

# RIBBLE VALLEY BOROUGH COUNCIL

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Dear Councillor

The next meeting of the **HEALTH & HOUSING COMMITTEE** is at **6.30pm** on **THURSDAY, 19 MARCH 2015** at the **TOWN HALL, CHURCH STREET, CLITHEROE.**

I do hope you will be there.

Yours sincerely

CHIEF EXECUTIVE

To: Committee Members (Copy for information to all other members of the Council)  
Directors  
Press

## AGENDA

### Part I – items of business to be discussed in public

1. Apologies for absence.
- ✓ 2. To approve the minutes of the last meeting held on 22 January 2015 – copy enclosed.
3. Declarations of Interest (if any).
4. Public Participation (if any).

### FOR DECISION

None.

### FOR INFORMATION

- ✓ 5. Capital Programme 2015/16 – report of Director of Resources – copy enclosed.

- ✓ 6. New Thresholds for Affordable Housing – report of Chief Executive – copy enclosed.
- ✓ 7. Notes of Health and Wellbeing Partnership – 2 March 2015.
- ✓ 8. Reports from Outside Bodies (if any).

Part II - items of business **not** to be discussed in public

FOR INFORMATION

- ✓ 9. General Report – Grants – report of Chief Executive – copy enclosed.
- ✓ 10. Affordable Housing Update – report of Chief Executive – copy enclosed.

**RIBBLE VALLEY BOROUGH COUNCIL** INFORMATION  
**REPORT TO HEALTH AND HOUSING COMMITTEE**

Agenda Item No 5

meeting date: 19 MARCH 2015  
title: CAPITAL PROGRAMME 2015/16  
submitted by: DIRECTOR OF RESOURCES  
principal author: ANDREW COOK

**1 PURPOSE**

1.1 To inform members of the schemes which have been approved for inclusion in the capital programme for this committee for the 2015/16 financial year.

**2 BACKGROUND**

2.1 As members will be aware, this committee agreed a proposed three year capital programme for 2015/18 at its meeting on 22 January 2015. As it stood at that time the draft capital programme across all the committees was unaffordable. The proposals have since been reviewed by Budget Working Group and Corporate Management Team in order to arrive at an affordable programme for 2015/16.

2.2 Following recommendation by a special meeting of Policy and Finance Committee on 10 February 2015, Full Council considered and approved the three year capital programme for 2015/18 on 3 March 2015.

2.3 The recommended capital programme for the three year period 2015/18 totals £2,613,860 for all committees. The total for this committee is £858,000 over the three year life of the programme. £236,000 of this relates to the 2015/16 financial year.

**3 CAPITAL PROGRAMME 2015/16 – APPROVED SCHEMES**

3.1 For this committee there are two schemes approved in the 2015/16 capital programme, totalling £236,000. These are shown in the table below.

Scheme	Budget for 2015/16 £
Disabled Facilities Grants	<b>161,000</b>
Landlord/Tenant Grants	<b>75,000</b>
<b>Total - Health and Housing Committee</b>	<b>236,000</b>

3.2 The detailed information for each scheme is shown in **Annex 1**.

3.3 During the closure of our capital accounts there may be some slippage on schemes in the current year, 2014/15. One of the tasks of the Budget Working Group will be to review any requests for slippage on capital schemes within the 2014/15 capital programme. A report will be brought to this committee at a future meeting, giving details of any slippage.

3.4 Responsible officers will complete and update capital monitoring sheets for each scheme, which will be reported quarterly to members to give an indication of progress.

#### 4 CONCLUSION

4.1 This committee has a capital programme for 2015/16 of £236,000. The programme consists of two schemes.

4.2 Any slippage on schemes in the 2014/15 capital programme would be added onto the 2015/16 capital programme.

SENIOR ACCOUNTANT

DIRECTOR OF RESOURCES

HH5-15/AC/AC  
5 March 2015

For further background information please ask for Andrew Cook.

BACKGROUND PAPERS – None

**HEALTH AND HOUSING COMMITTEE**  
**New Schemes Approved for the 2015/16 Capital Programme**

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## Disabled Facilities Grants

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Service Area: Regeneration Services

Head of Service: Colin Hirst

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### **Brief Description:**

The scheme provides mandatory grant aid to adapt homes so elderly and disabled occupants can remain in their own home. The maximum grant is £30,000 and for adults is means tested. The grants can provide for minor adaptation, for example the installation of a stair lift, up to the provision of a bathroom and bedroom extension.

### **Overriding aim/ambition that the scheme meets:**

To make people's lives safer and healthier.

