



EXECUTIVE

YOU ARE REQUESTED TO ATTEND A MEETING OF THE EXECUTIVE TO BE HELD IN THE PRINCIPAL COMMITTEE ROOM, THE DEANE HOUSE, BELVEDERE ROAD, TAUNTON ON WEDNESDAY 3RD MAY 2006 AT 18:15.

AGENDA

1. Apologies
2. Minutes of the meetings of the Executive held on 5 and 11 April 2006 (attached).
3. Public Question Time
4. Corporate Services - Support to Corporate Project Teams.
Joint Report of Head of Corporate Services, Chief Personnel Officer & Financial Services Manager (attached)
5. Somerset Waste Board - Waste Collection Contract Award and Management.
Report of Strategic Director (attached)
6. Providing for Gypsies and Travellers - An Update.
Joint report of the Development Control Manager, Forward Plan Manager and Acting Housing Strategic Services Manager (attached)
7. Proposed Compulsory Purchase Orders for Principal Development Sites within the Vision for Taunton Proposals - In principle commitment.
Report of Chief Valuer (attached)

The following items are likely to be considered after the exclusion of the press and public because of the likelihood that exempt information would otherwise be disclosed relating to the Clause set out below of Schedule 12A of the Local Government Act 1972.

8. Virement Requests to Council.
Report of Financial Services Manager (attached). Category 7 - Financial or Business Affairs.
9. Taunton High Street Retail Schemes - Proposed Exclusivity Agreements.
Report of Chief Valuer (attached). Category 9 - Contract Negotiations.
10. Priory Bridge Road Car Park, Taunton - Proposed Exclusivity Agreement.
Report of Chief Valuer (attached). Category 9 - Contract Negotiations.

G P DYKE
Member Services Manager

The Deane House
Belvedere Road
TAUNTON
Somerset

TA1 1HE

25 April 2006

Executive Members:-

Councillor Williams (Chairman)
Councillor Mrs Lewin-Harris (Vice-Chairman)
Councillor Bishop
Councillor Mrs Bradley
Councillor N Cavill
Councillor Edwards
Councillor Garner
Councillor Hall
Councillor Leighton



Members of the public are welcome to attend the meeting and listen to the discussion. Lift access to the main committee room on the first floor of the building is available from the main ground floor entrance. Toilet facilities, with wheelchair access, are also available. There is a time set aside at the beginning of the meeting to allow the public to ask questions



An induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter. If you require any further information, please contact Greg Dyke on:



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Website: www.tauntondeane.gov.uk (Council, Executive, Review Board & Review Panel Agenda, Reports and Minutes are available on the Website)

Executive – 5 April 2006

Present: Councillor Williams (Chairman)
Councillors Bishop, Mrs Bradley, Hall, Leighton and Mrs Lewin Harris

Officers: Mrs P James (Chief Executive), Ms S Adam (Strategic Director), Ms J Sillifant (ISIS Project Manager), Mr J Lewis (Parking and Civil Contingencies Manager), Mr S Rutledge (Corporate Property Manager), Mr A Priest (Asset Holdings Manager), Mr S Kirkham (IS Manager), Mrs C Bramley (Corporate Support Services Manager) and Mr G P Dyke (Member Services Manager)

Also Present: Mr C Bilisland (Somerset County Council) and Mrs S Barnes (ISIS Programme Director).

(The meeting commenced at 6.15 pm)

28. Apologies

Councillors Cavill, Garner and Edwards.

29. Minutes

The Minutes of the meeting held on 8 March 2006 were taken as read and were signed.

30. Public Question Time

- (i) Nigel Behan, Somerset County Council Unison, referred to the ISIS Project. Bearing in mind the forthcoming Local Government Review and the Lyons Inquiry he asked if the Council would guarantee that staff would be seconded. He also asked what exit strategy was in place should there be any problems with the contractor.

Councillor Williams replied that secondment was the preferred option. He was conscious of the need for an exit strategy but the detail of such a strategy would need to be negotiated with any supplier.

- (ii) Mr P Harris referred to the ongoing disputes between the Council and Mr S Robins. He asked if the Council agreed that progress had not been made because it was not taking the issues seriously.

Councillor Williams replied that all issues were being taken very seriously whether it be HIMOs, Council Tax or NNDR. If Mr Harris was alluding to an outstanding payment to Mr Robins he reaffirmed that the Council were still awaiting a detailed breakdown of the amount claimed. Once this was received the matter would be progressed.

31. Improving Services in Somerset (ISIS) Business Case Update

Further to Minute 88/2005 a report was submitted which updated the outline business case for this project and requested approval to proceed to the next stage of the procurement process.

Since September work had progressed on a number of areas details of which were submitted. A presentation was made which covered

- Overall progress to date
- An outline of the business case and its affordability
- Options Appraisal
- Financial Implications
- Next Steps

The presentation covered movements and developments in the outline business case and provided assurances that it was robust. In addition the Council's Financial Advisers KPMG were satisfied that the outline business case supported proceeding to the next step of the procurement process. A full copy of the latest outline business case which also contained the financial summary was submitted.

RESOLVED that the most recent outline business case be noted and the Council proceed with the procurement process to secure a private sector partner for a strategic service partnership.

32. Future of CCTV Monitoring

Submitted report which considered the medium term future of monitoring the Taunton and Wellington Town Centre CCTV systems.

The present monitoring was undertaken by Parking Services using Parking Attendants by day and other staff during late evening. Active monitoring took place during limited hours with recording from all cameras on a continuous basis. There were now a number of drivers to increase the active monitoring hours to 24 hours 7 days a week and to move to fully dedicated specialist operators. Two options existed to achieve this, one by employing specialist staff directly and one by entering into a partnership with Sedgemoor District Council. This matter had been considered in detail by the Community Leadership Review Panel and consultations had been carried out with stakeholders within the Crime and Disorder arena.

Details of the drivers for change were submitted which included an increased perception of crime, the requirement to comply with legislation and the need to provide an improved service to the Police.

