

## SCRUTINY COMMITTEE

TUESDAY, 17TH MARCH, 2020, 6.00 PM

CROSS ROOM, CIVIC CENTRE, WEST PADDOCK, LEYLAND, PR25  
1DH

### AGENDA

- |           |  |                 |
|-----------|--|-----------------|
| <b>1</b>  | <b>Apologies for Absence</b>   |                 |
| <b>2</b>  | <b>Declarations of Interest</b>  |                 |
| <b>3</b>  | <b>Minutes of meeting Tuesday, 11 February 2020 of Scrutiny Committee</b>            | (Pages 3 - 6)   |
|           | To be signed as a correct record by the Chair.                                       |                 |
| <b>4</b>  | <b>Minutes of meeting Thursday, 13 February 2020 of Scrutiny Committee</b>           | (Pages 7 - 12)  |
|           | To be signed as a correct record by the Chair.                                       |                 |
| <b>5</b>  | <b>Matters Arising from Previous Scrutiny Committee Meetings</b>                     | (Pages 13 - 18) |
|           | Report attached.   |                 |
| <b>6</b>  | <b>Registered Provider (Housing Associations) Report</b>                             | (Pages 19 - 28) |
|           | Report of the Assistant Director of Property and Housing attached.                   |                 |
| <b>7</b>  | <b>Worden Hall Progress Update</b>   | (Verbal Report) |
|           | An update will be provided at the meeting.   |                 |
| <b>8</b>  | <b>Scrutiny Portfolio Update: Planning, Regeneration and City Deal</b>               | (Pages 29 - 36) |
|           | Report of the Director of Planning and Property attached.                            |                 |
| <b>9</b>  | <b>Scrutiny Matters</b>  |                 |
| <b>9a</b> | <b>Lancashire County Council Health Scrutiny Update</b>                              |                 |
| <b>9b</b> | <b>Meetings and training attended by Scrutiny Committee members</b>                  |                 |
| <b>9c</b> | <b>Scrutiny Review Task Group - Commercialisation and Property Investment Update</b> |                 |

## 9d Forward Plan

(Pages 37 - 42)

Cabinet and Council Forward Plan attached.

Gary Hall  
INTERIM CHIEF EXECUTIVE

Electronic agendas sent to Members of the Scrutiny Committee Councillors David Howarth (Chair), Michael Green (Vice-Chair), Will Adams, Jacky Alty, Matt Campbell, Colin Coulton, Malcolm Donoghue, Chris Lomax, Jim Marsh, Colin Sharples, Stephen Thurlbourn, Matthew Trafford and Karen Walton

The minutes of this meeting will be available on the internet at [www.southribble.gov.uk](http://www.southribble.gov.uk)

### Forthcoming Meetings

6.00 pm Thursday, 9 July 2020 - Cross Room, Civic Centre, West Paddock, Leyland, PR25 1DH

**MINUTES OF SCRUTINY COMMITTEE**

**MEETING DATE** Tuesday, 11 February 2020

**MEMBERS PRESENT:** Councillors David Howarth (Chair), Michael Green (Vice-Chair), Jacky Alty, Will Adams, Matt Campbell, Colin Coulton, Chris Lomax, Jim Marsh, Colin Sharples, Stephen Thurlbourn, Matthew Trafford and Karen Walton

**CABINET MEMBERS:** Councillor Paul Foster (Leader of the Council and Leader of the Labour Group), Councillor Michael Titherington (Deputy Leader of the Council, Cabinet Member (Health, Wellbeing and Leisure) and Deputy Leader of the Labour Group), Councillor Aniela Bylinski Gelder (Cabinet Member (Community Engagement, Social Justice and Wealth Building)), Councillor William Evans (Cabinet Member (Planning, Regeneration and City Deal)), Councillor Susan Jones JP (Cabinet Member (Environment)) and Councillor Matthew Tomlinson (Cabinet Member (Finance, Property and Assets))

**OFFICERS:** Gary Hall (Interim Chief Executive), Dave Whelan (Shared Services Lead - Legal & Deputy Monitoring Officer), Darren Cranshaw (Assistant Director of Scrutiny & Democratic Services), Jennifer Mullin (Director of Neighbourhoods and Development), Rebecca Heap (Senior Community Works Officer) and Charlotte Lynch (Democratic and Member Services Officer)

**OTHER MEMBERS:** Councillor Colin Clark, Councillor Derek Forrest (Member Champion (Armed Forces)), Councillor Mary Green, Councillor John Rainsbury, Councillor Margaret Smith (Leader of the Opposition and Leader of the Conservative Group), Councillor Phil Smith, Councillor Caleb Tomlinson and Councillor Gareth Watson

**PUBLIC:** 0

**35 Apologies for Absence**

An apology for absence was received from Councillor Mal Donoghue.

**36 Declarations of Interest**

Councillor Michael Green declared a personal interest in Item 5 as he was a signatory on the call-in request.

**37 Cabinet Agenda Item 9 - Strategic Review of Community Involvement, including My Neighbourhoods Final Report**

At the commencement of the meeting, the Chair explained the role of the Scrutiny Committee and how it had powers to call-in a Cabinet decision before it was implemented. The Scrutiny Committee would look at whether the decision made complied with the Council's decision-making process. If the Committee believed that this had not been complied with, it could then refer the matter back to Cabinet for reconsideration.

The Leader of the Conservative Group, Councillor Margaret Smith, and Councillors Gareth Watson and John Rainsbury were invited by the Chair to explain the reasons for making the call-in request on behalf of those who had signed the request.

Councillor Margaret Smith requested that the Scrutiny Committee refer the decision to implement the recommendations of the Community Involvement Member Working Group back to Cabinet. It was felt that the decision did not maintain the principles of openness and transparency, that there had not been sufficient consultation, and that it constituted a key decision.

There were concerns among those who had signed the call-in request that the implementation of recommendations made by the working group would have clear budget implications over £100,000 and would affect more than two wards within the borough, thereby constituting a key decision.

Councillor Margaret Smith informed the Committee that she did not believe there had been adequate consultation. It was her opinion that members of parish councils and My Neighbourhood Forums had not been appropriately represented. The Committee were informed that Councillor Smith had not been consulted in her capacity as Leader of the Conservative Group despite reference in the report that all group leaders would be consulted regarding the recommendations.

The Leader of the Council, members of the Cabinet, the Director of Neighbourhoods and Development, Jennifer Mullin, and the Assistant Director of Scrutiny and Democratic Services, Darren Cranshaw, were in attendance to answer questions of the Committee.

Confirmation was provided by officers that this was not a key decision as it did not meet the £100,000 value threshold as outlined in the Interim Section 151 Officer's comments. Furthermore, as the report was high-level, it was not felt that the decision would have a significant effect on residents in two or more wards. Any individual recommendations would be developed further and formal approval sought from Cabinet or Council as appropriate.

Although the Strategic Review of Community Involvement including My Neighbourhoods Final Report had been included on the Forward Plan initially as a key decision, members were informed that this was a contingency at the beginning of the working group's review. As recommendations became clear and confirmed, it was felt that the report did not constitute a key decision at the time of publication.

In response to queries regarding consultation undertaken around the recommendations, the Cabinet Member for Community Involvement, Social Justice and Wealth Building, Councillor Aniela Bylinski Gelder, clarified that the working group was formed of representatives from all political parties. Councillor Bylinski Gelder, the Leader of the Council and the Assistant Director of Scrutiny and Democratic Services also met with Chairs and clerks of each parish council and

member and staff workshops were held in November 2019. The Member Working Group had also been made up of existing and previous parish and town councillors. Councillor Bylinski Gelder had also attended meetings of Leyland My Neighbourhood Planning Forums to gain the views of colleagues.

In addition to this and other consultation, the Working Group also utilised consultation data already conducted some months earlier by South Ribble Partnership when developing the Community Strategy.

RESOLVED: (Yes: 6 No: 6)

That the decision taken by Cabinet on 22 January 2020 relating to the Strategic Review of Community Involvement, including Final My Neighbourhoods Report, stand.

The motion was carried using the Chair's casting vote.