### **Government or other imperatives to the undertaking of this scheme:**

The grants are mandatory. The Council has a statutory duty to provide adaptations as instructed by the Occupational Therapist. Grant funding is provided by the Lancashire Better Care Fund from 2015/16 onwards to fund this scheme.

### **Improving service performance, efficiency and value for money:**

Provision of an adequate Disabled Facilities Grant budget ensures households can be offered assistance once a referral has been received.

### **Consultation:**

Bi-monthly meetings with Occupational Therapists and regular contact with technical staff.

### **Start date, duration and key milestones:**

The Disabled Facilities Grant budget operates on a financial year basis, i.e. April – March.

**HEALTH AND HOUSING COMMITTEE**  
**New Schemes Approved for the 2015/16 Capital Programme**

**Financial Implications – CAPITAL:**

Breakdown	2015/16 £
Grant payments	161,000
<b>TOTAL</b>	<b>161,000</b>
Sources of External Funding – from Better Care Fund budget	-161,000
<b>NET COST TO THE COUNCIL</b>	<b>0</b>

**Financial Implications – ANNUAL REVENUE:**

Breakdown	£
Existing Service – no change	-

**Useful economic life:**

No comment made.

**Additional supporting information:**

The provision of disabled facilities grants is a statutory function of the council. It helps address the housing needs of the borough, an ambition of the council.

**Impact on the environment:**

All equipment is maintained and kept in the ownership of social services to enable it to be recycled where possible.

**Risk:**

- **Political:** *The population age of Ribble Valley occupants is increasing and therefore demand for the service will continue.*
- **Economic:** *A high % of applicants pass the means test in the current economic climate.*
- **Sociological:** *Increased expectation that disabled applicants will remain at home through adaptation of the property.*
- **Technological:** *Improvements in technology allow the specific needs of the applicants to be met.*
- **Legal:** *N/A.*
- **Environmental:** *N/A.*

**HEALTH AND HOUSING COMMITTEE**  
**New Schemes Approved for the 2015/16 Capital Programme**

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## Landlord/Tenant Grants

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**Service Area:** Regeneration Services

**Head of Service:** Colin Hirst

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### **Brief Description:**

The scheme match funds a landlord's investment in a property in return for an affordable rental property. Conditions of the grant are nomination rights and a set rent level in line with LHA. The scheme is crucial for move on accommodation for families in the hostel as the social housing waiting list is so long. The scheme is also used to bring empty properties back into use.

### **Overriding aim/ambition that the scheme meets:**

To match the supply of homes in our area with the identified housing need.

### **Government or other imperatives to the undertaking of this scheme:**

We have a statutory duty to find homeless households affordable housing and without this scheme we would be reliant on social housing.

### **Improving service performance, efficiency and value for money:**

The scheme improves service performance in that the length of time families stay in temporary accommodation is reduced. The service is improved in that we are able to offer a housing choice through the scheme.

### **Consultation:**

Landlords are consulted through a newsletter and discussion about the scheme held at the Housing Forum.

### **Start date, duration and key milestones:**

The scheme runs through the financial year and has run successfully for over 15 years.

### **Financial Implications – CAPITAL:**

Breakdown	2015/16 £
Grant payments	75,000
<b>TOTAL</b>	<b>75,000</b>

**HEALTH AND HOUSING COMMITTEE**  
**New Schemes Approved for the 2015/16 Capital Programme**

**Financial Implications – ANNUAL REVENUE:**

Breakdown	£
Existing Service – no change	-

**Useful economic life:**

No comment made.

**Additional supporting information:**

The scheme has become popular with landlords and the number of properties we have nomination rights to through the scheme increases annually. These properties are essential in providing a Housing Needs Service.

**Impact on the environment:**

In renovating the property we ensure energy saving measures are installed.

**Risk:**

- **Political:** *The scheme has had very positive political support and has been highlighted as good practice by a DCLG Homeless Specialist Advisor.*
- **Economic:** *Encourages investment in properties in the lowest council tax bands.*
- **Sociological:** *Choice of tenure for low income households is required.*
- **Technological:** *No comment made.*
- **Legal:** *Changes to Local Housing Allowance will impact on the scheme. Any reduction will have a negative impact as landlords will not agree to lower rent.*
- **Environmental:** *No comment made.*

## RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

Agenda Item No. 6

meeting date: 19 MARCH 2015  
 title: NEW THRESHOLDS FOR AFFORDABLE HOUSING  
 submitted by: CHIEF EXECUTIVE  
 principal author: RACHAEL STOTT

### 1 PURPOSE

1.1 To inform Members of the change in government policy in respect to Section 106 contributions for small scale developments which became effective on 28 November 2014.

1.2 To advise Members of the possible impact of this change on the implementation of the appropriate policies within the adopted Core Strategy.