Details of the options for the monitoring service which included leaving the service unchanged, employing dedicated CCTV operators within the existing level of service, employing dedicated CCTV operators to deliver an enhanced

level of service providing a 24 hour 7 day active coverage or entering into a partnership with another organisation to deliver a 24 hour 7 day service.

Consultation had taken place with the Police, Somerset County Council, the Crime and Disorder Reduction Partnership, Taunton Town Centre Company, Taunton Retailers Against Crime, Pubwatch, Wellington Town Council, Parking Services Staff, Unison and the Staff Side. Details of the responses received were reported and it was noted that no formal response had been received from Somerset County Council, Wellington Town Council or the Staff Side.

The financial considerations in respect of each of the options were explained. If the option to enter into a partnership with Sedgemoor were to proceed it would be necessary to transmit the CCTV pictures from Taunton to Bridgwater. This would entail a one-off capital cost of £95 to £100,000 in addition to the overall cost of the scheme. Sedgemoor District Council had offered to meet up to 40% of this one-off capital cost of say 40K in return for a five year commitment from this Council. The Police had set aside a further 10K and the Crime and Disorder Partnership had already earmarked 20K of its Home Office grant money towards CCTV enhancements. The remaining 30K of this one-off capital cost would come from the Council's existing CCTV capital budget.

The need for moving to active 24/7 monitoring of the CCTV system by dedicated operators was clear to all the major partners and stakeholders. The question was how that was best achieved - by direct employment or by entering into a partnership with another organisation. It was emphasised that the proposal involving Sedgemoor was for a five year term and that there was no question of permanent transfer of this function.

The case for moving to a 24 7 day active monitoring service was well established. The operational issues arising from a transfer of the monitoring service to Sedgemoor were dealt with in a satisfactory manner. In revenue expenditure terms the figures clearly showed the Sedgemoor proposal delivered a better financial option.

RESOLVED that an agreement be entered into with Sedgemoor District Council for a period of five years for provision of CCTV monitoring on terms to be agreed by the Strategic Director in conjunction with the responsible Executive Members.

33. Information Management

Submitted report which gave an outline of the Council's Resourcing requirements to effectively manage and maintain information. The report suggested three new roles within the organisation.

Corporate Management Team had recently discussed "Information Management" and now had an agreed strategy on how this would progress within the Council. This strategy outlined the principles of managing records,

the Council's statutory obligations and improvements to the existing position. Information was the Council's corporate memory and effective management of that information was critical to the operation of a diverse organisation such as a Local Authority. Good information management practices would bring many benefits to the organisation.

One of the key areas of concern was the current organisational arrangements which did not support good records and information management practices. Currently there were a number of posts which could claim to have some responsibility in this area but there was no clearly established information manager at a corporate level. Discussions had identified three separate roles around management information.

- Information Management
- Information Support
- Marketing

These roles were quite distinct and the report set out details of the key functions and responsibilities of each position.

Information Management was intended to be a Strategic Management role whilst Information Support was a more operational level post. Marketing would develop and promote the use of the Council's website.

None of these posts were included in the Council's budget and extra funding would be required if they were to be progressed.

An opportunity had arisen to fill the information support role from within existing resources. The other two posts would require a bit more work prior to recruitment. The strategic role would be closely linked to the ISIS Project and work that the County Council were also doing in this area. It was suggested therefore that further work was done in this area jointly with the County Council before firm proposals were made. It was envisaged that the Marketing role would require new funding of approximately £30,000 per annum although it was hoped that over time it would secure sufficient efficiencies to make it self funding.

RESOLVED that

- (i) A Supervisor Role within Customer Services be developed to established the Information Support role (and the movement of existing budget to facilitate this) and
- (ii) The Council be recommended that a Supplementary Estimate be made of £30,000 ongoing revenue funding to fund the new role of Web Marketing Officer.
- (iii) The position be noted regarding the role of Information Manager and Officers progress this further with colleagues through the ISIS Project.

34. Exclusion of Press and Public

RESOLVED that the press and public be excluded from the meeting for the following item because of the likelihood that exempt information would otherwise be disclosed relating to Clause 9 of Schedule 12(a) of the Local Government Act 1972.

35. Proposed Industrial Development Scheme at Frobisher Way, Taunton

Reported that the Council owned land at Frobisher Way, Taunton which it intended to develop with light industrial units. Difficulties were being experienced in obtaining vacant possession of the site from the current tenant to enable the scheme to progress. Consideration was therefore given to exploring alternative courses of action from that already approved for the development of the site.

RESOLVED that the other options outlined in the report for the provision of this development be explored further.

(The meeting ended at 8.05 pm)

Executive – 11 April 2006

Present:- Councillor Williams (Chairman)
Councillor Mrs Lewin-Harris (Vice-Chairman)
Councillors Mrs Bradley, Cavill and Garner

Officers:- Mrs P James (Chief Executive)
Mr M Western (Head of Housing)

Also Present:- Councillors Mrs Allgrove, Biscoe, Bowrah, Coles, Croad, Guerrier, Hayward, Henley, Lees, Lisgo, Murphy, Phillips, Stone, Stuart-Thorn, Wedderkopp and Mrs Whitmarsh.

(The meeting commenced at 7.46pm)

36. Apologies

Councillors Bishop, Edwards, Hall and Leighton.

37. Public Question Time

Councillor Henley, as a member of the public, asked the following questions:-

- (i) If a Conservative candidate for Blackbrook and Holway was elected, would his policies be respected?

Councillor Williams replied that anyone in the Conservative Group was able to take any issue forward.

- (ii) Would Councillor Williams rule out building houses on Holway Green? Could he give a yes or no answer?

Councillor Williams replied that no decision had yet been made, but that he would consider and properly examine any proposals.

Patricia Rowe, a Council tenant stated that in a survey carried out by Aldbourne Associates, only 6% of tenants said that they knew nothing about the transfer, but the report appeared to have spun the results.

Mrs James replied that the facts had been given and the report was available to everyone.

38. Review of Housing Transfer Project

Considered report previously circulated, concerning the recent review of the Housing Transfer Project by Price Waterhouse Coopers (PWC). This matter had been considered by the Housing Review Panel at an earlier meeting at which members of the Executive had been present.