Chair

Date

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## **MINUTES OF SCRUTINY COMMITTEE**

**MEETING DATE** Thursday, 13 February 2020

**MEMBERS PRESENT:** Councillors David Howarth (Chair), Michael Green (Vice-Chair), Will Adams, Jacky Alty, Matt Campbell, Colin Coulton, Chris Lomax, Colin Sharples and Karen Walton

**CABINET MEMBERS:** Councillor Paul Foster (Leader of the Council and Leader of the Labour Group), Councillor Michael Titherington (Deputy Leader of the Council, Cabinet Member (Health, Wellbeing and Leisure) and Deputy Leader of the Labour Group) and Councillor Matthew Tomlinson (Cabinet Member (Finance, Property and Assets))

**OFFICERS:** Peter McHugh (Assistant Director of Property and Housing), Jane Blundell (Interim Section 151 Officer), Darren Cranshaw (Assistant Director of Scrutiny & Democratic Services) and Charlotte Lynch (Democratic and Member Services Officer)

**OTHER MEMBERS:** Councillor Colin Clark, Councillor Keith Martin, Councillor Margaret Smith (Leader of the Opposition and Leader of the Conservative Group), Councillor Phil Smith and Councillor Angela Turner

**PUBLIC:** 0

### **38 Apologies for Absence**

Apologies for absence were received from Councillors Jim Marsh, Stephen Thurlbourn and Matthew Trafford.

### **39 Declarations of Interest**

None.

### **40 Minutes of meeting Thursday, 23 January 2020 of Scrutiny Committee**

RESOLVED: (Unanimously)

That the minutes of the last Scrutiny Committee meeting, held on Thursday, 23 January 2020, be signed as a correct record by the Chair.

### **41 Minutes of the Last Scrutiny Budget and Performance Panel**

The minutes of the last Scrutiny Budget and Performance Panel, held on Monday, 10 February 2020, were noted.

### **42 Worden Hall project Update**

The Cabinet Member for Finance, Property and Assets (Councillor Matthew Tomlinson) and the Assistant Director of Property and Housing (Peter McHugh) presented a report on the progress of the Worden Hall project to the Committee and responded to members' comments and queries.

A clear steer had been received through the public consultation and significant investment was anticipated for the Hall as a result.

Members were informed that an indicative timescale had been devised, with a planning application to be submitted in May 2020 and works to begin in autumn 2020. It was anticipated that works would last for 12 months.

Around 500 people had responded to the public consultation regarding the future of Worden Hall and members queried the demographic of respondents. Responses had largely been submitted online but there had been substantial attendance at open days. Councillor Tomlinson acknowledged that some users of Worden Park are not South Ribble residents, but a significant number of respondents resided in Leyland.

In response to a query around the social value of the project, limitations in measurability were recognised. In order to assess the social value of the works to the Hall, the demographic of customers and visitors would be assessed to understand the appeal and uses of the Hall.

Members expressed some concern with the possibility of overspending and sought reassurance around the measures that the Council would take to mitigate any risk of this. The timescale for delivery of the project would be carefully managed and the Council would appoint external agencies to provide professional expertise where required. Members were also assured that officers have allowed for contingencies within the project's budget.

It was anticipated that by the next meeting of the Scrutiny Committee in March 2020, the funding for the project will have been confirmed by Full Council and work on the planning application will have progressed.

The Committee welcomed the progress made and thanked the Cabinet Member and Assistant Director for their attendance.

RESOLVED: (Unanimously)

That

1. the Scrutiny Committee welcomes the progress made on bringing Worden Hall back into use.
2. the Scrutiny Committee welcomes the proposals for the opening of Worden Hall in autumn 2021.
3. the Scrutiny Committee looks forward to a further update at the next meeting.

The Cabinet Member for Finance, Property and Assets (Councillor Matthew Tomlinson) and the Interim Section 151 Officer (Jane Blundell) presented a report that set out the Council's proposed Revenue Budget for 2020/21 and Medium-Term Financial Strategy for 2020/21-2023/24.

The report proposed a 1.99% increase in council tax and members were informed that this would enable the Council to reduce charges to residents around green waste collection and replacement bin charges and would provide some extra funding to projects like the Holiday Hunger Scheme.

It was also proposed that reserve accounts would remain unused for a 12-month period and reserves for City Deal and business rates would be retained.

Members acknowledged funding gaps highlighted within the report and sought clarification on the measures being taken to reduce these. Emphasis was placed on a widespread list of initiatives, such as the Leyland Music Festival, which would increase income and would help to mitigate any risk posed by funding gaps.

In response to a query about business rate risk, members were informed that any potential risks would be minimised due to reserves amounting to £2.6 million. Confirmation was also provided that the current pooling arrangements would remain in operation for 2020-21.

Members requested an update on the second phase implementation of the council's status as a living wage employer, which would mean that the council would require partner companies and organisations to pay the living wage. This would be contained within the budget for 2021/22 and members expressed their enthusiasm for this.

Clarification was sought as to the rationale for a 1.99% increase in council tax. It was suggested that a £5 increase per band D property may be more suitable in generating additional funding, but members were advised that a 1.99% increase is the minimum government expectation and would enable more residents to save money.

The deliverability of the Capital Strategy was questioned due to slippage experienced in previous years. Assurances were given that slippage was to be expected in any budget forecast and that the Cabinet Member and officers were confident that all aspects of the Capital Strategy could be delivered.

Members noted a significant forecasted increase in expenditure for leisure and sport within the Capital Programme. This would largely enable refurbishment of the borough's leisure centres and comparisons were made between this forecasted cost and the cost of the previous plans for a new leisure campus in Leyland. A full audit was being undertaken regarding the previous administration's costings for a new leisure centre and the committee requested that the findings of this be shared once complete.

Discussions focused around the impact of Brexit on the budget and uncertainties surrounding the impact of Brexit upon businesses in South Ribble were acknowledged.

Members were informed that the Council was in receipt of grants amounting to £17,000 which had not yet been allocated but could be allocated to departments that may be affected by Brexit.

Further information on the methods of consultation on the budget were requested and it was understood that public consultation had begun in early February 2020 and was promoted through the Council's social media channels. Members noted that there had been some positive media coverage and that the Cabinet would consider all responses prior to Full Council in February.

The Committee expressed enthusiasm to undertake deeper examination of individual directorates and their budgetary forecasts throughout the financial year.

As a part of the Corporate Plan, money had been allocated to reducing crime and disorder and further detail as to how this would be achieved was requested. In response, members were informed that the youth support programme would be established to divert young people in South Ribble from crime and that a Youth Development Co-ordinator would be recruited to oversee this work. Members were pleased to note this and requested progress updates as the programme develops.

Members queried the rationale and value for money for several projects identified in the budget. Work on Hurst Grange Coach House in Penwortham was subject to lottery funding but the Council will supplement the project to create a user-friendly and attractive feature within the borough.

Assurances were provided that the figure included in the budget was a gross cost and that lottery funding, if awarded, would reduce this. An updated figure would be provided to the committee once the funding sum was confirmed.

Members also questioned plans for a new entrance to the conference and business centre at the council's offices and were advised that the project would be beneficial in generating further income, improving convenience and establishing a reputation distinctive from the council and in improving capacity for evening hire.

Detailed plans for the entrance would be circulated to committee members.

The Council's budget would also provide a loan to supplement a new village hall in Hoole. Members queried the terms and repayment scheme for the project and were advised that officers were in advanced negotiations to determine the terms of the loan and its repayment which would be subject to interest charges.

In response to the possibility of the council investing money in Qatar as part of its Investment Strategy, members expressed concern around investing in countries with human rights violations. Members were assured that although Qatar was included on the list of possible countries for the council to invest money in, it was highly unlikely to be chosen.

The Committee thanked the Cabinet Member and Interim Section 151 Officer for their attendance.