1.2 Relevance to the Council's ambitions and priorities

- Community Objectives - } To be a well managed Council providing efficient services and this would include delivery of affordable housing and infrastructure improvements utilising funds where appropriate.
- Corporate Priorities - }
- Other Considerations - }

### 2 BACKGROUND

2.1 Section 106 Contributions

On 28 November 2014 Brandon Lewis, the Minister of State for Communities and Local Government, announced changes to government policy in respect of planning applications (Section 106 Agreements or Unilateral Undertakings). The Ministerial Statement is established as national guidance and is a significant material consideration in decision making. Following the statement, it has resulted in amendments to the National Planning Practice Guidance (NPPG) as follows.

- Contributions for affordable housing and tariff style planning applications should not be sought for development of 10 units or less and which have a maximum to combined gross floor space of no more than 1000m<sup>2</sup>.
- Tariff style contributions are defined as planning obligations contributing to pooled funding pots intended to provide common types of infrastructure such as open space, recreation facilities, education facilities.
- Local planning authorities may choose to apply a lower threshold of 5 units or less to developments in designated rural areas being areas as defined under Section 157 of the Housing Act 1985 and also includes National Parks and Areas of Outstanding Natural Beauty. No affordable housing or tariff style contribution should then be sought from these developments. Only in cases of the lower threshold Councils should only seek contributions from developments of between 6-10 units as a

financial contribution and not on site. Any payments made should also be commuted until after completion of units within developments.

- Authorities can still seek obligations for site specific infrastructure such as improvements to road access or a specific project.
- 2.2 It is made clear that the Government announcement on 28 November 2014 equates to the introduction of government policy and this has now been placed in Planning Practice Guidance which accompanies the NPPF. It is therefore the government's intention that this policy can, and should be given the same weight as the NPPF when making planning decisions. It is vital to give weight to the policy and assess whether or not the Core Strategy is in accordance with the policy.
- 2.3 In relation to the threshold the Council has adopted a lower threshold of 5 Units for the purpose of the Core Strategy.
- 2.4 The list of rural areas for Ribble Valley would include the parishes of Bolton-by-Bowland, Bashall Eaves, Chatburn, Clayton-le-Dale, Dinckley, Dutton, Gisburn, Great Mitton, Horton, Hothersall, Little Mitton, Mearley, Middop, Newsholme, Osbaldeston, Paythorne, Ramsgreave, Read, Ribchester, Rimington, Salesbury, Simonstone, Waddington, West Bradford, Wiswell and Worston. The borough is also subject to an Area of Outstanding Natural Beauty which would therefore include numerous other parishes such as Chipping, Slaidburn and other rural areas. These would all then form part of the lower threshold criteria should the Council continue to apply such a policy.
- 2.5 It should be noted that some of the parishes that are excluded from this designation, would include amongst others, Wilpshire, Langho, Billington, Mellor and Mellor Brook and the main settlements of Clitheroe, Longridge and Whalley.
- 2.6 In relation to the lower threshold designation of 5 units or less it is important to note that the Council could not seek Affordable Housing contribution or a tariff style contributions. The consequence is that if an appropriate scheme came forward and was compliant with policies in the Core Strategy these sites would be market houses.
- 2.7 It is evident that on some current planning applications that in the past the Council could have required an element of affordable housing. It is no longer being offered by the developers, which confirms that it will make it more difficult for the Council to meet its affordable housing requirements throughout the borough.

### 3 ISSUES

- 3.1 It is clear that this change in guidance and also the forthcoming restriction on the number of pooled Section 106 Agreements, which will come into force from April 2015, would have an impact on the ability to resource affordable housing within the borough. It would also potentially have significant financial implications, and on the assessments on the planning balance of any planning application if it is no longer possible to insist on an element of affordable housing within a development proposal nor request contributions for infrastructure schemes such as education and recreation improvements.
- 3.2 Guidance within the PPG received on 28 November 2014 also states that where the lower threshold is applied, Local Planning Authorities should only seek affordable

housing contributions from developments of between 6-10 units as financial contributions and not affordable housing units on site. Although the policy within the Core Strategy (Key Statement H3: Affordable Housing) allows for consideration of a financial contribution in certain circumstances, the guidance would only permit contributions rather than new build units on site.

- 3.4 This change to guidance is recent and it is clear that many L.P.A.'s are concerned about the impact of the changes. Recently two Berkshire Councils (Reading and West Berkshire) have applied for a judicial review over the new planning guidance that removes housing obligations from small scale residential developments. The Councils are concerned that the changes would miss out on contributions for community improvements including highways, education and the provision of affordable housing.