The Council had previously made a decision to explore a new stand-alone Registered Social Landlord (RSL), as a result of stock option appraisal work that was commenced in 2002.

The Government had directed all Councils to carry out options appraisals of its stock by July 2005. This Council had been accepted on the stock transfer programme in May 2005 and had two years from that date to complete a transfer.

The Council was clear that stock transfer was the only option that would secure its housing priorities including Decent Homes and established the Housing Transfer Project to carry out work. Officers and external advisors supported the project and a Shadow Board for the potential new RSL had been set up.

The intention had been to ballot tenants in the Spring/Summer 2006, but a review of the project had suggested that the timetable should be increased and project management and governance arrangements refreshed.

Aldbourne Associates had undertaken some market testing of tenants which indicated that almost half of the tenants were undecided as to how to vote. However, tenants had not been through the consultation process and therefore, their choices were based on a lack of understanding.

The Government of the South West (GOSW) had made it clear that it was the Council's duty to ensure that all tenants were adequately informed and it would not be in everyone's interest to progress to a Spring/Summer ballot.

The Project Manager had recently left the Council and this had impacted on the project. A 'stock take' was commissioned by PWC and their findings were:-

- The timetable needed to be adjusted to devote more time to the informal consultation process with tenants and staff;
- The offer document required development ahead of further detailed consultation with tenants;
- Given the current resourcing difficulties, the project team needed to be restructured to include staff from the Housing Service;
- The Shadow Board development needed to continue and the relationship between the Board and the Council needed to be strengthened; and
- A revised ballot timetable would add costs to the process.

Extensive consultation had taken place over a short time frame and a common objective of all stakeholders was to enable an informed decision to be made by tenants and to ensure the process that the

Council undertook was sound and met criteria clearly set down by GOSW.

An increase in the level of face-to-face meetings with tenants was required, with clear, relevant and targeting consultation. The proposal was to extend the consultation period to at least over the summer period.

Detailed work programmes had to be developed to enable everyone involved to be clear on the implication of a Yes or No vote. The work programme would have four streams:-

- Programmed maintenance and improvement;
- Services;
- Elderly Services; and
- Anti-Social Behaviour/estates improvements.

The work would be lead by an existing Housing Manager, but needed to be prioritised. It would integrate the Savills work on stock condition and the work on tenants' priorities and would be completed before the intensive consultation in the summer.

It was felt that the project team needed to be integrated into mainstream business and the suggestions were:-

- The Project Director and Officer champion would be Shirlene Adam and the Member champion would be Councillor Garner;
- A Project Co-ordinator role would be integrated with the Head of Housing role and would be responsible for Project Co-ordination and delivery;
- A full-time Project Officer would support the Co-ordinator, the Housing Managers and the lead advisor on consultation;
- A full-time Project Administrator would support the Council and Shadow Board structure; and
- PWC would provide support to the Shadow Board for 2.5 days per month.

It was felt that Governance needed to be strengthened and a Project Board, consisting of Council, Shadow Board and Tenant representatives would be formed to steer the Project.

Also, an Elected Member Advisory Panel, consisting of cross-party Members would be formed. The Panel would:-

- Provide political direction to the project;
- Review project progress; and
- Ensure that the process was properly aligned at all stages to the corporate strategic outcomes required.

The Officer Steering Group would be supplemented with an Officer Working Group to complete the majority of the work.

It was suggested that the timetable be extended to allow for the Project management difficulties, the Offer Document work and the additional consultation required and it was anticipated that a ballot would take place at the end of the year, subject to soundings being taken in the Autumn.

The timetable had cost implications which reflected the additional work of officers and lead advisors.

Details of the costs for the Project Team, Advisors and Consultation were given.

The PWC report encouraged early debate by Corporate Management Team (CMT) and Members on:-

- The level of minimum capital receipt required;
- The use of that receipt;
- The corporate impact of transfer; and
- Outline decisions about the retention or transfer of Housing Revenue Account non-dwelling assets and other services, for example the DLO, Deane Helpline and Strategic Housing Services.

The residual capital receipt would be reinvested in furthering the Council's housing objectives which was in line with current guidance from the Office of the Deputy Prime Minister (ODPM).

The Housing Transfer Project was a key priority for the Council and without transfer the Council believed that it could not deliver the standard and quality of service that tenants had previously enjoyed.

Savills stock condition survey showed a shortfall of £2 million per year until 2010, in order to meet the Decent Homes standard.

Affordable Housing was also a key corporate priority and the potential Capital receipt would enable the Council to continue to support this priority. The recent Ark survey had increased the number of Affordable Social Houses in the Deane from 131 to 256 and developers were required to provide 290 affordable homes per annum.

More work was required to enable tenants to make an informed choice. The timetable needed to be extended although this would mitigate additional costs of £180,000. Whilst the costs were significant the project had to go ahead in order that the Decent Homes standard could be achieved and a quality housing service and more affordable homes could be provided.

RESOLVED that the recommendations of the Housing Review Panel be agreed and :-

- The timetable for the project be extended to 31 December 2006;
- A transfer to the Stock Option Reserve of £180,000 be made from the Housing Revenue Account working balance;
- The revised project management arrangements be noted; and
- The revised governance arrangements be noted.

(The meeting ended at 8.15pm)

TAUNTON DEANE BOROUGH COUNCIL

EXECUTIVE 3 MAY 2006

JOINT REPORT OF THE HEAD OF CORPORATE SERVICES, CHIEF PERSONNEL OFFICER & FINANCIAL SERVICES MANAGER

(This matter is the responsibility of Executive Councillor Hall)

CORPORATE SERVICES – SUPPORT TO CORPORATE PROJECT TEAMS

1 Executive Summary

- 1.1 This report requests that the Executive seek Full Council approval for a supplementary estimate from General Fund Reserves of £56,530 to fund temporary additional staffing resources within the Personnel and Financial Services Units to enable support to corporate projects (ie ISIS, Stock Transfer, Vision etc) to continue. It is envisaged that these arrangements will be required for a period of 12 months.

