data sources held by the Local Authority. This includes for example Strategic Housing Market Assessment, Strategic Housing Land Availability Assessment, Affordable housing needs assessments, rural housing needs assessments, Stock Condition Survey. Timescales and costs need to be indentified.</p>	<p>HomeTrack provides continuous information estimated at £9K per annum split between Blackpool, Fylde &amp; Wyre, results in a £3k contribution from Fylde</p> <p>Rural housing needs assessments rolling programme. Resources include staff time and printing and postage costs at £300 per survey.</p> <p>Stock Condition survey – needs to be up dated 2012 at an estimated costs of £50K for Fylde. There are two options to consider  (1) Pay the full amount in 2012 or  (2) Set aside £17K during current financial year, £17K in 10/11 submitting a growth bid in 2010 and final £17K set aside during 11/12.</p> <p>Strategic Housing Market Assessment will need to be updated in 2012 at an estimated cost of £100k which split between 3 authorities is £35-£40K each.  This contribution could be reduced by purchasing annual Hometrack data at a cost of £3K per annum.</p> <p>Housing needs survey refresh will also need to be completed in 2012 at a cost of £10K. Again this could be reduced with the annual purchase of Hometrack data and the completion of Rural Housing needs assessments.</p> <p>It is unlikely that there will be planning delivery grant to fund these data sources.</p>

2.	<p>Increasing the number of affordable homes in the Borough</p> <ul style="list-style-type: none"> <li>• Involvement in pre-application discussions with developers</li> <li>• Engagement with RSLs and Homes &amp; Community Agency</li> <li>• Engagement with developers regarding the future market and providing a clear statement of the Local Authorities position once the housing market recovers.</li> <li>• Develop an inclusive process for residential development as a whole encompassing planning policy, housing, regeneration and development control.</li> <li>• Local authority drives the planning process</li> <li>• Development briefs produced for all significant sites identified as being 'suitable' via the Strategic Housing Land Availability Assessment.</li> <li>• Production of area specific position statements detailing the types of property required in an area, tenure and housing need.</li> <li>• Complete a full mapping exercise of publically owned land including other key stakeholders e.g. Lancashire County Council</li> <li>• Produce a clear statement regarding the use of affordable housing contributions which will include what has already been received, what will be received and when, targets, outcomes, priorities and how the money will be allocated.</li> <li>• Ensure compliance with Homes Community Agency standards</li> </ul>	<p>Recruitment of a Housing &amp; Planning Liaison Officer (S106 Officer) to complete the tasks outlined in point 2.</p> <p>Recruitment and salary costs required £30K+ on costs. Future affordable housing contributions payments could fund this post.</p>

	KEY ISSUES QUALITY	ESTIMATE COSTS AND RESOURCES NEEDED
1.	<p>Produce a Private Sector Housing Strategy which sets out the strategic aims of the Local Authority. This strategy will encompass a number of other key documents including</p> <ul style="list-style-type: none"> <li>• New Revised Private Sector Assistance Policy 2009</li> <li>• Revised Private sector enforcement policy</li> <li>• Affordable warmth strategy (draft)</li> <li>• Empty homes strategy</li> <li>• Park homes Policy</li> </ul> <p>Each of these documents will have their own action plans, aims and objectives.</p> <p>Assistance policy – Local authority needs to be clear on what resources it is able to commit to this policy as funding from the region will be reduced greatly</p>	<p>Staff time to complete the strategy work Each policy document / strategy will require its own resources</p> <p><u>Private sector grant assistance</u> Match funding from the Local Authority to resource the assistance policy estimate of £200K required each year assuming a minimum allocation of Regional Housing Pot funding of £200K</p> <p><i>11,400 dwellings are non decent – vast majority are related to category 1 hazards and thermal comfort. £32million to remedy. Of the 11,400 dwellings, 3,000 are occupied by vulnerable people. At current rates of resources (c.80grants pa) it would take 37.5 years to resolve.</i></p> <p><i>Previous PSA 7 target – 70% of vulnerable households are decent by 2010/11 to meet this target 1060 dwellings will need to achieve decency within just over 12 months. To achieve a further 1060 improved dwellings at current rates of assistance will take 13.25 years.</i></p> <p><u>Options available – all assume £3K per grant</u></p> <p>1. Assuming £200K from the Region 1060 units @67 grants per annum = 15.8 years to resolve 1060 units @ 67 grants &amp; 80 enforcement = 7.2 years to resolve</p> <p>2. Assuming £200K from the Region + £100K from FBC 1060 units @100 grants per annum = 10.6 years to resolve 1060 units @ 100 grants &amp; 80 enforcement = 5.9 years to resolve</p> <p>3. Assuming £200K from the Region + £200K from FBC 1060 units @133 grants per annum = 8 years to resolve 1060 units @ 133 grants &amp; 80 enforcement = 5 years to resolve</p>