RESOLVED: (Unanimously)

That

1. the Scrutiny Committee encourages the council to work towards being a Living Wage employer with its contractors.
2. the Scrutiny Committee welcomes the Cabinet Member's assurance that the Capital Strategy is deliverable.
3. the Scrutiny Committee requests a copy of the audit findings from the review of leisure centre costs at the appropriate time.
4. future budget reports break the budget down to below the directorate level.
5. the Scrutiny Budget and Performance Panel consider the level of detail that would be helpful in the budget breakdown, including deep dives.
6. the Scrutiny Committee looks forward to receiving an evaluation of the new youth support funding as it progresses.
7. the Scrutiny Committee requests a breakdown of the capital funding proposal for the Hurst Grange Coach House.

#### **44 Scrutiny Matters**

##### **44a Lancashire County Council Health Scrutiny Update**

The Chair, Councillor David Howarth, attended a recent meeting of Lancashire County Council's (LCC) Health Scrutiny Committee and provided members with an update.

A key item for South Ribble was the work of the 'Our Health, Our Care' Programme. Councillor Howarth informed members of the committee that, due to time constraints, the item had been deferred.

The 'Our Health, Our Care' team would be invited to LCC's next meeting of the Health Scrutiny Committee. The meeting date would be circulated once confirmed and Councillor Howarth encouraged any interested members to attend.

*Councillor Chris Lomax left the meeting at 7:30pm.*

##### **44 Meetings and training attended by Scrutiny Committee members**

**b**

Councillor Colin Sharples informed members of the committee that he and Councillor Chris Lomax had attended a two-day event hosted by the Local Government Association on 'Effective Scrutiny'.

The event examined the roles of Scrutiny Committee members, identified questioning techniques and discussed the types of questions which may be beneficial when scrutinising.

Councillor Sharples emphasised the usefulness of the event but found that South Ribble stood out in terms of efficiency and support from officers, for which Councillor Sharples gave commendation.

It was noted that other authorities appeared to undertake more project-based work and it was agreed that the committee's work programme should be revisited throughout the year.

#### **44c Forward Plan**

The committee noted the Forward Plan.

#### **44 Scrutiny Committee Forward Plan d**

Members of the committee were informed that a report on housing associations within the borough would be provided to the next meeting, as previously requested.

This would be presented by the Cabinet Member for Planning, Regeneration and City Deal, Councillor Bill Evans, and members felt that it may be beneficial for Councillor Evans to provide a wider update on the work of his portfolio whilst in attendance.

#### **45 Exclusion of Press and Public**

As there were no members of the public in attendance at the meeting, it was not necessary to exclude the press and public.

#### **46 Appendix for Worden Hall Project Update**

The Scrutiny Committee received a copy of the plans and costings for the works at Worden Hall.

The plans and costings were based on the planned hybrid option, which would allow the Hall to operate for a mix of community and private hire use. Members noted that this was the preferred option identified by public consultation.

Members acknowledged the costings for the project and queried the possibility of rent reviews.

Chair

Date

**Scrutiny Committee**

**Update on Recommendations made at previous Scrutiny Meetings**

Date & Min	Recommendation	Lead Member	Lead Officer	Accepted?	Implemented?	Completed?	Progress/Comments
04/07/19 Min 4.3	The report commissioned by the Leader on the Civic Centre commercialisation spending be brought to a future meeting of the Committee.	Leader of the Council	Neil Anderson				Update to follow.
04/07/19 Min 4.4	The Committee will be provided with updates on the masterplans and rephasing and resourcing them.	Planning, Regeneration and City Deal	Jonathan Noad	Yes	Partially	No	<p>The draft Leyland Town Centre Masterplan was approved for consultation by Cabinet in January 2020. Public consultation will formally commence on 17<sup>th</sup> March 2020 with online publicity, leaflet drop to businesses in the area and an event and exhibition</p> <p>Towns Deal status was awarded to Leyland in November 2019 and a report went to Full Council in November 2019.</p> <p>Masterplan work on other centres is currently being scoped and planned for in future years but these have been delayed to the mid-term review of City Deal. The Cabinet report in January provided an update on the other centres also. Funding has been identified in</p>

Date & Min	Recommendation	Lead Member	Lead Officer	Accepted?	Implemented?	Completed?	Progress/Comments
							<p>the Budget to progress Penwortham Town Centre.</p>
<p>04/07/19 Min 6.1</p>	<p>The Committee be kept updated on the status of the Council's accounts for 2018.</p>	<p>Finance, Property and Assets</p>	<p>Jane Blundell</p>	<p>Yes</p>	<p>Yes</p>		<p>The audit of the 2018/19 statement of accounts, annual governance statement and narrative statement has been delayed and the accounts weren't signed or an audit opinion issued by 31 July 2019. The delay was due to issues raised with the auditors which requires additional audit work to be undertaken before the audit can be concluded.</p> <p>A notice with regard to the delay was published on the Council's website on the 29<sup>th</sup> July 2019.</p> <p>The notice also states that 'the Council will publish the statement of accounts together with the audit certificate or opinion entered by the local auditor as soon as reasonably practicable after the receipt of</p>

Date & Min	Recommendation	Lead Member	Lead Officer	Accepted?	Implemented?	Completed?	Progress/Comments
							<p>any report from the auditor which contains the auditor's final findings from the audit which is issued before the conclusion of the audit'.</p> <p>This notice is in compliance with the Accounts and Audit Regulations 2015 in relation to the Local Audit and Accountability Act 2014.</p> <p>Further updates will be provided.</p>
14/11/19 Min 24	The masterplans for every town centre be circulated to members via email.	Planning, Regeneration and City Deal	Jonathan Noad	Yes	No	No	<p>The draft Leyland Masterplan was part of the agenda for Cabinet in January 2020. Copies have also been made available in Members resource rooms.</p> <p>Other centre masterplans have not yet been prepared.</p>
14/11/19 Min 25.1	The Council considers how best to engage with the Leisure Trust on the Campus project in the future	Health, Wellbeing and Leisure	Neil Anderson	Yes	Yes	Yes	A meeting will be arranged with the Trust to provide them with an update on the project in the New Year.

Date & Min	Recommendation	Lead Member	Lead Officer	Accepted?	Implemented?	Completed?	Progress/Comments
14/11/19 Min 25.2	The Scrutiny Committee considers the future options for the management of leisure facilities in the future	Health, Wellbeing and Leisure	Neil Anderson	Yes	In progress	No	Once the options appraisal which is currently underway has been completed we can then arrange to discuss this with the Scrutiny Committee. The first workshop to be held by the consultants is to take place in January 2020.
14/11/19 Min 25.7	Delivery plans for 2019 be amended to include more quantifiable measures of success	Health, Wellbeing and Leisure	Neil Anderson	Yes	In progress	No	Are there copies of delivery plans for me to be able to amend? We can add more performance indicators to measure success.
14/11/19 Min 25.8	The Council considers developing a Leisure and Public Health Strategy to take a more holistic, strategic and integrated approach with partners to include mental health, prevention and youth engagement.	Health, Wellbeing and Leisure	Neil Anderson	Yes	Working with partners	No	Neil will speak to Howard & Jennifer about this.
14/11/19 Min 26.2	The social value of the project be assessed as the project develops.	Finance, Property and Assets	Peter McHugh	Yes			Social value is an essential part of this project with the hall being brought back into use for the use of the community. Meeting rooms, events and weddings shall be provided at the Hall and local labour and local supply chains shall form a component part of the procurement works.
14/11/19 Min 26.3	The Cabinet Member and members of the Leyland My Neighbourhood Forum work together on the future of Worden Hall.	Finance, Property and Assets	Peter McHugh	Yes	No	No	A steering group comprising the stakeholders mentioned in the recommendations shall be developed once planning consent has been given in order to oversee the works and shape

## Scrutiny Committee

Date & Min	Recommendation	Lead Member	Lead Officer	Accepted?	Implemented?	Completed?	Progress/Comments
							the strategy for the Hall post completion of works.
13/02/20 Min 43.1	The Scrutiny Committee encourages the council to work towards being a Living Wage employer with its contractors.	Leader	Gail Collins		In progress		This forms part of the Corporate project to become an accredited Living Wage employer. As detailed within the project scope this particular recommendation will be picked up as part of a review and changes to Procurement policies.
13/02/20 Min 43.3	The Scrutiny Committee requests a copy of the audit findings from the review of leisure centre costs at the appropriate time.	N/A	Janice Bamber				
13/02/20 Min 43.4	Future budget reports break the budget down to below the directorate level.	Finance, Property and Assets	Jane Blundell	Yes	No	No	The budget has just been approved by Council. The next budget report will be in relation to the 2021/22 budget setting and further detail can be provided at that time. Moreover, the detail of the approved budget will be provided to the Scrutiny Budget and Performance Panel.
13/02/20 Min 43.5	The Scrutiny Budget and Performance Panel consider the level of detail that would be helpful in the budget	Councillor Howarth	Darren Cranshaw	Yes	No	No	This will be considered at the next Scrutiny Budget and Performance Panel meeting.