2 Background

- 2.1 At present the Council is engaged in several key projects for example ISIS, Stock Transfer, the Vision for Taunton, Waste Contract Integration etc. So far professional, technical support and advice from services such as Personnel and Finance have been provided within existing staffing resources. However recently the demand of these projects has increased significantly as many major work streams are now coming together within the same timescales.
- 2.2 From a Personnel perspective the people consequences, legal, contractual and in managing relationships and morale, arising from the ISIS and stock options processes are considerable. So far this support has been provided from within existing resources within the Personnel team. The input has been growing steadily since May 2005 and is now set to grow further as these projects develop and reach crucial phases. The impact of this on the personnel team is now threatening to undermine the service and in particular some key initiatives, such as the implementation of the new job evaluation scheme.
- 2.3 The Financial Services Unit are now also finding it difficult to provide adequate support to all of these projects whilst at the same time continuing to provide the various day-to-day functions of the Unit. Examples of which include robust budget monitoring, financial liaison with Headships and statutory duties such as the preparation of the Annual Statement of Accounts etc.

- 2.4 As a result of these pressures this report requests that additional staffing resources be provided to the Personnel and Finance Units for a period of 12 months.

3 Personnel Proposals

- 3.1 The need is for the ISIS and Stock options initiatives together with the Waste Partnership project to have a dedicated full time professional personnel resource. This will enable these to progress without the risk of employment issues being overlooked or inadequately managed and planned. This would involve the fulltime secondment of the HR manager to these projects.
- 3.2 To enable the Personnel Unit to maintain service levels and support other key initiatives such as Job Evaluation, improved sickness management and leadership and management development, a full time professional officer will be required to replace that lost to the above projects.
- 3.3 The current annual cost of the HR Manager is £37,526. It is proposed to promote the current HR Officer and recruit a temporary replacement HR Officer at a total maximum cost of £36,154. A small amount of funding would also be needed for training and recruitment costs of £800. The request is for the Executive to support temporary additional funding of £36,954 to cover the cost of providing this resource over the next 12 months.
- 3.4 There are currently 3 professionally qualified practising HR people within the personnel team. The provision of a full-time HR professional to these projects therefore represents a loss of a third of our capacity at this level.
- 3.5 To put this request into context the following are the expected consequences if the Council does not backfill the transfer of this key member of staff:
1. The job evaluation scheme implementation will not be completed by 31 March 2007 owing to overstretched internal resources and inadequate project management.
 2. Improved information, reporting and management of employee sickness absence cannot go ahead and the benefits of reduced levels of sickness may not be realised.
 3. Day-to-day service levels in responding to new legislation, policy changes and the results of organisational changes, and most crucially managers requests for professional advice and support would be compromised to an unacceptable level.

4 Financial Services Proposals

4.1 At present the Financial Services Manager is generally providing high level support to each of the project teams mentioned in paragraph 2.1 above. However given the increasing level of time taken up by the ISIS programme it is doubtful whether this can be maintained throughout the remainder of 2006/07. It is also now evident that projects such as the Vision for Taunton require more full time specialist financial input. In particular the Vision for Taunton requires work to be done on various key work streams, for example:

- Option appraisal,
- Capital investment modelling,
- Capital financing options.

4.2 In terms of overall expertise in this field this role sits best with one of the Unit's Principal Accountants, however in order to provide both the levels of support required to the Vision as well as maintain the postholders existing management responsibilities there will be a need to create additional resources. The Unit has already recently undergone a mini-restructure in order to provide the necessary financial support to the Housing Transfer project.

4.3 The Vision for Taunton will require periodic intensive input over at least the next 12 months and it is therefore proposed that in order to provide sufficient cover that an additional technician level staff member is recruited for 30 hours a week. The cost of this proposal is a maximum of £19,576 for 12 months, including overheads. In 2007 the Unit is expected to become part of ISIS and it is not envisaged that this arrangement would need to continue once ISIS starts.

4.4 This temporary arrangement will allow support to continue to be given to Project Groups, allow the Vision for Taunton to receive the specialist advice it requires and will also ensure that there is no decline in service levels provided to other Headships within the Council. The Executive is asked to support this request.

5 Recommendation

5.1 The Executive are requested to approve the additional staff resources as outlined in this report and to seek Full Council approval for a supplementary estimate from General Fund Reserves of £56,530 to fund these posts for a period of 12 months.

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TAUNTON DEANE BOROUGH COUNCIL

EXECUTIVE - 3 MAY 2006

Somerset Waste Board – Waste Collection Contract Award and Management

Joy Wishlade Strategic Director

This report is the responsibility of Executive Councillor Mark Edwards

1. Purpose of Report

- 1.1 To update Members on progress of the Somerset Waste Board project; and
- 1.2 To provide a basis for cross-county agreement of an approach to coordinating the contract award process for the integrated refuse collection and recycling contract(s).
- 1.3 To agree further funding to deliver the project.

2. Background

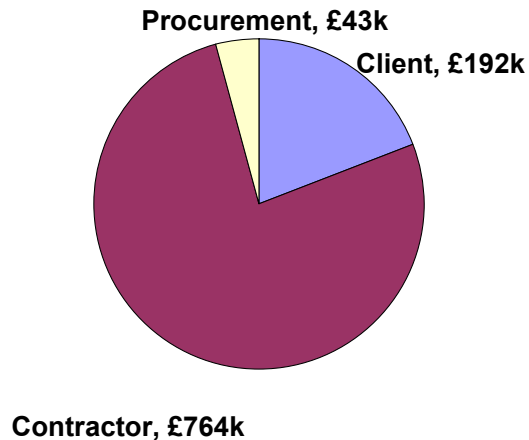
- 2.1 Taunton Deane Borough Council is participating in the development of contract integration for waste collection services in Somerset. This was an integral part of the Joint Waste Best Value Review Continuous Improvement Plan (CIP) that was adopted by the Council in March 2002.
- 2.2 The proposal to integrate contracts is seen as a means of reducing the financial burden of meeting increasingly challenging statutory requirements for minimising waste and diverting it from landfill.