	KEY ISSUES	ESTIMATE COSTS AND RESOURCES NEEDED
		<p>To note none of this takes account of additional new properties falling into non-decency.</p> <p>To increase grant work further a contribution could be provided from Local Area Agreement reward monies.</p> <p><u>Empty properties</u>  Staff time required to complete a mapping exercise of empty properties and prioritise accordingly into two categories (1) empties that are a blight or (2) empties that can be used as affordable homes. (It is proposed that high value areas would not be a priority due to the costs involved). S106 monies would be used to fund this policy.</p>
2.	Fylde Coast Landlord accreditation scheme and joint Landlord forum	<p>Joint Accreditation scheme estimated at £28K per annum split three ways. This is revenue funding covering three years. After three years the annual fee will be subject to inflation and revised costs.</p> <p>Landlords forum – again revenue funding at £3K per year</p>
3.	Adopt joint private sector housing standards across the Fylde Coast. This has already been completed for HMOs.	<p>Staff time</p> <p>Capital Budget? Of £20K available for completing works in default</p>
4.	<p>One Stop Housing Shop providing a social lettings agent service and advertising sub regional Choice Based Lettings properties. This would be a town centre shop.</p> <p>Long term option - Fylde BC taking on the managing roll with management fees contributing towards the cost of a management team.</p>	<p>Staff time</p> <p>Set up costs = £</p> <p>Annual shop rent £12K per annum</p> <p>Annual running costs = £</p> <p>Marketing</p> <p>General overheads</p>
5.	Fylde Coast affordable warmth strategy and Fylde action plan.	
6.	Ensure only licensed residential mobile homes are occupied in the Borough of Fylde. Complete a mapping exercise of all mobile homes in the Borough on approximately 83 sites.	Staff time and internal resources from Licensing, Planning and Housing

KEY ISSUES	ESTIMATE COSTS AND RESOURCES NEEDED
PEOPLE	
Better use of existing computer systems to map customer access across housing services e.g. where do people live that have Disabled Facilities Grants completed.	Officer time Complete within existing resources
Ensure that the Disabled Facilities Grants process is able to meet the needs of the Borough	<p>Disabled Facilities Grants funding over the last three years has increased year on year but still the extra finance has resulted in a waiting list. There is a 2 year wait for priority 3 Disabled Facilities Grants based on existing resources.</p> <p>Council has to have the facility in place to bid for extra Disabled Facilities Grant resources</p> <p>Three options            (1) £700K pa as a minimum budget – this will only meet the need of priority 1 Disabled Facilities Grants and will not reduce the waiting list.            (2) £500K is required to significantly reduce the waiting list and then a further £900K pa is required to meet future annual need.</p> <p>To note £900K budget means an increase in workload therefore extra staff resources will be required. This is more than 1 fulltime post can complete.</p>
Complete the North Locality review of older peoples support accommodation taking into account non Supporting People funded accommodation and support. With agreement from all partners work to implement the recommendations from the review. This will provide a comprehensive picture of older peoples needs and assist the Council in assessing demand issues now and in the future.	Staff time to participate in the review
Strategic and operational links with all social care departments (children, adults and older adults) need to be improved which will in turn impact of the services delivered to the customers and relationships with all stakeholders not just the Borough Council. This includes safeguarding, older adults and 16&17 year olds.	Staff time and commitment from all parties.

## Appendix 2 - Action planning event June 2009

A Housing Strategy Action Planning day was held in June 2009 and all stakeholders who attended were asked to think about Fylde as a place and identify the key issues as being important for attention:-

- Inclusivity
- Fear of problems being drawn to Fylde
- Hollowing out of the population
- Isolation
- Economic matters

The Borough needs to be more inclusive than it is – it is currently quite polarised – both in terms of types of jobs and in types of housing. There are high paid jobs in large businesses and low paid jobs undertaken by more transient people and this is reflected in the housing market. There is a need to fill in the middle ground in both housing and jobs. The problems of affordability affect younger people looking to rent or buy their first home. Fewer people are able to exercise their preference to buy their own homes, and therefore access the private rented sector. Linked to this there is a fear that Fylde is going to take on the housing problems of other boroughs in particular Blackpool. In the future Fylde will have a much older population and increasing levels of inactivity. The proportion of people aged 65 years in Fylde is 23%; this is projected to rise to 33% by 2031. Younger people are not being attracted to Fylde, nor persuaded to stay; the high cost of housing is driving them out of the area. Isolation is an issue as the majority of key services are located in and focussed on St Annes leaving other places in the borough quite isolated. One argument suggests providing new affordable housing close to the major service areas, however others argue affordable housing should be provided where it is needed, including the rural areas of the borough. A balance of these is clearly required and the two are not mutually exclusive. Much of the borough is rural and the connectivity in terms of transport and work places is not as good as it could be.

In Fylde relative prosperity has been under-pinned by advanced manufacturing at BaE in Warton, the nuclear re-processing industry, and proximity to employment growth in Preston, although the vulnerability inherent in reliance on a few large employers would be reduced by encouraging the development of more diverse economic activity building on an attractive residential offer. Fylde's economic strategy has a focus on growing the number of successful small businesses. While it is currently weak on social enterprise, this is an area for development too. There has been a growth in tourism and the Private Rented Sector has grown partly due to the property boom 7 years ago with people taking advantage of the low prices. First time landlords from this property boom usually own 1 or 2 properties and are not always aware of all the legislation governing the private rented sector. A number of services are 'bussed in' from outside the Borough; however two good examples of local/social businesses are YMCA employing 500 people and the Home Improvement Agency Care and Repair). Fylde is a very diverse place in terms of the retail offer – it has more independent shops and doesn't have many chains. Growth in small businesses is an achievable goal, particularly because of the quality of the residential environment – younger and middle aged, professional people may be attracted to lead businesses