## Scrutiny Committee

Date & Min	Recommendation	Lead Member	Lead Officer	Accepted?	Implemented?	Completed?	Progress/Comments
	breakdown, including deep dives.						
13/02/20 Min 43.6	The Scrutiny Committee looks forward to receiving an evaluation of the new youth support funding as it progresses.	Health, Leisure and Wellbeing	Jennifer Mullin	Yes	No	No	The project is in its infancy and recruitment of additional officers in both sports' development and the co-ordinator's role has begun. Evaluation of the new youth support funding will take place once the programme progresses over the next few months.
13/02/20 Min 43.7	The Scrutiny Committee requests a breakdown of the capital funding proposal for the Hurst Grange Coach House.	Finance, Property and Assets	Jane Blundell	Yes	Yes	Yes	This has been provided to members of the committee.

REPORT TO	ON
Scrutiny Committee	17 March 2020



TITLE	REPORT OF
Registered Provider (Housing Associations) Report	Director of Planning and Property

Is this report confidential?	No
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## PURPOSE OF THE REPORT

1. To provide scrutiny committee with an overview of the Registered Providers operating within South Ribble which shall summarise details relating to their stock ownership, governance arrangements and the regulatory framework that they work within.

## RECOMMENDATIONS

2. Members note the contents of the report and identify any further information or clarification that they require.

## EXECUTIVE SUMMARY

3. There are 10 main Registered Providers operating within South Ribble providing a mix of homes for Social Rent, Affordable Rent and Shared Ownership.
4. The 10 Registered Providers own and manage a total number of 5,276 dwellings with a further 56 dwellings in the pipeline through Section 106 obligations.
5. All but one of the Registered Providers are not for profit organisations.
6. There are a range of organisational types and governance arrangements utilised by the Registered Providers.
7. In February 2020 South Ribble Borough Council registered with the Regulator for Social Housing with the intention to directly provide new homes within the Borough.

## CORPORATE OUTCOMES

8. The report relates to the following corporate priorities:

Excellence, Investment and Financial Sustainability	
Health, Wellbeing and Safety	

Place, Homes and Environment	√

Projects relating to People in the Corporate Plan:

Our People and Communities	√
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## BACKGROUND TO THE REPORT

9. Social housing over the years has moved from being owned, maintained and managed by local authorities to being owned and managed by a mix of social housing providers. Changes have taken place in the financing and management of social housing leading many local authorities to transfer their housing stock and housing management functions to arms-length management organisations (ALMOs), not for profit social landlords or housing associations (now generally termed Registered Providers of Social Housing (RPSH)).
10. A number of local authorities carried out large scale voluntary transfers (LSVTs) with the approval of their tenants as a result of financial restrictions that were placed on the Housing Revenue Account, limitations in local authority capital finance for housing and the requirement to bring all social housing up to the Government's Decent Homes Standard.
11. In 1994, South Ribble Borough Council transferred its housing stock and management function to New Progress Housing Association (now Progress Housing Group). Similarly, in 2007 Chorley Borough Council transferred their stock to Chorley Community Housing (now part of the Jigsaw Group) and in 2005 Preston City Council transferred their stock to Community Gateway Association.
12. The housing associations operating in South Ribble provide homes across a range of tenures such as Social Rent, Affordable Rent and Shared Ownership. Housing Associations own around 11% of the total dwellings in South Ribble which is below the national average of around 18%.
13. Homes available for Social Rent and Affordable Rent are let through the Councils Choice Based Lettings Scheme known as Select Move which is shared with Chorley and Preston Councils.
14. Not-for-profit housing associations are governed by appointed boards made up of non-executive and executive directors (and sometimes tenant representation) who provide direction and hold the organisation to account. Boards have the responsibility of ensuring that the governance framework for their organisation is effective, their roles include:
  - Create and monitor the strategic direction
  - Create and agree policies and a framework for control
  - Set targets for the company and monitor performance
15. From January 2018, the regulation of social housing providers in England is the responsibility of the Regulator of Social Housing (RSH). Prior to this, the regulation function sat with the Homes and Communities Agency (HCA) who also held the responsibility of administering grant funding to social housing providers. These two functions have now been separated with Homes England now delivering the grant funding function and the RSH in control of the

regulation function. As of 1st October 2018, the RSH became a stand-alone non-departmental public body of government.

16. All social housing providers in England are required to be registered with the regulator. This includes local authorities, housing associations, housing co-operatives and profit-making organisations.
17. The RSH has adopted a co-regulatory approach to the regulation of the housing sector and requires that housing associations must align to an appropriate code of governance, it is for the board to determine what is right for their organisation. Many housing associations adopt the National Housing Federation Code of Governance 2015. The regulator minimises interference through its co-regulatory approach meaning that the board is responsible to its tenants for ensuring business and services are managed effectively and that the provider complies with all regulatory standards. Onus is on the provider to demonstrate their compliance and assess themselves against the regulatory standards.
18. The RSH Regulatory Framework for social housing in England describes the standards that registered providers of social housing are required to meet and provides the vital components in achieving good governance. The regulatory framework requirements are made up of:
  - Regulatory requirements
  - Codes of practice in relation to certain standards
  - Regulatory guidance in relation to the regulatory requirements and how they will be regulated
19. The regulatory requirements comprise of three economic standards which include the Governance and Financial Viability Standard, Value for Money Standard and the Rent Standard and four consumer standards which include the Tenant Involvement and Empowerment Standard, Home Standard, Tenancy Standard and Neighbourhood and Community Standard.
20. Each social housing provider is given a rating based on viability (V1-3) and governance (G1-3). It is these standards that are of most concern to the regulator and of which the regulator is pro-active in its regulation.

#### **PROPOSALS (e.g. RATIONALE, DETAIL, FINANCIAL, PROCUREMENT)**

21. The proposals set out in this report do not have any direct financial, legal or procurement implications for the Council.
22. An Affordable Housing Commuted Sums Policy was approved by Cabinet in 2016 through with Registered Providers can apply for funding towards schemes to deliver affordable housing providing the Council has the funds available
23. Registered providers are key stakeholders and partners to the Council in delivering the authorities wider housing and regeneration priorities.

#### **CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION**

- 24 No consultations have been undertaken in relation to this report.

#### **AIR QUALITY IMPLICATIONS**

- 25 There are no air quality implications associated with this report.

## COMMENTS OF THE STATUTORY FINANCE OFFICER

26 There are no financial implications as this report is for information only.

## COMMENTS OF THE MONITORING OFFICER

27 The report is for information purposes only – hence there are no issues that need to be raised from a Monitoring Officer perspective.

## OTHER IMPLICATIONS:

▶ Risk	Not applicable
▶ Equality & Diversity	Registered Providers are regulated by the Regulator for Social Housing and are required to evidence compliance with Equality and Diversity requirements as set out within the Consumer Standards.

## BACKGROUND DOCUMENTS

Please see background report at Appendix A

## APPENDICES

*Appendix A* – Background Report

Report Author:	Telephone:	Date:
Peter McHugh, Assistant Director of Property and Housing	01772 625228	5/3/20

## **Scrutiny Committee Report**

### **Housing Associations**

**17<sup>th</sup> March 2020**

Social housing over the years has moved from being directed and managed by local authorities to being led by a mix of social housing providers. Changes have taken place in the financing and management of social housing leading many local authorities to transfer their housing stock and housing management functions to arms-length management organisations (ALMOs), not for profit social landlords or housing associations (now generally termed Registered Providers of Social Housing (RPSH)). A number of local authorities carried out large scale voluntary transfers (LSVTs) with the approval of their tenants as a result of financial restrictions that were placed on the Housing Revenue Account and limitations in local authority capital finance for housing.