3. Business Case

- 3.1 In October 2004 the Somerset Waste Partnership (SWP) appointed Eunomia Research and Consulting (funded by Defra) to work with the six authorities to examine the potential business case for:
 - (a) Integrating waste collection contracts across the five District Councils;
 - (b) Forming a joint Executive body to govern the delivery of all waste management services (waste collection and disposal) across Somerset (known as the Somerset Waste Board or SWB);
 - (c) Forming a joint 'client' operation of officers to manage all waste collection and disposal contracts; and

(d) Pooling all waste management budgets across the six authorities.

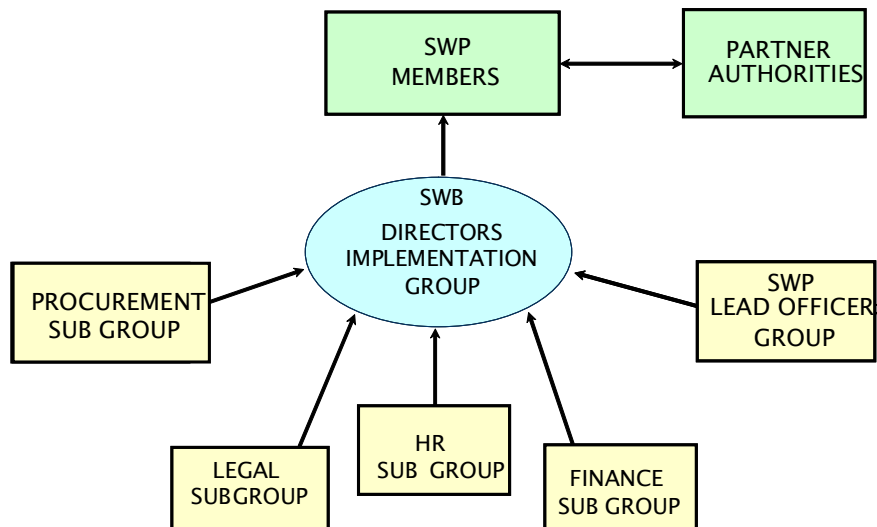
- 3.2 The research identified a number of practical opportunities to improve efficiency as a result of both integrating the waste collection services and forming a single client to manage all waste services.
- 3.2 The biggest opportunity to reduce cost was through the integrated collection contracts, in particular through 'depot optimisation' – the development of the right number of purpose built depots to facilitate efficient cross-boundary collection services.
- 3.4 The business case also identified opportunities to improve service quality by exploiting economies of scale to fund a more specialised client team. This is seen as being particularly important as waste management services become more complex and heavily regulated. Better integration between waste collection and disposal was also seen as a key to controlling costs and maintaining service quality over the long term.
- 3.5 The business case identified savings of around £1m between the 5 District and Borough councils, split between the following three areas:



- 3.6 The business case was reported to the SWP on 10 December 2004 when all partners agreed that the SWP approach offers potential benefits to the partner authorities and it was agreed in principle that it should be progressed.

4. Progress and Project Timetable

- 4.1 By May 2005 all six authorities' Executives had committed in principle to implementing the SWB and work has progressed since then to deliver the project. The strategic directors with responsibility for environmental services have formed a Directors Implementation Group (DIG), which meets regularly to steer the project. The DIG is supported by a full-time project manager and secretariat.
- 4.2 This is a major project for all of the partner authorities and a large number of officers from different disciplines are involved with its delivery:
- (a) The Lead Officer Group is developing the integrated contract specifications and supporting the development of the single client;
 - (b) The Legal Sub Group is overseeing the development of the contract documentation and development of the SWB constitution;
 - (c) The Finance Sub Group is developing the budget pooling formula and developing the funding strategy for the SWB;
 - (d) The Human Resources Sub Group is developing the single client management structure and dealing with the workforce issues relating to the integrated contract(s); and
 - (e) The Procurement Sub Group is overseeing the procurement of the integrated collection contract(s).
- 4.5 All of this work is overseen by the SWP Members and key decisions brought for approval by each partner authority Executive. The project management structure is illustrated below:



- 4.6 The implementation of the SWB is time critical, as several of the Districts have existing contracts for refuse collection and recycling that are due to expire in 2006 and 2007 and must be replaced by the integrated contract arrangements. Taunton Deane's current waste collection contract has been extended and is now due to terminate in July 2007.
- 4.7 The joint contract(s) are due to start on 2 July 2007. In order for this date to be delivered, the following steps will be required of all partner authorities:
- (a) Agreement of the contract award mechanism for the integrated contract(s) by May 2006;
 - (b) Adoption of the preferred bidder(s) for the contract(s) in September 2006; and
 - (c) Award of refuse collection and recycling contract(s) in December 2006.
- 4.8 It will also be necessary to agree the management structure for the joint client operation during the summer of 2006 so that it can be implemented in time for the start of the new contract(s).
- 4.9 Work is progressing on the other parts of the SWB constitution and will be reported to the SWP Members Workshop on the 23 June 2006.
- 4.10 Work across the project has helped to reinforce the business case conclusions and at this time the savings projection indicated seems to be realistic.

5. Contract Award Mechanism

- 5.1 The integrated collection procurement is progressing well, with 12 completed prequalification questionnaires having been evaluated and seven bids having qualified for the next stage of the process. These will be further short-listed following an Invitation to Submit Outline Proposals stage. A smaller number of bidders will be involved in the Invitation to Negotiate stage, which will end in August.
- 5.2 The decision to award the integrated collection contract(s) will require approval by all five District and Borough councils. The time available for reaching a decision will be limited, as it is essential that adequate time is available for the winning contractor to buy necessary equipment before the contract start.
- 5.3 However, it is also essential that the decision making process is transparent and that all the partner authorities are agreed that it is appropriate.