### **Appendix 3**

#### **Outcomes from the 2004/7 Fylde Housing Strategy**

## Achievements against the 2004/7 Action Plan

No	Objective	Target	Outcome
1	Increase the supply of affordable housing	212 units by April 2007	Target met – 207 affordable units currently in the pipeline
2	Development of retirement village in ST Annes	Redevelopment of existing area increasing the affordable housing provision to 240	Not completed – significant planning issues regarding development of Green Land
3	Provision of temporary accommodation for homeless people	32 units	17 units provided, a further 11 units at planning stage
4	Assessment of FBC asset management	Adopt plan by Jan 2005	Completed
5	Effective management of the empty homes strategy	45 properties over 3 years	Targets not met
6	Revision of Homelessness strategy to incorporate prevention measures	Adopt a multi agency strategy and set medium action plan to include reduction targets	Completed by the Homelessness Action Group
7	Introduction of a mediation service	Introduce a Fylde specific service	Completed
8	Further consultation with young people on homelessness and housing issues	Presentations in secondary schools	Complete and ongoing partnership with Face to Face YMCA
9	Development of a comprehensive private sector housing strategy	Adopted strategy which clearly directs the improvement of the private sector housing activity	Complete and is delivered via a new Private sector housing policy
10	Provision of a comprehensive suite of financial private sector assistance	Improved housing conditions offering grants, loans and equity release products	Grants provided – loans and equity package not introduced
11	Eliminate the disabled facilities Grants waiting list and reduce processing times	Approve all applications for DFGs within statutory timescales	Introduced partnership working with SS, OTs and NFH. A prioritisation panel has been developed in line with best practice
12	Launch a cross boundary home improvement agency	Successful launch of the service	Complete – Fylde BC make a financial contribution of £30,000
13	Implementation of a fuel poverty strategy	Adopted strategy with clear action points	Not yet implemented
14	HMO inspection programme to continue	Completed inspections and actions each year (100)	Routine inspection programme slipped due to staff shortages. Team fully resourced from April 07
15/16	Information sharing and awareness raising for private sector, expansion of landlords accreditation scheme	Regular delivery of training sessions Encourage self regulated improvement of the private rented sector	Weak area due to staff shortages
17	Supported housing needs assessments across Fylde/Wyre	Undertake analysis of existing data and identify gaps	Not yet completed
18	Provision of floating support service for the private rented sector	Allocated support worker to specialise in the private rented sector	Funds allocated and support provided for homeless applicants

## Policy Development Scrutiny Committee



Date	4 February 2010
Venue	Town Hall, St Annes
Committee members	Councillor Fabian Craig-Wilson (Chairman) Councillor Kiran Mulholland (Vice-Chairman)  Ben Aitken, George Caldwell, David Chedd, Elizabeth Clarkson, Leonard Davies, Richard Fulford-Brown, Craig Halewood, Kath Harper, Howard Henshaw, Elizabeth Oades, Simon Renwick, Elaine Silverwood, Heather Speak
Other Councillors	Susan Fazackerley, Roger Small, Cheryl Little, Tony Ford, Keith Beckett, Barbara Pagett, Maxine Chew
Officers	Phil Woodward, Clare Platt, Paul Walker, Darren Bell, Ann Heslop, Annie Womack, Neil Graham
Others	Tony Baker (RSPB), Dr Joe Green (Natural England), members of the public

### 1. Declarations of interest

Members were reminded that any personal/prejudicial interests should be declared as required by the Council's Code of Conduct adopted in accordance with the Local Government Act 2000.

Cllrs Elizabeth Oades and Elaine Silverwood declared a personal interest in item 7 on the agenda, as members of Kirkham Town Council.

### 2. Confirmation of minutes

RESOLVED: To approve the minutes of the Policy Development Scrutiny Committee meeting held on 3 December 2009 as a correct record for signature by the chairman.

### 3. Substitute members

The following substitutions were reported under council procedure rule 22.3:

Councillor Simon Renwick for Councillor Brenda Ackers

Councillor Kath Harper for Councillor John Davies

Councillor Elizabeth Clarkson for Councillor Michael Cornah

Councillor Leonard Davies for Councillor Angela Jacques

#### 4. Beach Activity Management Scheme

Clare Platt (Director of Community Services) and Paul Walker (Director of Strategic Development) presented a report on the consultation draft beach activity management scheme.

Ms Platt explained that the scheme was focussed on managing beach activities safely and preventing environmental damage, and that guidance from DEFRA had been used to inform preparation of the scheme. The guidance used a step approach to scheme development and the various steps were outlined to members, with the scheme currently at consultation stage.

The officers identified the key health and safety aspects when advising the committee about Trax's interest in re-introducing wind and wheel sports to the beach. Members were requested to consider recommending to the portfolio holder that a licence (limited in scope and duration) be issued for Trax to operate whilst the consultation on the wider beach activity management scheme is progressed.

Members were told that Trax was looking to secure a long term lease of use of the beach, but will consider a limited scope trial use in the area identified in the draft beach activity management plan, subject to immediate suspension if it is believed that activities are not being operated or managed effectively. This would give an opportunity for the council to assess the impact of such activity, including the effectiveness of the control measures introduced. This would be dependant upon the satisfactory resolution of the planning considerations, identified in the report.

Concerns were expressed by the committee whether the zone allocated for wind and wheel sports, in an area of open public beach, could be effectively marshalled, for the safety of participants and the general public, when that zone is not a fully enclosed or separate space. Further issues were raised about the capacity of the council to effectively resource the management of beach activities.

Ms Platt advised the committee that there was still some work to do to ensure the proposed health and safety control measures minimise risk so far as reasonably practicable. Members suggested that a working group should be set up to examine in closer detail the proposal in terms of health and safety measures.

Other members expressed the opinion that there had already been an undue delay in reintroducing such activities to the beach.

After a detailed debate the committee moved on to consider the issue of shooting on an area of the beach under the control of the council as land owner, and which is designated as a Site of Special Scientific Interest (SSSI). To date the Council has neither allowed nor restricted shooting on this area of land. Ms Platt advised members that she was asking them to consider the



issue and make a recommendation to clarify the Council's position. She asked them to take into account not only the issue of the protection of the bird wildlife, but also the safety of the public.