In 1994, South Ribble Borough Council transferred its housing stock and management function to New Progress Housing Association (now Progress Housing Group). Similarly, in 2007 Chorley Borough Council transferred their stock to Chorley Community Housing (now part of the Jigsaw Group) and in 2005 Preston City Council transferred their stock to Community Gateway Association.

Social housing providers have experienced significant pressures including a drastic reduction in grant funding for affordable housing; the requirement to deliver the Decent Homes Programme; the actions of the Social Housing Regulator through its regular assessments of organisational governance and viability, Welfare Reform measures and more recently the 1% rent cut.

Responses to these pressures have resulted in increasing organisational scale, merging organisations which brings benefits such as financial capacity, scaling up of development and diversification into intermediate and market housing to raise finance and cross-subsidise the development of affordable housing.

#### **Registered Providers of Social Housing in South Ribble**

Registered providers of social housing are a varied group of organisations, some large national housing associations and some small local housing providers. There are a number of housing associations operating in South Ribble providing homes across a range of tenures such as Social Rent, Affordable Rent and Shared Ownership. Housing associations own around 11% of the total dwellings in South Ribble which is below the national average of around 18%.

Homes available for Social Rent and Affordable Rent are let through the Councils Choice Based Lettings Scheme known as Select Move which is shared with Chorley and Preston Councils. The Select Move Partnership includes the following housing associations:

- Accent Housing
- Chorley Community Housing (part of Jigsaw Homes)
- Community Gateway Association
- Great Places
- Onward Homes
- Places for People
- Progress Housing Group

- Together Housing Group
- Sage Housing
- Your Housing Group

The table below outlines the registered providers operating in South Ribble and the number of homes that they have in South Ribble across the range of tenures:

Registered Provider	Social Rent	Affordable Rent	Shared Ownership	Total	RSH Designation and Corporate Form	Organisation Size
Accent Housing	642	6	3	651	Non-profit / Registered society	20,623 homes across the North, East and South of England
Chorley Community Housing	0	35	23 (5)	58 (5)	Non-profit / Registered society	2,200 homes across Lancashire and Sefton. Wider group manage more than 34,000 homes across the North West and East Midlands
Community Gateway Association	0	8	0	9	Non-profit / Registered society	6,632 homes across Lancashire
Great Places	0	46	49	95	Non-profit / Registered society	19,000 homes across North West and Yorkshire. Described as a profit-for-purpose organisation
Heylo Housing	0	0	38	38	Profit / Company	National organisation. Provide Shared Ownership homes only
Onward Homes	211	39	11	261	Non-profit / Registered Society	35,000 homes across North West. Formerly Contour
Places for People	63	18	65	146	Non-profit / Registered society	Circa.200,000 homes across the UK
Progress Housing Group	3,494	210	74	3,778	Non-profit / Registered society	11,000 homes in England and Scotland
Together Housing Group	0	9 (33)	(18)	9 (51)	Non-profit / Registered society	Over 36,000 homes across Yorkshire and Lancashire
Your Housing Group	187	21	5	213	Profit / Company	28,000 homes across North West, Yorkshire and Midlands
<b>Total</b>						

*Note: numbers in () are in the process of being built*

## **Governance of Social Housing Providers**

Not-for-profit housing associations are governed by appointed boards made up of non-executive and executive directors (and sometimes tenant representation) who provide direction and hold the organisation to account. Boards have the responsibility of ensuring that the governance framework for their organisation is effective, their roles include:

- Create and monitor the strategic direction
- Create and agree policies and a framework for control
- Set targets for the company and monitor performance

Social housing organisations are now operating in a more complex and challenging financial environment with greater demands on the leadership of housing organisations creating new ways of working and group structures evolving. Governance of social housing is evolving and is now largely focused on how the voice of tenants and residents is heard and how well tenants and residents are listened to. The tragic events at Grenfell Tower in June 2017 and have added a greater focus to this aspect of governance.

The housing associations in South Ribble are governed by appointed boards and supported by a committee structure. Those with group structures often operate with an overlapping governance structure in order to simplify arrangements and share board skill-set.

Community Gateway Association operate slightly differently to the other housing associations in that their structure enables tenants to have a level of control/ownership over the organisation. Community Gateway Association were the first housing association to be based on the Community Gateway Model<sup>1</sup> which puts tenants and residents at the heart of the organisations. The objectives of the model are:

- To generate community pride and vision through providing opportunities for local tenant and community involvement in decisions about homes and neighbourhoods at a pace right for them and on issues that matter to them
- To establish a tenant democracy by enabling tenants to become members and owners of the organisation and, through that membership, get involved in decision-making
- To generate a cultural change that brings colleagues and tenants together, where tenants lead and own the organisation working in partnership with CGA colleagues to deliver the quality homes and neighbourhoods they want.

## **Regulation of Social Housing Providers**

From January 2018, the regulation of social housing providers in England is the responsibility of the Regulator of Social Housing (RSH). Prior to this, the regulation function sat with the Homes and Communities Agency (HCA) who also held the responsibility of administering grant funding to social housing providers. These two functions have now been separated with Homes England now delivering the grant funding function and the RSH in control of the regulation function. As of 1<sup>st</sup> October 2018, the RSH became a stand-alone non-departmental public body of government.

All social housing providers in England are required to be registered with the regulator. This includes local authorities, housing associations, housing co-operatives and profit-making organisations.

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<sup>1</sup> <https://twoworlds.me/wp-content/uploads/2013/02/EmpoweringCommunities.pdf>

The RSH has adopted a co-regulatory approach to the regulation of the housing sector and requires that housing associations must align to an appropriate code of governance, it is for the board to determine what is right for their organisation. Many housing associations adopt the National Housing Federation Code of Governance 2015<sup>2</sup>. The regulator minimises interference through its co-regulatory approach meaning that the board is responsible to its tenants for ensuring business and services are managed effectively and that the provider complies with all regulatory standards. Onus is on the provider to demonstrate their compliance and assess themselves against the regulatory standards.

The RSH Regulatory Framework<sup>3</sup> for social housing in England describes the standards that registered providers of social housing are required to meet and provides the vital components in achieving good governance. The regulatory framework requirements are made up of:

- Regulatory requirements
- Codes of practice in relation to certain standards
- Regulatory guidance in relation to the regulatory requirements and how they will be regulated

The regulatory requirements comprise of three economic standards which include the Governance and Financial Viability Standard, Value for Money Standard and the Rent Standard and four consumer standards which include the Tenant Involvement and Empowerment Standard, Home Standard, Tenancy Standard and Neighbourhood and Community Standard.

Each social housing provider is given a rating based on viability (V1-3) and governance (G1-3). It is these standards that are of most concern to the regulator and of which the regulator is pro-active in its regulation. A reactive approach is taken to the consumer standards and is more centred on co-regulation through tenant scrutiny and tenant involvement. Intervention from the regulator occurs where consumer standards have not been met and there has been or there is potential for serious detriment to tenants.

A brief outline of both the Economic and Consumer Standards is detailed below:

<b>Economic Standards</b>	<b>Consumer Standards</b>
<b><i>Governance and Financial Viability Standard:</i></b> Ensure effective governance and resource management that delivers long-term financial viability	<b><i>Tenant Involvement and Empowerment Standard:</i></b> Understand and respond to the diverse needs of tenants, and provide choice and opportunities for involvement, resolve complaints fairly and promptly
<b><i>Value for Money Standard:</i></b> Obtain best value from assets and resources	<b><i>Home Standard:</i></b> Keep homes safe, decent and in a good state of repair
<b><i>Rent Standard:</i></b> Charge rent in line with Government rules	<b><i>Tenancy Standard:</i></b> Let homes and manage tenancies in a fair, transparent and efficient way
	<b><i>Neighbourhood and Community Standard:</i></b> Keep the wider area clean and safe, help to tackle anti-social behaviour and promote community wellbeing

<sup>2</sup> <https://www.housing.org.uk/resources/code-of-governance-2015/>

<sup>3</sup> <https://www.gov.uk/government/collections/regulatory-framework-requirements>

## **Glossary of Terms**

### **Affordable housing**

Affordable housing includes social rented, affordable rented and intermediate housing, provided to households whose needs are not met by the market. A full definition is provided at Annex 2 of the National Planning Policy Framework<sup>4</sup>.