- 5.4 The award of the contract(s) will happen in two stages. Firstly, a preferred bidder (and probably a reserve) will be appointed in September, based on the evaluation of responses to the Invitation to Negotiate stage. Following detailed negotiation with the preferred bidder, the contract(s) will be awarded in December. A similar approach for reaching a decision is proposed for each of these two stages.
- 5.5 The approach has been developed by the Directors Implementation Group and would entail:
- (a) Each Executive arranging a special meeting to discuss the single agenda item of selecting the preferred bidder or contract award; all Executives would meet in the same building and at the same time;
 - (b) A joint presentation would be made to all Executives with a question/answer session;
 - (c) Each Executive would then meet separately and take the formal decision within their own Committee administration arrangements;
 - (d) The Leader of each Council would then report back to a plenary session on the decision of their Council, with all five Councils being signatories to the decision.
- 5.6 The special meetings would be preceded by briefings and presentations from the project team and the officers to the Executive and wider Members as necessary.

6. Developing the Single Client

- 6.1 The implementation of a single client operation to manage the new collection contract(s) and the integration of waste collection and disposal services will be a key to the success of the SWB project, both in terms of service quality and efficiency.
- 6.2 A consultation with staff potentially affected by the move to the single client will take place during the spring, following the development of a proposed management structure over recent weeks, which has itself been based on a staff consultation exercise.
- 6.3 The management structure will be brought to the Executive for consideration following consultation. The draft structure will be based on the following principles:
- (a) The single client will combine a centralised head office with area base working, which is likely to be based on optimised depots.

- (b) The high-level functional split within the single client would be between Operations (including collection & disposal), Strategy (including development, legislation & projects) and Central Services (including Administration, Finance, Communications and PR, Democratic Services and Performance Management), as opposed to being between collection and disposal.
- (c) Some services will not be included in the SWB structure (e.g. legal services, payroll and education) which would be bought in as support services or left in their current 'location'.
- (d) The location of customer contact will be finally decided following a costed appraisal of options.
- (e) The structure will be based on driving out duplication of activities that currently exists within the partner authorities.
- (f) The client operation will be led by an Executive Director and will employ a relatively 'flat' management structure.
- (g) The need for specialist skills and knowledge will be effectively balanced with the need for flexibility within what will be a relatively small organisation by establishing the right mix of specialised and generic duties within each job description.

7. Project Resource

- 7.1 It was expected that most of the expertise and resource required for this project could be found in house, from within existing budgets or from DEFRA funding. However it has been recognised that advice and external resource need to be bought in to cover capacity problems within authorities and to provide the right level of expert advice for the project to succeed (legal, financial, HR). There will also be set up costs for the new SWB client function.
- 7.2 The Public Service Agreement (PSA) for Somerset covers a basket of performance areas including BVPI 82a "Percentage of household waste arisings recycled". The PSA covered a 3 year period which ended March 2006. A reward grant is paid for those areas of performance which achieved their stretch target and it appears that, due to the investment that both the County and District Councils have made in improved service delivery that a reward grant will be payable on this target. The full amount of the reward grant is £400k for the County Council and between £10 and £33k to each of the Districts. Taunton Deane will receive £22,800 if we achieve the full target or (and more likely) £14,820 if we achieve 65% of the stretch target. This money is paid over the two financial years of 06/07 and 07/08. Each authority is requesting that this funding is used to support the SWB

contract integration project. SCC is being asked to put in 50% of its total and the Districts 100%.

- 7.3 The PSA funding together with funding currently in the SWP budget and DEFRA funding mean that the budget estimate for the project would be covered.

8. Conclusions

- 8.1 The procurement of the integrated collection contract(s) is progressing well and high levels of interest are being demonstrated by the market. In order to keep the procurement on track and to maintain competition, it will be necessary for the partner authorities to agree a joint approach to awarding the contract(s) that is robust and efficient. Work on the single client and constitution is progressing and will be brought to forthcoming meetings of the Executive.
- 8.2 Funding is required to provide sufficient resource for the project to achieve the initial objectives.

9. Financial Implications

- 9.1 The PSA reward grant would not be available for the General Fund. However, it does not currently feature within any budget as it was never certain that it would be received.

10. Recommendations

- 10.1 That Members note the content of the report, including progress on the procurement of the integrated refuse collection and recycling contract(s) and the development of the single client for managing all waste services in Somerset.
- 10.2 That the Executive supports the contract award mechanism set out in paragraph 5.
- 10.3 That the Executive approves the allocation of the PSA Reward Grant to TDBC for the Waste performance to supporting the SWB project.

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TAUNTON DEANE BOROUGH COUNCIL

EXECUTIVE – 3 MAY 2006

JOINT REPORT OF THE DEVELOPMENT CONTROL MANAGER, FORWARD PLAN MANAGER AND ACTING HOUSING STRATEGIC SERVICES MANAGER

(This matter is the responsibility of Executive Councillors Garner and Bishop)

PROVIDING FOR GYPSIES AND TRAVELLERS – AN UPDATE

1.0 EXECUTIVE SUMMARY

- 1.1 The Council has responsibility for meeting the accommodation needs of gypsies and travellers as both housing and local planning authority. A recent assessment of needs has shown there to be 22 caravans on unauthorised sites. Although it is not expected that every caravan will represent a legitimate housing need that will need to be met on an authorised site, it is clear that a number will. Where the unauthorised site cannot be tolerated, such as at Oxen Lane, any households or groups with a legitimate need for accommodation represents a priority for action.
- 1.2 A new Planning Circular relating to gypsy and traveller sites has just been issued. It contains revised guidance for local planning authorities, including a requirement for sites to be allocated in LDFs for gypsies and travellers, which will need to be taken into account in due course. The Circular also amends previous guidance concerning the circumstances in which gypsy and traveller sites may be acceptable, creating a need for the Council's current policy on gypsy and traveller sites to be implemented in an amended manner.
- 1.3 This report has been considered by the Housing and Strategic Planning, Transportation and Economic Development Review Panels, which have resolved to support its contents.
- 1.4 The Executive's approval of the recommended actions arising from the needs survey and Circular are sought.

2.0 PURPOSE OF REPORT

- 2.1 This report informs Members of the results and implications of a recently completed assessment of gypsy and traveller accommodation needs in Somerset. It also outlines the main elements of the new Planning Circular on gypsies and travellers. The report concludes with recommendations on actions that are required in response to these two new considerations.