Tony Baker from RSPB and Dr Joe Green from Natural England gave their opinion and advice to members

Ms Platt also advised the committee that there had been a more recent request to allow shooting from approximately 150 meters landward of the training wall, and from there out to the low water mark.

Following discussion, and following a recorded vote on recommendation no.3, the committee RESOLVED:

- 1 To note the consultation draft beach activity management scheme and agree that further consultation should take place.
2. That allowing shooting on the coast, on land owned by the Council, is inappropriate and should be prohibited.
3. Members recommend the formation of a working group to assist officers and portfolio holder in assessing the impact of wind and wheel sports on the beach, before a recommendation is made to the portfolio holder on the granting of a licence (of limited scope and duration for the operation of wind and wheel sports.

*Votes for recommendation no.3 (10): Councillors Fabian Craig-Wilson, Kiran Mulholland, Ben Aitken, Leonard Davies, Richard Fulford-Brown, Kath Harper, David Chedd, Elizabeth Oades, Elaine Silverwood, Heather Speak.*

*Votes against the recommendation (4): Councillors Simon Renwick, Elizabeth Clarkson, Craig Halewood, Howard Henshaw*

*Abstentions (1): Councillor George Caldwell*

#### 5. Sand Dunes Management Action Plan Consultation and Clarification Report

This report was presented by Darren Bell (Head of Leisure Services) and Ann Heslop (Fylde Sand Dunes Project Officer). It provided an update on the Fylde Sand Dunes Management Action Plan which was produced to protect and enhance the sand dunes from Starr Gate to Lytham.

The Action Plan aims to create a well managed coastline providing a valuable wildlife habitat and robust sea defence for the residents of St Annes. The Sand Dunes Project has been developed to meet these aims with the involvement of the local community through volunteering and an educational programme.

Mr Bell explained that The Management Action Plan had been put before the old Policy and Service Review Scrutiny Committee on 3 September where it had been deferred for further consultation and clarification. Following this recommendation a questionnaire had been created and residents' concerns

have been addressed resulting in the updated Management Action Plan for members to consider.

He went through some of the responses which had been obtained from members of the public, and also highlighted the subsequent text changes which had been made to the Action Plan.

Committee members were advised about the present situation in terms of management of the dunes in specific areas, and about the problem of wind-blown sand. Proposed solutions contained in the Action Plan were outlined to members. Mr Bell spoke about the feedback he had from a spokesman of the Friends of North Beach Car Park, and the council's response to them.

The representative from RSPB was invited to express an opinion on the Action Plan and confirmed that his organisation supported the proposals. Ms Heslop advised members that Natural England had been fully involved in the ongoing consultation process.

Members asked for clarification about whether breaks in the sand dunes or "blow holes" were being addressed and Ms Heslop confirmed that in the right circumstances such breaches would be tackled.

The issue of wind-blown sand was raised, and Ms Heslop explained that the mobility of the dunes and how they moved could affect the amount of sand which was blown from the beach. Managing the dunes effectively could help to reduce the problem.

After a full debate the committee RESOLVED:

1. To recommend to Cabinet the adoption of the Dunes management Action Plan.
6. Review of Moving to Excellence and the Future Service Delivery Approach of the Council

Mr Phillip Woodward, the Chief Executive, presented his report to committee. He gave a brief background outline, explaining that the 'Moving to Excellence' report was initially drafted in the summer of 2007, undergoing a period of internal consultation with staff and elected members. It was finally adopted in November 2007.

The report contained a list of recommendations relating to our approach to customers, the culture of the Council, the performance management framework, value for money and organisational development and was aimed at helping to deliver the organisational improvements that were sought by Members in terms of CPA review and the overall general performance of the Council.

An update report on the implementation of the recommendations was presented to the Policy and Service Review Scrutiny Committee in April 2009 which then resolved to request a further review after management restructuring had been completed.

Mr Woodward referred to the financial challenges which all local authorities are facing and which had helped inform the Destination Plan which was now before members for consideration.

He then went on to explain this council's current financial position and future challenges, and talked about other drivers for change. These included public perception, and both strategic and devolved decision-making.

Mr Woodward talked to members about the Options Appraisals contained within the Destination Plan. This included local government structures, including those to enable representation of community interests at the most local level; budget saving targets and resulting capacity gaps; service prioritisation or cessation and the case for shared service delivery; the potential for extending the MAA relationship; transfer of open spaces to Town and Parish councils with the agreement of those parish and town councils; and the potential to become a commissioning council – Mr Woodward suggested that Fylde BC would be well-placed to act as a pilot study for such arrangements, given its strong track record of collaborative working.

He finished his report with the recommendations for future action which Cabinet had endorsed

During the subsequent debate, several issues were raised. Members asked about Fylde Borough Council Solutions Ltd, which had been mentioned in the report as a potential vehicle for delivering arms-length services. Mr Woodward confirmed that the company, whilst not currently active or trading, was not restricted from trading if it chose to do so.

Concerns were expressed about the financial implications about further devolution to town and parish councils and also about the ongoing role of councillors, should devolution, co-commissioning, or shared services become more prominent features of local service provision in the future.

The committee RESOLVED:

To note the content and recommendations of the Destination Plan

#### Public Platform

A member of the public had made a request to the Chairman, prior to the meeting, to be permitted to speak on item 7 on the agenda.

The Chairman had decided that it was appropriate for the Public Platform to be held immediately before the agenda item in question, and accordingly invited him to state his views at this stage. He spoke in favour of the request for call-in and also suggested that there should be a special in-depth scrutiny committee meeting with public participation by co-option to the committee.