### **Affordable Rent**

Affordable rented housing is let by local authorities or private registered providers of social housing (housing associations) to those who are eligible. Rents charged (including service charges where applicable) must not exceed 80 per cent of local open market rent.

### **Choice-based lettings (CBL)**

Choice-based lettings schemes are designed to allow an element of choice for people applying for council and housing association homes and existing tenants who want a transfer. As properties become available for letting, full details are advertised on the Select Move website.

### **Decent Homes Standard**

Introduced by government to ensure all social housing meets a minimum standard. The standard requires the property to be free of health and safety hazards, in a reasonable state of repair, having a reasonably modern kitchen, bathroom, boiler and adequate insulation.

### **Housing association**

A not-for-profit organisation set up to provide low cost housing. Housing associations range from small community-led groups to larger organisations. Many help tenants through specialist housing, for example sheltered housing or housing with support services. Many housing associations also operate home ownership schemes such as shared ownership. Housing associations are usually private registered providers of social housing (formerly known as registered social landlords) and regulated by the Regulator of Social Housing.

### **Intermediate housing**

Intermediate housing is aimed at people who do not qualify for social housing but cannot afford full market rents. Intermediate housing includes shared ownership, shared equity schemes and discounted open market value schemes. There are also intermediate rent products available. Eligibility criteria varies depending on the type of intermediate housing.

### **Registered social landlord or registered provider**

An organisation registered with the Regulator of Social Housing, under the Housing Act 1996. Registered providers of social housing include not-for-profit organisations such as housing associations and cooperatives, local authorities and for-profit providers.

### **Regulator of Social Housing**

The Regulator of Social Housing regulates registered providers of social housing to promote a viable, efficient and well-governed social housing sector able to deliver homes that meet a range of needs. The objectives of the regulator are set out in the Housing and Regeneration Act 2008 (as amended). The regulator undertakes economic regulation, focusing on governance, financial viability and value for money that maintains lender confidence and protects the taxpayer. Additionally, the regulator sets consumer standards and may take

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<sup>4</sup> <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

action if these standards are breached and there is a significant risk of serious detriment to tenants or potential tenants.

**Shared ownership**

A part buy, part rent scheme for households unable to afford open market value homes. Shared owners can often increase or decrease their share in the home, through a process known as staircasing. Shared ownership schemes are offered through Registered Providers typically between 25 per cent and 75 per cent share of the home's value depending on the buyers financial ability. A capped rent is paid to the registered provider on the unsold share. Shared ownership properties are always leasehold but freehold can be transferred upon staircasing to 100%.

**Social Rent**

Rented housing owned and managed by local authorities, housing associations or Registered Providers. Also see target rent.

**Staircasing**

The process of buying some, or all, of the remaining shares in a shared ownership home.

**Target rent**

Charged for socially rented properties. Rent levels are worked out using a nationally set formula which is based on the value of the property, the number of bedrooms it has and average earnings for a manual job in the area.

REPORT TO	ON
Scrutiny Committee	17 March 2020



TITLE	REPORT OF
Scrutiny Portfolio Update: Planning, Regeneration and City Deal	Director of Planning and Property

Is this report confidential?	No
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## PURPOSE OF THE REPORT

1. The purpose of the report is to provide an update to Scrutiny Committee on the activities since May 2019 in the Planning, Regeneration and City Deal Portfolio.

## RECOMMENDATIONS

2. The Scrutiny Committee note the contents of the report.

## EXECUTIVE SUMMARY

3. The Planning, Regeneration and City Deal Portfolio covers a wide remit including some of the key Council Services and a number of significant projects within the South Ribble Corporate Plan.
4. The services within the Portfolio make a significant contribution to the Council, the Borough, the wider Central Lancashire area, and the County as a whole. The key activities since May 2019 and current work areas are summarised in this report.

## CORPORATE OUTCOMES

5. The report relates to the following corporate priorities: *(tick all those applicable)*:

Excellence, Investment and Financial Sustainability	✓
Health, Wellbeing and Safety	✓
Place, Homes and Environment	✓

Projects relating to People in the Corporate Plan:

Our People and Communities	✓
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## **BACKGROUND TO THE REPORT**

6. Scrutiny Committee have asked for an update covering the Planning, Regeneration and City Deal Portfolio.

## **PROPOSALS (e.g. RATIONALE, DETAIL, FINANCIAL, PROCUREMENT)**

7. The Planning, Regeneration and City Deal Portfolio covers the following Council service areas:

- Planning – Development Management
- Planning – Planning Policy
- Investment and Skills
- Building Control
- Strategic Housing
- Homelessness
- Private Sector Housing

8. The Portfolio is also responsible for the following Corporate Plan Projects:

- Apprentice Factory Phase 2.
- Work with partners and developers to manage the rate of delivery of new homes and commercial floor space by unlocking City Deal sites, prioritising infrastructure development.
- Scope and prepare masterplans for Leyland, Bamber Bridge and Penwortham town centres.
- Implement Phase 2 of the Employment and Skills Plan (Cuerden).
- Prepare strategy for supporting new and small businesses.
- Review the projects listed in the City Deal Business and Delivery Plan 2017- 20, and identify priorities and commence delivery.
- We will review the Local Plan which defines planning policies, consulting on options and preparing a draft Central Lancashire Local Plan.
- We will work with the Environment Agency to develop the right plans for the River Ribble Green Links.
- Prepare and implement a Central Lancashire Economic Strategy.
- Identify actions to take forward from the Private Sector Stock Condition Survey.

9. Furthermore, the Portfolio shares responsibility for the following Corporate Plan Projects:

- We will seek to deliver different models to provide quality homes that people can afford to live in whether they choose home ownership or rental accommodation.
- We will work to reduce the number of homeless through developing a health and prevention focused approach.

10. In addition, the Portfolio is responsible for the following which is a key project currently not shown in the Corporate Plan:

- Leyland Town Deal

11. A summary of the services activities since May 2019 is provided in the sections below:

## 12. Planning – Development Management

13. The Development Management service processes planning applications, defends planning appeals, and undertakes planning enforcement investigations. The service is very busy with a high case load. Government measures the effectiveness of planning services by the speed of decision making. For minor applications the target is within 8 weeks. For major applications the target is 13 weeks (or 16 weeks for EIA development). The tables below summarise the performance of the service up until Quarter 3 2019/20 for minor and other applications:

**Table 1 – Performance for Minor Planning Applications**

	<b>Number of Applications Determined</b>	<b>Number of Applications Within 8 weeks</b>	<b>Percentage Within 8 Weeks</b>
Other	253	281	90.04 %
Minor	156	181	86.19 %
Householder	409	462	88.53 %
<b>Total</b>	<b>818</b>	<b>924</b>	<b>88.53 %</b>

14. The service is also measured in terms of how well it defends appeals made to the Planning Inspectorate. The table below shows the performance of the service up until the end of Quarter 3 2019/20:

**Table 2 – Performance for Major Planning Applications**

	<b>Number of Applications Determined</b>	<b>Number of Applications Within 13 or 16 weeks</b>	<b>Percentage Within 8 Weeks</b>
Major	23	21	91.30 %

15. The service has dealt with a number of key schemes for the Borough since May 2019 including the Leyland Test Track. The service has also led on the defence of the refusal of planning permission at Chain House Lane, which led to a public inquiry and is currently going through an appeal through the High Court.