3.0 BACKGROUND

- 3.1 Section 225 of the Housing Act 2004 places the responsibility for identifying and meeting the accommodation needs of Gypsies and Travellers on local housing authorities, which includes this Council.
- 3.2 The Council also has a related responsibility in its role as local planning authority, where it is required to ensure that a wide choice of housing types is available to meet the needs of all members of the community. Draft Planning Policy Statement 3: Housing, published for consultation in December 2005, states that local development frameworks should 'set out policies to address the particular accommodation needs and demands of specific groups'. It goes on to refer specifically to Gypsies and Travellers, and impending guidance relating to meeting their needs in a new Planning Circular.
- 3.3 That Circular, 'Planning for Gypsy and Traveller Caravan Sites' (01/2006), was published at the beginning of February. It replaces the previous Circular (01/94) and provides detailed guidance on how local authorities' responsibilities for meeting the accommodation needs of gypsies and travellers are to be implemented through the planning system. A summary of the main aspects of the Circular follows in the next section of this report.
- 3.4 One of the key features of the policy process relating to housing generally is the preparation of sub-regional housing market assessments. These should estimate the need and demand for all types of housing, including the particular needs and demands of a range of specific groups. Gypsies and travellers are one of the groups identified. A housing market assessment for Somerset, jointly commissioned by all six local authorities, has been completed recently. It includes an assessment of the needs of gypsies and travellers, which is summarised in Section 5.0 of this report.
- 3.5 Another significant element in the background to this report is the Council's experience with the large unauthorised gypsy site at Oxen Lane, North Curry. That situation highlighted a range of issues that have resulted in subsequent actions and which also need to be borne in mind in the Council's future decisions and strategy relating to gypsies and travellers.

4.0 CIRCULAR 01/2006, PLANNING FOR GYPSY AND TRAVELLER CARAVAN SITES

- 4.1 This circular was published on 2nd February, 2006 and replaces DoE Circular 1/94 "Gypsy Sites and Planning"
- 4.2 The Circular has nine stated aims:

- to create communities where there is respect between the travelling and settled communities;
- to reduce the number of unauthorised encampments and developments;
- to significantly increase the number of gypsy and traveller sites in appropriate locations;
- to protect traditional ways of life whilst respecting the interests of the settled community;
- to stress the need for regional assessments of need and for local authorities to develop strategies to ensure that needs are dealt with fairly and effectively;
- to make provision for sites where need is identified;
- to ensure that DPDs include fair, realistic and inclusive policies;
- to promote more private gypsy and traveller site provision through the planning system;
- to help avoid gypsies and travellers becoming homeless through eviction from unauthorised sites.

Identifying Need and the Development Plan Process

- 4.3 The Circular advocates community involvement at an early stage in the process, emphasising the need for dialogue with the travelling community. It requires the number of pitches set out in the RSS to be translated into specific site allocations. The core strategy should set out criteria not only to guide the allocation of sites, but also to be used to meet unexpected demand. To have a solely criteria based policy (as in the Taunton Deane Local Plan) will no longer be acceptable. In identifying specific sites to meet any assessed need local authorities are encouraged to dispose of land for less than best consideration, to make full use of registers of unused or underused land and to exercise their compulsory purchase powers.

Sites in Rural Areas and the Countryside

- 4.4 The Circular advocates a rural exceptions site policy for gypsies similar to that for housing.
- 4.5 In areas of nationally recognised designations such as SSSIs, AONBs and Conservation Areas, planning permission for gypsy and traveller sites should only be granted where it can be demonstrated that the objectives of the designation will not be compromised by the development. However, local designations should not be used in themselves as a reason for refusal. Rural sites are acceptable in principle and “local authorities should be realistic about the availability or likely availability of alternatives to the car in accessing local services”. However, sites must not dominate the nearest settled community.

Applications

- 4.6 The guidance indicates that local planning authorities should not refuse applications solely because the applicant has no local connections. But they are entitled to refuse private applications in locations that do not comply with planning policies, especially where the authority has complied with the guidance and proceeded properly to ensure that needs identified by accommodation assessments are being met.
- 4.7 Local planning authorities are also advised to have regard to whether the absence of existing provision may prejudice enforcement action, or give rise to grounds of appeal against refusal of an application for a new site.

Sustainability

- 4.8 Relevant considerations include transport modes and distances from services; promotion of integrated co-existence between the site and the local community; the wide benefits of easier access to health services and education; that provision of a settled base may reduce possible environmental damage caused by unauthorised encampments; and avoiding sites where there is a high risk of flooding. Highway considerations are also relevant as is potential for noise and disturbance from vehicles and on-site business activities.

Appeals

- 4.9 The Circular advises that where Inspectors are considering appeals against the refusal of permission for new gypsy or traveller sites, material considerations will include: the existing and planned provision and need for sites in the area; the quality of information on needs; pitch availability on existing sites; personal circumstances and alternative accommodation options.

5.0 ACCOMMODATION NEEDS ASSESSMENT FOR GYPSIES AND TRAVELLERS WITHIN SOMERSET

- 5.1 The needs assessment was carried out by Rupert Scott of Ark consultants. It is one of the first of its kind, and has the advantage of putting Somerset 'ahead of the game' in terms of our understanding of accommodation needs in the county. The early completion of the assessment has enabled the Somerset local authorities to submit its findings in response to an invitation from the Regional Planning Body for 'First Detailed Proposals' in relation to the specific needs of gypsies and travellers in the county which need to be provided for within the Regional Spatial Strategy.
- 5.2 On the other hand, the early completion of the assessment carries the disadvantage of its having been prepared in advance of promised

Government guidance on the subject. In the absence of that guidance or any precedent, the following common sense approach was adopted:

- Consolidating local knowledge and expertise.
- Providing a statistical baseline that can be monitored and updated.
- Engaging directly with the local gypsy and traveller community.

5.3 The assessment was carried out in four separate phases:

- Desk top survey - based on data from the local authorities.
- Interview survey - based upon a standard questionnaire.
- The consolidation and assessment of data - to produce the Interim Report.
- Consultation and production of the Final Report.