## 7. Request for Call-in – Transfer of Assets to Town and Parish Councils

Ten members of the council had invoked the recovery and call-in procedure to question a Cabinet decision made on 20 January 2010 relating to the Transfer of Assets to Town / Parish Councils. Members of the committee were therefore required to consider whether the decision of Cabinet was not in the interests of the inhabitants of the borough and ought to be reconsidered.

The Chairman invited the lead signatory, Councillor Elizabeth Oades, to explain why she felt that the decision was not in the interests of the inhabitants of the borough and ought to be reconsidered.

Cllr Oades covered the recent background regarding the discussions which have already taken place about the transfer of open space assets to Kirkham Town Council which she had been involved in, and which she had hoped would take place in April this year.

She advanced the opinion that the report on which the Cabinet based its latest decision not to proceed with the transfer at this time, was complex and could be misleading, and asked that before any further work takes place on transfer of assets, councillors and the public must fully understand, in broad and detailed terms, how Fylde Borough Council proposed to handle future charges in relation to parks and gardens maintenance.

She questioned whether several sites of borough-wide significance in Lytham and St Annes would be retained under the management of Fylde Borough Council; she queried whether the intention would be to charge every resident of the Borough for the upkeep of these sites, including those paying a precept to town and parish councils, for the care and maintenance of their own open spaces. She also felt that the Borough Council's proposal which required FBC staff to maintain the transferred open space assets for a specific period, would fetter the choices of the Town Council in terms of maintenance.

She wanted to know what the effect would be of the transfer of assets on future taxation in the borough, suggesting that Kirkham Town Council would not take part in any transfers if it lead to what she described as double taxation.

In summing up, she raised three main queries:

- If assets are transferred, will FBC remove all costs for parks and gardens from the general budget; if not what are their intentions.
- Do FBC intend to tie all parishes into using the council's maintenance services – should parishes not be allowed to opt in or out of such an arrangement as it suits them.
- After agreeing that all parishes pay for their own services, is it acceptable to expect council tax payers in parishes to contribute to areas of borough-wide significance which are only in Lytham St Annes

- other areas can make a claim that their open spaces are used by people from outside the immediate area and it is inequitable only to include sites from Lytham and St Annes on such a list.

The Chairman asked Councillor Roger Small, Portfolio Holder for Finance and Resources, to respond.

Cllr Small said that he hoped to offer the committee a better and more viable alternative to the call-in request received, and gave three reasons.

- He explained that if the decision was called-in and referred to council, it would have to mean a hastily written report in order to reach the council on 1 March 2010, and he would prefer not to rush such an important matter.
- He felt that all members may not be fully informed about all the issues before the council meeting on 1 March.
- He proposed that a better approach would be to aim for a further report to be prepared to go to Cabinet in May; to then come before this committee for their consideration; and then to go to the council for a full debate in July 2010.

He said that there was real merit in looking again at this matter in the manner he proposed so that it gets a thorough airing, and so that those points which had been raised by Cllr Oades and other complicated issues can be analysed and debated.

He said that his proposal demonstrated a commitment from Cabinet to getting the process right; it allowed detailed scrutiny from this committee and also facilitated a debate on the topic in full council.

Cllr Small expressed the view that he hoped the committee would endorse these proposals and allow the time for a thorough and detailed report to be prepared, to enable council to express a view and to set a direction for what are potentially far-reaching decisions.

Members of the committee raised several issues relating to time frames, special expenses, the budget, general charges and Council Tax levels. Cllr Small said that it was not the intention to extract extra tax from residents and that the important thing was to transfer assets down to the local level.

After a full debate, the committee RESOLVED:

- 1 That the decision of Cabinet should be called in and to accept the proposed timetable put forward at the meeting by the Portfolio Holder to review the decision.

-----

## Policy Development Scrutiny Committee



Date	16 March 2010
Venue	Town Hall, St Annes
Committee members	Councillor Fabian Craig-Wilson (Chairman) Councillor Kiran Mulholland (Vice-Chairman)  Brenda Ackers, Ben Aitken, George Caldwell, David Chedd, Leonard Davies, John Davies, Patricia Fieldhouse, Richard Fulford-Brown, Craig Halewood, Elizabeth Oades, Dawn Prestwich, Elaine Silverwood, Heather Speak
Other Councillors	Barbara Pagett, Maxine Chew
Officers	Clare Platt, Paul Walker, Ian Curtis, Gary Sams, Annie Womack, Neil Graham
Others	Representatives of the Lytham & District Wildfowlers Association

Before the start of the meeting, the Chairman asked for a minute's silence in remembrance of Councillor Lindsay Greening, who had recently passed away.

### 1. Declarations of interest

Members were reminded that any personal/prejudicial interests should be declared as required by the Council's Code of Conduct adopted in accordance with the Local Government Act 2000.

Cllrs Elizabeth Oades and Elaine Silverwood declared a personal interest in item 7 on the agenda, as members of Kirkham Town Council.

### 2. Substitute members

There were no substitutes reported.

### 3. Request for Call-in – Economic Wellbeing Reserve

Ten members of the council had invoked the recovery and call-in procedure to question an individual cabinet member decision made on 4 March 2010 relating to the virement of up to £40,000 from the Economic Wellbeing Reserve on the basis of assumptions set out in the original report. This decision was made by Cllr Roger Small, the Portfolio Holder for Finance and Resources. Members of the committee were required to consider whether the decision was not in the interests of the inhabitants of the borough and ought to be reconsidered.