## 16. Planning – Planning Policy

17. The Planning Policy service works on the production of the Central Lancashire Local Plan, other planning policy documents and monitoring of development. They also play a key role in City Deal.
18. In terms of Corporate Plan Projects the Central Lancashire Local Plan is a key item. Since May 2019 the Council has convened the Local Plan Member Working Group a number of times. The portfolio has represented SRBC at the Central Lancashire Joint Advisory Committee and also chaired that meeting on a rotation basis.
19. The Local Plan as a key corporate project recently went through the Issues and Options stage which is the first formal stage of preparing a Local Plan. The consultation finished on 14<sup>th</sup> February 2020. At close of the consultation we had received over 1,200 responses to the consultation online through Citizen Space and have a few hundred written

representations to log on the system. The final number of responses is likely to be around 1,500. The Youth Questionnaire which ran alongside the issues and Options generated an additional 593 responses from 11-21 year olds which is a positive step to engaging this sector on the development of the Local Plan. Of the 401 responses received for the Call for Sites, 26 were for sites in Preston, 10 for Chorley and the remainder, 365, for sites in South Ribble.

20. A further key task for the Planning Policy service has been working to produce a Memorandum of Understanding on Housing Provision and Distribution with our Central Lancashire colleagues which was recently approved at Council in February 2020.

### **21. *Investment and Skills***

22. The Investment and Skills team provide three key areas of work. The first is to provide a traditional economic development function of providing support to businesses whether to source premises or signposting to grants and further advice. The service also leads on the forming of economic development policy and contributes to the work Lancashire Leaders on the economic development theme and in working on a Central Lancashire footprint. The final and more recent addition to the team is working on skills development. This is being achieved through the running the SRBC Apprentice Factory project.
23. The Apprentice Factory is a key corporate project and is now in Phase 2. South Ribble Apprentice Factory is a 5 year project which aims to increase the number of apprenticeship starts within the borough and to meet the 2.3% public sector apprenticeship target within the council. It aims to create an impartial information, advice and guidance hub for the residents and businesses of South Ribble. It will offer careers advice to young people in schools from year 7 through to college and university leavers, it will help people to access training opportunities to change career and it will assist businesses with staff recruitment to meet their skills needs. The Apprentice Factory aims to increase the number of apprenticeships starts within the borough by working with partners to ensure that skills supply is appropriate to local skills demand and that all residents, including people who are harder to reach, are able to access the work and training opportunities that exist.
24. The project is to continue phase 1 and implement phase 2 of the Cabinet approved Development Plan for the Apprentice Factory, running concurrently. Phase 1 is focused on addressing SRBC own skills issues whereas Phase 2 is focused on external support to businesses.
25. A Central Lancashire Economic Strategy is currently being developed alongside the Central Lancashire Local Plan the current phase is evidence base gathering and draft findings have been received. The next stage is to write the Strategy itself.
26. Other Investment and Skills corporate projects are providing Implement Phase 2 of the Employment and Skills Plan for Cuerden but this is on hold pending the submission of a revised proposal for the site. The team are also to produce a strategy for supporting new and small businesses. This work is currently being scoped out and will be informed by the Central Lancashire Economic Strategy work.

### **27. *Building Control***

28. The Building Control service is responsible for checking submitted drawings, specifications and calculations for compliance with building regulations. They inspect works on site throughout the borough to ensure standards of the health and safety of people; the

structural stability of buildings and energy efficiencies are achieved. They also deal with dangerous structures and buildings.

29. The service competes with private sector Building Surveyors as there is a free market in the choice for consumers. Currently the service is maintaining a market share of around two thirds of all builds in South Ribble. This is an excellent figure compare to other Local Authority Building Control.
30. The Building Control Service received an ISO rating for their service in 2019 on the back of the Grenfell Tower disaster. This ensures that there are stringent quality assurance controls in place.

### **31. Strategic Housing**

32. The Strategic Housing service leads on ensuring that housing needs are met within the Borough including working very closely with Registered Providers operating in the area. The service operates a Registered Provider Forum which has met three times since May 2019 and this is run by SRBC on behalf of the Central Lancashire authorities.
33. Key achievements in the team are the completion of a Housing Needs Study which looks in to the detail of what housing needs are emerging in the Borough which the Council needs to address in the future. This study will be appended to a report on Council Homebuild at Cabinet in March 2020. A key project is for a new Housing Strategy to be formed which will build on the evidence from Housing Needs Study.
34. The strategic housing team is also at the forefront of the Council's ambitions to provide homes itself. An initial report is on Cabinet in March 2020. The Council has recently registered with the Regulator for Social Housing in February 2020 and the housing strategy team are currently developing a funding bid for the McKenzie Arms development. Furthermore, two projects are already underway with approvals to convert the former Council Offices on Station Road in Bamber Bridge to flats for those most in need. This project has achieved planning consent and the works have recently been out to tender. There is also the development of the McKenzie Arms site again in Bamber Bridge. The service is also leading on the Extra Care project.
35. South Ribble lead the Housing Growth Theme Project Group as part of Lancashire Leaders The recommendations for actions to be undertaken to help increase housing growth were supported in full by Lancashire Leaders.

### **36. Homelessness**

37. The Homelessness team deal with those people most in need. They undertake work closely with other agencies such as social care and mental health to ensure that all people in the Borough have a place to live. They are currently working on a Homelessness Strategy for the Borough. The cases the team deal with are very complex and therefore it is important that the emerging strategy deals with the key issues. Recent benchmarking (2019) from MHCLG has identified that SRBC is achieving a good split of prevention and relief duties (i.e. "more prevention duties are accepted than relief duties and that the prevention work which is undertaken is positive".)

### **38. Private Sector Housing**

39. The Private Sector Housing team run the Council's Disabled Facilities Grants service and energy efficiency grants. They also work closely with the Strategic Housing team in terms of dealing housing policy and approaches in existing stock in the Borough whether privately owned or through registered providers.
40. In terms of the DFG service since May 2019 they have completed 87 applications, have a current live case load of a further 89. In terms of customer service since May 2019 the service has received a rating of very good or good from 99% of applicants.
41. Earlier in 2019 the service completed a housing stock condition survey which identified some key issues that the Council should be looking to address. Presently the team is working on an action plan to address these issues as part of a corporate plan project.
- 42. Other**
43. The service, under the Direction of the Director of Planning and Property and the Portfolio Holder are leading on the Leyland Town Deal which was announced in September 2019. To date the Portfolio has submitted an initial response to Government in December 2019, held the first Town Board in January 2020 and a further workshop with the Board in February 2020. Presently the team are awaiting further guidance from Central Government on how to proceed. Meanwhile evidence base commissions are also being undertaken.
44. The Portfolio also works very closely with other internal departments on corporate projects specially schemes such as the delivery of improved Leisure facilities, the refurbishment and reuse of Worden Hall, and Climate Change.
45. The Portfolio is also very outward facing and works closely with not only the Central Lancashire authorities on the Local Plan but also takes the lead for the City Deal with Preston City Council, Lancashire County Council and Homes England.
46. The delivery of City Deal is a key element of the Portfolio, The City Deal is however at a hiatus whilst negotiations take place following the mid term review.

## **CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION**

47. Some of the Portfolios projects include widespread consultation including planning applications, the Local Plan and Leyland Master Plan.

## **AIR QUALITY IMPLICATIONS**

48. The work undertaken in the portfolio of Planning, Regeneration and City Deal has a critical role to play in improving the Air Quality in South Ribble. The Climate Emergency Task group has engaged on the consultation for the Central Lancashire Local Plan. In Development Management all major applications are assessed on air quality impact and many minor applications are reviewed by Environmental Health Officers to assess their Environmental impacts. In addition, the apprentice factory has supported an Environmental Health apprentice to help deliver some of the actions in the Air Quality Action Plan.

## **COMMENTS OF THE STATUTORY FINANCE OFFICER**

49. The approved budget and Medium-Term Financial Strategy includes the forecast costs and income projections for the services within the Planning, Regeneration and City Deal Portfolio. It also includes budget provision for the projects within the South Ribble Corporate Plan which fall under this portfolio.
50. In addition to the core services and corporate plan projects, the Town Deal is an opportunity for significant investment in the borough. It is however at an early stage and the full financial and other implications will be reported in due course, when there is more clarity on the process.
51. With regard to the City Deal, negotiations are taking take place following the mid-term review. The budget and Medium-Term Financial Strategy assumptions are based on the current City Deal Heads of Terms and therefore any changes to that agreement going forward would need Council approval.