#### 4 **CONCLUSION**

- 4.1 Committee note the report, the changes in legislation and the implementation for affordable housing delivery. This will affect both new sites and sites that have secured permission but not yet started on site, particularly in rural areas.

RACHAEL STOTT  
HOUSING STRATEGY OFFICER

MARSHAL SCOTT  
CHIEF EXECUTIVE

#### BACKGROUND PAPERS

Ministerial Statement from Brandon Lewis dated 28 November 2014.

Revisions to Planning Practice Guidance – 28 November 2014.

For further information please ask for Rachael Stott, extension 4567.

REF: RS/EL/180315/H&H

# HEALTH & WELLBEING PARTNERSHIP

## Meeting Date : Monday 2 March 2015 at 5pm

PRESENT:	Cllr B Hilton – Chairman	Phil Mileham
	Cllr Holgate	Diane Gardener
	Cllr Newmark	Kirsty Hamer
	Cllr Robinson	
	Cllr Hind	Colin Hirst
		Cameron Hirst

	AGENDA ITEM	ACTION
1	<u>Welcome and introductions</u> – the Chairman welcomed everyone.	
2	<u>Apologies</u> – received from Martin Hodgson (ELHT) and Marshal Scott	
3	<p><u>Minutes</u> – minutes of meeting held on 8 December 2014 were approved as a correct record.</p> <p>Colin gave a brief update on the H &amp; WB planning group. A meeting was arranged with Dilys Day to ascertain a position and devise an action plan with a series of projects to move forward.</p> <p>Since the last meeting Colin and Bridget had also taken the opportunity to review the Terms of Reference and Membership of this group. Both of these were still relevant to the remit of the partnership in providing a link with partners and feedback to Public Health and the local CCG. A meeting has been arranged with Central Lancs on 12 March to discuss the Longridge side of the Borough that is part of their area.</p> <p>Stress / depression – put on agenda of a future meeting</p>	OH
4	<p><u>Feedback from Diane Gardener</u></p> <ul style="list-style-type: none"> <li>• Diane gave a brief presentation on the East Lancashire H&amp;WB Partnership Framework which included the local principles and priorities and is specific to East Lancashire. Each District Health &amp; WellBeing Partnership must consider the framework and see how they can contribute towards the 3 overarching goals of Shared Systems; Shared Environments and Shared Initiatives in order to move to the outcomes. The Framework was about finding a way to make a difference. The plan also included an implementation plan.</li> <li>• Diane informed the group that a review and re-model of the Public Health Services was currently taking place with a transformation of LCC departments and staff.</li> </ul>	
5	<p><u>Feedback from Phil Mileham</u></p> <ul style="list-style-type: none"> <li>• Phil gave a brief presentation on the RV Locality Commissioning Strategy and highlighted some of the areas to be targeted by the Ribblesdale Locality and areas where we can work together.</li> <li>• Kirsty presented the Integrated Neighbourhood Teams</li> </ul>	

	Operational Procedure that takes effect from 1 April 2015. This is a multi-disciplinary approach bringing providers together using shared assessments with an identified lead practitioner. She highlighted the referral process, personalised care plans, multi-disciplinary team meetings, discharge, governance and accountability.	
6	<p><u>Feedback from Cllr Bridget Hilton</u></p> <ul style="list-style-type: none"> <li>• Lancs Health &amp; Well Being Board – Bridget highlighted the Starting/Living/Ageing Well strategy and gave examples of progress made. She also highlighted the six shifts and the Better Care Fund.</li> <li>• LCC Health Scrutiny Committee – the meeting was scheduled for 3 March 2015</li> </ul>	
7	<p><u>Update from Martin Morgan – ELHT – Clitheroe Hospital</u></p> <p>An email had been received informing the group that ‘there is one area of Clitheroe flooring to be replaced as a precautionary measure. The contractor is waiting for instruction to proceed which will be given when the reduction in community beds can be safely accommodated.</p> <p>Ground investigation works for the proposed car park has been completed and we are waiting final design and cost estimate for the work.’</p>	
8	<p><u>AOB</u></p> <ul style="list-style-type: none"> <li>• NW Ambulance Service – official complaint to be made directly to the service. Performance targets success rates of calls responded to – to be requested.</li> </ul>	OH
9	<p><u>Items for next meeting</u></p> <ul style="list-style-type: none"> <li>• Olwen to circulate Terms of Reference for information</li> <li>• Bridget suggested a presentation on Sexual Exploitation – Olwen will speak to Mark Beveridge</li> </ul>	OH
10	The next meeting will take place after the Elections and Annual meeting in Committee Room 1, 13 Church St, Clitheroe - tbc	OH
	The meeting closed at 6.40pm	