The Chairman invited the lead signatory, Councillor Elaine Silverwood, to explain why she felt that the decision was not in the interests of the inhabitants of the borough and ought to be reconsidered.

Cllr Silverwood covered the recent background regarding the discussions which had taken place about the reserve and the purpose for which it was intended, at the NNDR meeting which representatives of the three Chambers of Trade had attended. Cllr Small had attended this meeting, as had Cllr Albert Pounder, Portfolio Holder for Economic Wellbeing.

She reported that at this meeting, Cllr Small raised the subject of the reserve and stated that it was intended that the issue would go to full council to make a decision on how the £50,000 in the reserve should be spent but that the intention was that it should be spent on the three main town centres to help them through the recession. He had also stated that Cllr Pounder would attend meetings of the three Chambers of Trade to discuss ideas about how the money could best be used to assist economic recovery for the three town centres, and Cllr Pounder agreed. Cllr Silverwood stated that no visit had been made to Kirkham Chamber of Trade meetings, and as far as she knew, not to Lytham Chamber either.

She told the committee that at full council a unanimous vote was taken based on the premise that she had just outlined. The first she had heard about money from the economic wellbeing reserve being used to fund the Battle of Britain and Proms events was when the individual Portfolio Holder decision was published.

She expressed her opinion that these events would not benefit the town centres, and went on to enquire whether the funding for the Proms was being made available to underwrite the risk in case tickets were not sold. She also queried whether the £18,000 to be spent on the Battle of Britain was of any benefit to the residents either of the Borough as a whole, or specifically of the three town centres.

Cllr Silverwood also queried whether these large-scale events would be in breach of the terms of the Clifton gift, and if so how that would affect the Council's public liability insurance.

In summing up, she said that deplored the way in which the decision to use the reserve had been made, and felt that the three Chambers of Trade, and full Council, had been misled. She said that this call-in was not about whether these events should take place, but about transparency of decision-making. She hoped that the balance of the money might now be made available for Kirkham Town Centre.

The Chairman asked Councillor Roger Small, Portfolio Holder for Finance and Resources, to respond.

He said that the decision to spend the money in this way was in line with the policy set out to Cabinet and full Council. He pointed out that papers included with the agenda showed that Cabinet had resolved on 18 November 2009 to recommend to Council the amendment of the Medium Term Financial Strategy by the inclusion of an economic wellbeing reserve of £50,000 and that the allocation of any expenditure from this reserve be subject to the agreement of the Portfolio Holder for Finance & Resources. On 23 November 2009 Council resolved to agree to the creation of a reserve of £50,000 in 2009/10 from the General Fund Reserves balances to aid economic promotion and recovery in the borough. Therefore, Cllr Small said that the allocation of this money was entirely consistent with those resolutions.

He agreed with Cllr Silverwood's assertion that he had said at the meeting with the three Chambers of trade that it could be used for some town centre projects, but had also stated that it could be used for other projects, the key being that it should stimulate the economic recovery and activities. The Fylde economy rested on four main areas - the visitor and tourist trade; manufacturing; retail; and the public and service economy and any spend must impact on one or more of those four areas.

Cllr Small said that these events would generate spending in the Borough, were relevant to the whole of the Borough, and that they would gain publicity and raise public awareness of the region. There may be spin-offs in terms of spending on accommodation, car-parking income etc. There was optimism that any successful event would lead on to others.

If any proposal for an event or activity had been made by any town centre, that led to economic recovery through additional visitors and spending, and raising the profile of the Borough, then Cllr Small said they could be considered, but to date no scheme had been put forward. He accepted that perhaps at the outset the criteria were not clear, but believed that they were now and hoped that this meeting would lead to ideas being submitted.

Members had several questions and comments for Cllr Small. They included:

- Whether the insurance aspect for the events had been fully explored
- Whether the financial risks of the events had been evaluated
- A statement that there had not been transparency in the decision on how to spend the reserve, with the result that the Chambers of Trade have



been waiting to hear how money will be spent in their town centres, to their benefit

- Why funds could not be directed towards assisting individual small businesses in the town centres
- How could members be certain that it would benefit town centres, and the residents of the borough, rather than the organisers and traders of the events
- Had Cllr Small considered parking issues
- A comment that the members of the Chambers of Trade had not been consulted on the way that the reserve was to be spent despite the promise that they had received.

Cllr Small responded, and said that there was still £12,000 left and he would encourage the towns to bring schemes forward. However, he reiterated that it was to be used for promoting economic activity and was not for painting empty shops and planting flower beds.

He advised the committee that checks had been made on the insurance but that he would ensure that the areas of concern expressed by members would be subject to further checks to ensure that the council was appropriately covered.

It was difficult to say what tangible advantages there would be for local small businesses and the town centres but Cllr Small said we would be putting on events in our Borough that would have regional and possibly national significance and would attract visitors and stimulate the local economy.

He appreciated the different needs of local residents and visitors in terms of parking and would take that into account, but said that the borough would do its best to maximise parking opportunities both during the day and the evening, as it would bring in revenue for us.

He accepted that these events perhaps initially had limited value for Kirkham and St Annes, but hoped this would be the start of a series of events which would put this Borough on the map, enhance its reputation and stimulate economic activity to the benefit of the whole of the Borough.

He did not believe that he had agreed with the Chambers of Trade to underwrite works exclusively for town centres, but reiterated that there was money for schemes that could be used for town centres, as long as they were schemes which would bring in people who will spend money in the area.

During the subsequent debate it was suggested that a survey should be conducted after the events had taken place to see if in fact trade had increased in the town centres.

After a full debate, and following a recorded vote the committee RESOLVED:

That the decision of the Portfolio Holder should not be called in, on the grounds that the decision was not against the interests of the residents of the Borough.