#### COMMENTS OF THE MONITORING OFFICER

52. This report is for noting only and there are no legal implications arising from it

#### OTHER IMPLICATIONS:

▶ Risk	<i>None</i>
▶ Equality & Diversity	<i>Much of the Directorates key services have a focus on equality and diversity and key decisions made in those services are subject to separate equality and diversity assessment</i>

#### BACKGROUND DOCUMENTS (or There are no background papers to this report)

*None*

#### APPENDICES (or There are no appendices to this report)

None

Report Author:	Telephone:	Date:
Jonathan Noad, Director of Planning and Property	01772 625206	4 <sup>th</sup> March 2020

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## South Ribble Borough Council – Forward Plan

**For the Twelve Month Period: 1 March 2020 – 28 February 2021**

This document gives 28 days' notice of 'key' and other major decisions which the Cabinet expect to take during the next twelve month period. It also gives notice of the decisions that are likely to be taken in private. The document is updated as required and is available to the public on the Council's website at [www.southribble.gov.uk](http://www.southribble.gov.uk).

A 'Key' Decision is defined as any decision in relation to a Cabinet function which is likely:

- (a) To result in the Council incurring expenditure which is, or the making of savings which are significant. The financial threshold above which expenditure/savings become significant is set at £100,000. The financial threshold is applicable to both revenue and capital budgets; or
- (b) To be significant in terms of its effect on the communities living in an area comprising two or more Council wards.

Page 37

As a matter of local choice, the Forward Plan also includes the details of any significant issues to be initially considered by the Cabinet and submitted to the Full Council for approval.

Under the Access to Information Procedure Rules set out in the Council's Constitution, a 'Key' Decision may not be taken, unless 28 days' notice have been given in this document.

The law and the Council's Constitution provide for urgent key decisions to be made, even though they have not been included in this document in accordance with General Exception and Special Urgency provisions, set out in Access to Information Procedure Rules.

The Cabinet is made up of the Leader, Deputy Leader and five other Cabinet Members with the following portfolios:

Leader of the Council	Councillor Paul Foster
Deputy Leader and Cabinet Member (Health, Wellbeing and Leisure)	Councillor Mick Titherington
Cabinet Member (Finance, Property and Assets)	Councillor Matthew Tomlinson
Cabinet Member (Environment)	Councillor Susan Jones
Cabinet Member (Planning, Regeneration and City Deal)	Councillor Bill Evans
Cabinet Member (Community Engagement, Social Justice and Wealth Building)	Councillor Aniela Bylinski Gelder

Whilst the majority of the Cabinet decisions listed in this Forward Plan will be open to the public to attend, there may be some decisions to be considered that contain confidential, commercially or personal information. The Forward Plan is a formal notice under the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 that some of the decisions listed in the Forward Plan will be held in private because the

report will contain exempt information under Schedule 12A of the Local Government Act 1972, as set out below and that the public interest in withholding the information outweighs the public interest in disclosing it.:

1. Information relating to any individual.
2. Information which is likely to reveal the identity of an individual.
3. Information relating to the financial or business affairs of any particular person (including the authority holding that information).
4. Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority.
5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
6. Information which reveals that the authority proposes –
  - (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
  - (b) to make an order or direction under any enactment.
7. Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

Copies of the Council's Constitution and agenda and minutes for all meetings of the Council may be accessed on the Council's website: [www.southribble.gov.uk](http://www.southribble.gov.uk). If there are any queries, including objections to items being considered in private, please contact the Council on 01772 625309 or email [nneisser@southribble.gov.uk](mailto:nneisser@southribble.gov.uk).

**Gary Hall**  
**Interim Chief Executive**

**Last updated: 09 March 2020**

Details of the Decision to be taken	Decision to be taken by	Relevant Portfolio Holder	Reason the decision is key	Earliest Date decision can be taken	Will the public be excluded?	Are there any background papers?	Documents to be considered by Decision taker
Future meetings of the Cabinet where there is an intention to hold part of the meeting in private: 18 March 2020 and 22 July 2020 and Council: 15 April 2020 and 24 June 2020							
Leader of the Council							
Updated Shared Services Agreement	Council	Leader of the Council		15 Apr 2020	Paragraph 3: Information relating to the financial or business affairs of any particular person (including the authority holding that information).	<a href="https://southribble.moderngov.co.uk/ieListDocuments.aspx?Clid=134&amp;Mid=1472&amp;Ver=4">https://southribble.moderngov.co.uk/ieListDocuments.aspx?Clid=134&amp;Mid=1472&amp;Ver=4</a>	Report of the Interim Chief Executive
Standards Annual Report	Council	Leader of the Council		15 Apr 2020	No	None	Report of the Shared Services Lead - Legal & Deputy Monitoring Officer
Cabinet Member (Health, Wellbeing and Leisure)							
Cabinet Member (Community Engagement, Social Justice and Wealth Building)							

Details of the Decision to be taken	Decision to be taken by	Relevant Portfolio Holder	Reason the decision is key	Earliest Date decision can be taken	Will the public be excluded?	Are there any background papers?	Documents to be considered by Decision taker
Implementation of Community Involvement Recommendations	Cabinet	Cabinet Member (Community Engagement, Social Justice and Wealth Building)	Significant effect in 2 or more Council wards.	18 Mar 2020	No	<a href="https://southribble.moderngov.co.uk/documents/s12877/Strategic%20Review%20of%20Community%20Involvement%20including%20My%20Neighbourhoods%20Final%20Report.pdf">https://southribble.moderngov.co.uk/documents/s12877/Strategic%20Review%20of%20Community%20Involvement%20including%20My%20Neighbourhoods%20Final%20Report.pdf</a>	Report of the Assistant Director of Scrutiny and Democratic Services, Director of Neighbourhoods and Development
Cabinet Member (Environment)							
Draft Climate Emergency Strategy	Cabinet Council	Cabinet Member (Environment) Cabinet Member (Environment)	Significant effect in 2 or more Council wards.	24 Jun 2020 22 Jul 2020	No	None	Report of the Director of Neighbourhoods and Development  Director of Neighbourhoods and Development
Cabinet Member (Finance, Property and Assets)							

<b>Details of the Decision to be taken</b>	<b>Decision to be taken by</b>	<b>Relevant Portfolio Holder</b>	<b>Reason the decision is key</b>	<b>Earliest Date decision can be taken</b>	<b>Will the public be excluded?</b>	<b>Are there any background papers?</b>	<b>Documents to be considered by Decision taker</b>
Works to Civic Conference and Business centre - Phase 2	Cabinet	Cabinet Member (Finance, Property and Assets)	Expenditure / Savings higher than £100,000	18 Mar 2020	No	None	Report of the Assistant Director of Projects and Development
Station Road, Bamber Bridge Site Conversion	Cabinet	Cabinet Member (Finance, Property and Assets)	Expenditure / Savings higher than £100,000	18 Mar 2020	No	Station Road, Bamber Bridge Site Conversion	Report of the Director of Planning and Property
Disposal of land at Four Oaks Road, Walton Summit	Cabinet Council	Cabinet Member (Finance, Property and Assets)  Cabinet Member (Finance, Property and Assets)		18 Mar 2020 15 Apr 2020	No	None	Report of the Director of Planning and Property  Director of Planning and Property
Capital Programme - Green Links and Parks	Cabinet	Deputy Leader and Cabinet Member (Health, Wellbeing and Leisure)	Expenditure / Savings higher than £100,000	18 Mar 2020	No	None	Report of the Assistant Director of Projects and Development
Cabinet Member (Planning, Regeneration and City Deal)							

<b>Details of the Decision to be taken</b>	<b>Decision to be taken by</b>	<b>Relevant Portfolio Holder</b>	<b>Reason the decision is key</b>	<b>Earliest Date decision can be taken</b>	<b>Will the public be excluded?</b>	<b>Are there any background papers?</b>	<b>Documents to be considered by Decision taker</b>
Council Housing Delivery Programme	Cabinet	Cabinet Member (Planning, Regeneration and City Deal)	Significant effect in 2 or more Council wards.	18 Mar 2020	No	None	Report of the Assistant Director of Property and Housing