**Votes for a call-in (7)** Cllrs Caldwell, J Davies, Henshaw, Chedd, Oades, Silverwood, Speak

**Votes against a call-in (8)** Cllrs Ackers, Aitken, Fieldhouse, Fulford-Brown, D Prestwich, L Davies, Mulholland, Craig-Wilson

**Abstentions (0)**

Members of the committee had asked for a caveat to be appended to the resolution, which was approved by a show of hands and was:

*That Cabinet should be made aware that the committee believed that it had not been made clear at the Council meeting how this money would be spent, and that in future there should be transparency and full and accurate information made available to all members.*

#### 4. Request for Call-in – Disposal of Land at Pier Hole

Ten members of the council had invoked the recovery and call-in procedure to question an individual cabinet member decision made on 2 March 2010 relating to the sale of land at Pier Hole, Lytham, in the terms outlined in the report, which had been appended to the committee agenda papers. This decision was made by Cllr Albert Pounder, the Portfolio Holder for Finance and Resources. Members of the committee were required to consider whether the decision was not in the interests of the inhabitants of the borough and ought to be reconsidered.

The Chairman invited the lead signatory, Councillor Barbara Pagett, to explain why she felt that the decision was not in the interests of the inhabitants of the borough and ought to be reconsidered.

Cllr Pagett began by saying that she appreciated that Lytham Wildfowlers Association, who wished to purchase the land at Pier Hole, was a responsible body who had actively managed the adjacent land with due regard to nature conservation. However, she still believed that it was a mistake to allow the land at Pier Hole pass out of the ownership Council's hands.

She said that this was land that FBC controls on behalf of the people of Fylde, and felt that wider consultation should take place, and consideration be given to what long-term benefits would be derived from any disposal of council-owned land.

Cllr Pagett expressed the opinion that this disposal was contrary to the interests of the residents of the Fylde, and that the land should not be

disposed of without the consent of the full council. She reminded the committee that the land was sensitive from an environmental point of view as well. She referred to letters, included in the agenda, from the RSPB. The letters made reference to the fact that the land was SSSI and the fact that it supported significant numbers of bird species.

She explained that the Ribble Estuary was the top estuary in the UK and the 2<sup>nd</sup> most important wetland site, and significant numbers of rare bird species use the area. Pier Hole was not normally visited by people because of accessibility restrictions, which was one reason for its importance to feeding and nesting birds. However, she said, it was easily observed from the promenade.

If the council were to retain this land, it would demonstrate a commitment by the council to biodiversity. Cllr Pagett said that we have a reputation for providing environmental leadership through our involvement in the Ribble Discovery Centre, and could further enhance our reputation by seeking to maintain Pier Hole as an important wildlife sanctuary within the Special Protection Area of the Ribble Estuary.

With reference to the wildfowlers seeking permission to shoot on the land at some time in the future, Cllr Pagett said that although shooting could be managed in a satisfactory manner, it would affect wildlife at Pier Hole. Also, the enjoyment for those people who came with cameras and binoculars to view the birds from the promenade would be adversely affected.

Cllr Pagett referred to the amount of £5,000 which was the proposed sum for the sale (with an ultimate maximum of £14,600 should shooting rights be granted in the future) and queried whether this was the best terms obtainable. She also queried who would be responsible for payment of the legal fees. She asked whether leasing had been considered, so as to provide income from rent.

She concluded by saying that she thought that the decision was not in the interests of the resident of the Borough, and that no sale of land should be left to the decision of an individual Portfolio Holder, but should be debated by full council.

Cllr Pagett offered an alternative proposal, which was that the disposal of the land and its attendant environmental issues should be debated more fully in the wider arena of the council chamber, and that full financial details such as the legal fees, and the effects of inflation on the profit expected should be made available before a final decision is made.

The Chairman asked Councillor Albert Pounder, Portfolio Holder for Economic Wellbeing, to respond.

He told the committee that this decision had been under consideration for some time. The council had been approached 4 years ago by the wildfowlers association to sell an area of land on edge of the Ribble Estuary. He said that

at around the same time a member Task and Finish Group was reviewing the council's assets and how they could be better used and managed. One of the assets under review was Pier Hole. The conclusion of the review was that members were minded to dispose of the land to the wildfowlers, but that officers should consult with Natural England and RSPB to discuss the implications for the site, and what their views would be on disposal for wildfowling.

Cllr Pounder reported that consultations and discussions had taken place with both organisations, and had only recently reached the stage at which a decision could be made.

He explained that Pier Hole is an area of tidal mud flats which is of no real value to the council and which represents a potential liability in management terms. Lytham & District Wildfowlers Association propose to manage the site, which abuts land which they already own. Pier Hole is only accessible on foot, through the wildfowlers' land. Initially the land would be maintained as a wildlife sanctuary, though they would eventually like to introduce shooting on the eastern part of the land. But shooting could only take place in the future if the consent of Natural England and the Environment Agency was obtained.

Natural England have no objection in principle to the sale. They have worked with the Wildfowlers Association for a number of years and consider them to be a reputable body. Cllr Pounder said that the RSPB take the view that they would prefer the council to retain ownership of the land and create, manage and maintain a sanctuary at Pier Hole. However, it is considered that Lytham Wildfowlers are better placed to meet their aspirations for conservation.

In conclusion, Councillor Pounder said that members had had enough opportunity over the last three or four years to have input and influence this decision.

Members asked what exactly the Lytham and District Wildfowlers do, and the Chairman invited Andrew Cash, who is the Chairman of the association and who was present, to give some background information and history about the association, which he did.

Other questions centred around the council's liabilities and future cost implications as outlined in the report, and the legal fees associated with the sale.

It was explained that leaving the land minimally managed as it has largely been in the past unless there was a specific problem or isolated incident, was not an option because RSPB now wanted it to be actively managed, which would additionally require an environmental study to be undertaken. The council either actively manages the land, which has a cost in terms of staffing and resources, or sells it. Each party to the sale would pay their own legal costs.

The question was asked as to whether there had been any problems with the wildfowlers management and conservation of their land, and whether any would be expected if they took on this extra land, and the answer was that there had not, and there was no reason to suppose that there would be in future.

In the subsequent debate it was reiterated that Natural England considered them to be responsible partners in conservation, and members were reminded that to commence shooting on this land, which is SSSI, would require the consent of the proper authorities and was not a foregone conclusion.

The opinion was voiced that this land was a buffer zone between the amenity part of the beach and the land on which shooting currently takes place, and a wish was expressed that it could be sold with a covenant that it should not be used for shooting.

Mr Gary Sams, Principal Estates Surveyor, advised the committee that such a covenant would make it a different transaction and said it would have to be established whether under those circumstances the wildfowlers association would wish to proceed with the purchase; members should also consider whether the council was the competent body to make such a decision, or whether it should be left to the proper authorities.

After a full debate, and following a recorded vote the committee RESOLVED:

That the decision of the Portfolio Holder should not be called in, on the grounds that the decision was not against the interests of the residents of the Borough.

**Votes for a call-in (6)** Cllrs J Davies, Henshaw, Chedd, Oades, Silverwood, Speak

**Votes against a call-in (8)** Cllrs Ackers, Aitken, Fieldhouse, Fulford-Brown, D Prestwich, L Davies, Mulholland, Craig-Wilson

**Abstentions (1)** Cllr Caldwell

##### 5. Late item – Beach Activity Management Scheme (feedback report)

The Chairman provided the following rationale for permitting a late item to be heard by the committee:

*“After the working group meeting for Beach Activities, which took place on 26 Feb, the officer preparing the report made a later request for the matter to go to the 25 March meeting. This being the case, the agenda for the Policy Development Scrutiny Committee on 25 March would contain only that one item, other items having been deferred.*

*Therefore, for the following reasons, I have decided that the report relating to the feedback from the task & finish group which was established by the committee to consider the re-introduction of wind-sport and wheeled-sport activities on the beach at St Annes, should be added to the agenda of tonight's scrutiny committee's meeting (16 March):*

- *An earlier consideration of this matter will allow the feedback to be provided to the Portfolio Holder so that other necessary actions can be undertaken, which potentially will permit the re-introduction of beach activities in time for this summer, by the granting of a licence;*
- *There are still H&S assessments to be conducted, as proposed by the working group and as noted in the report, before the Portfolio holder can potentially approve the granting of a licence*
- *Also as noted in the report, there are still some planning issues to address before the portfolio holder can potentially approve the granting of a licence.*
- *Delaying the matter of scrutiny endorsement of the working group's recommendations to the Portfolio Holder until the next scheduled meeting on 20 May is therefore not an option.*
- *And finally, this will make the most efficient use of resources in preparing for and administering meetings and in making the most effective use of councillors' time."*

Clare Platt, Director for Community Services introduced the report

Ms Platt explained that this was a follow-up to the full report which came to the last Policy Development Scrutiny Committee. At that meeting the members had recommended the formation of a working group to undertake a site visit, meeting with representatives from Trax, and to consider what actions they would want to see undertaken by the proprietors prior to any recommendation that a temporary licence be granted by the Portfolio Holder to resume wind and wheel activities on the beach.

The site visit and meeting of the working group and others had taken place soon after.

She explained that the health and safety of the public was of primary importance, and outlined the conclusion of the working group which was that they would wish to see third party health and safety accreditation, and an undertaking by Trax to bear the cost of these measures and subsequent monitoring.

Concerns were expressed by Cllr Silverwood that there may be other costs arising, not solely due to health and safety issues, and she asked the committee to consider whether their recommendation should be that Trax should also bear all costs over and above those that would normally be borne by the council in providing a service to monitor all beach activities.

After the debate the committee RESOLVED:

1. To recommend to the Portfolio Holder that a licence (limited in scope and duration) should be considered for Trax Windsports to operate wind and wheel sports on the beach, with the following proviso:

- That any licence should specify that Trax Windsports must obtain third party health and safety accreditation (from an appropriately recognised body) with a particular emphasis on the audit of control measures in place to reduce the risk to members of the public; and
- Any costs incurred by the Council for any reason associated with the granting of the license, including health and safety monitoring of these activities, should be met by Trax Windsports and the company must provide all reasonable assistance to the Council to facilitate monitoring of the control measures in place so that the Council can fulfil its health and safety responsibilities.

The Chairman indicated that she was satisfied that the matter was not controversial and no useful purpose would be served by taking a recorded vote on it.

-----

**© Fylde Borough Council copyright [2010]**

You may re-use this document/publication (not including logos) free of charge in any format or medium. You must re-use it accurately and not in a misleading context. The material must be acknowledged as Fylde Borough Council copyright and you must give the title of the source document/publication. Where we have identified any third party copyright material you will need to obtain permission from the copyright holders concerned.

This document/publication is also available on our website at [www.fylde.gov.uk](http://www.fylde.gov.uk)

Any enquiries regarding this document/publication should be sent to us at the Town Hall, St Annes Road West, St Annes FY8 1LW, or to [listening@fylde.gov.uk](mailto:listening@fylde.gov.uk).