The Main Findings

5.4 Somerset has three key features that have a major influence on the nature and scale of the gypsy and traveller community:

- The number and pattern of main travel routes through the county, given the nomadic way of life of gypsies and travellers, in particular the M5, A303 and A37.
- Attractions and opportunities, such as attractive upland areas, and events such as the Glastonbury Festival and Priddy Fair.
- The nature of public and private provision, especially the larger public sites, which account for a high proportion of total numbers and have been provided in each District.

5.5 The results of the study are attached at Appendix 1. They show that Taunton Deane contains the largest number of caravans in the county (134). In theory a further 34 caravans could be accommodated on authorised sites, although the study indicates that much of this theoretical spare capacity is unlikely to be utilised. The majority of caravans are on authorised sites. Most of the 22 unauthorised caravans are located on the large site at Oxen Lane, North Curry, although it is noted that only 7 of the 17 there, on four of the 16 pitches, were occupied at the time of the Caravan Count on 19 January.

5.6 The survey notes, however, that the results represent a winter 'snapshot' that does not take account of seasonal movements, which are expected to be a significant factor and will need to be examined in the coming summer.

5.7 Over 250 families were contacted regarding the interview survey, and the results of 180 interviews were analysed in the report. About 65% of the respondents were gypsies, 5% Irish Travellers and approximately 30% new age travellers. The results, which do not differentiate

between the different groups, showed that of those who answered the relevant questions:

- 74% described themselves as a family group;
- 73% had been on their site for 12 months or more;
- 75% of respondents had come from within Somerset;
- 96% of respondents gave Somerset as their preferred choice of location;
- small, but similar, numbers of people expressed the desire to change from local authority owned to private sites, or from private to local authority, indicating that the supply of publicly owned pitches is about right;
- 81% stated a preference for small sites of 1 – 4 pitches; and
- 62% wished to own their own site.

Conclusions and Recommendations of the Needs Assessment

- 5.8 Despite the large number of authorised caravans within Taunton Deane, the scale of unauthorised caravans indicates a need for further accommodation. The Council is also committed to finding a site for a new traveller family that has sought assistance in finding a suitable site. There is no need for further transit accommodation, as existing provision is adequate.
- 5.9 It should not be assumed, however, that the number of unauthorised caravans represents the level of need that the Council must seek to accommodate. Actual need should be determined by an assessment of the needs of each individual, group or family on the unauthorised sites. The large number of unoccupied caravans at Oxen Lane suggests that the real level of need may be for less than the 17 caravans on the site.
- 5.10 The ODPM Caravan Count requires a distinction between unauthorised sites that are 'tolerated' and those that are 'not tolerated'. In this context toleration refers only to whether immediate action to remove the occupants is either not possible or not desirable. Sites that are not tolerated are therefore ones for which an immediate alternative is required.
- 5.11 The first step in assessing the level of need for new sites is to identify which existing unauthorised sites are, or could be made, acceptable (or tolerated), and the conditions that would need to be met for them to become authorised.
- 5.12 Once this has been done there will be a residue of sites that are not, and could not, be made acceptable, and for which an alternative is required. This is the immediate, or backlog, need that is the equivalent of homelessness, for which alternatives are needed as a matter of priority. The scale of this need can only be determined by the detailed analysis of the circumstances of each individual, family or group referred to above.

6.0 PROVISION OF EMERGENCY GYPSY ACCOMMODATION

- 6.1 One of the key lessons learnt by the Council from the Oxen Lane experience is the importance of having alternative sites available if effective short-term action is to be taken against unauthorised sites that cannot be tolerated. At Oxen Lane the absence of such an alternative was one of the factors that led to a situation where the Council was advised that the obtaining of a temporary injunction pending final determination of the enforcement appeal was likely to be unsuccessful.
- 6.2 As a result of this experience the Council has sought to provide an emergency site, where temporary accommodation is available to gypsies or travellers evicted from unauthorised sites that cannot be tolerated. The site, containing six pitches, adjoins the existing gypsy site at Otterford. Planning permission was granted during 2005, and a lease with the County Council, which owns the land, should be completed this month. An application has also been made to the ODPM for approximately £50,000 to finance the development of the site. A decision on this is expected in May 2006.

7.0 CONCLUSIONS

- 7.1 The responsibility that the Council now has with regard to gypsy and traveller accommodation needs, the identification of unmet needs in the form of unauthorised sites, and the revised planning guidance in Circular 01/2006, all have implications for the Council's future actions. These can be broken down into a number of discrete, but linked, areas.

Addressing Short Term Needs

- 7.2 Under the provisions of the 2004 Housing Act the Council now has a clear responsibility to have regard to the accommodation needs of gypsies and travellers. The recently completed needs survey identified 22 caravans on four unauthorised sites. Seventeen of the caravans are located on the site at Oxen Lane, where a Planning Appeal has been dismissed and a 12 month period of compliance with the decision is running its course. Although it is not expected that an alternative site or sites will be required for all of these, there is a need to establish the number that will. These will then constitute a priority for action.

The Need to Allocate Sites

- 7.3 In the longer term the Council's local development framework will have to address the issue of identifying sites for unmet gypsy and traveller needs, as it is no longer acceptable to only have a criteria-based policy against which applications can be considered, as at present in the Local Plan. This is likely to be a difficult and contentious issue and will be included in the Allocations Development Plan Document.

Impact of Circular 01/2006 on the Determination of Planning Applications

- 7.4 All proposals will still need to be assessed in terms of Policy H14 of the Taunton Deane Local Plan.

H14 Outside the defined limits of settlements, sites for gypsies or non-traditional travellers will be permitted, provided that:

- (A) there is a need from those residing in or passing through the area;*
 - (B) there is safe and convenient access by bus, cycle or on foot to schools and other community facilities and they are sited near a public road;*
 - (C) a landscaping scheme is provided which screens the site from outside views and takes account of residential amenity;*
 - (D) adequate open space is provided;*
 - (E) accommodation will enjoy adequate privacy and sunlight;*
 - (F) areas for business, where appropriate, are provided within sites, with satisfactory measures for their separation from accommodation spaces and the safety and amenity of residents;*
 - (G) in the case of transit sites, there is convenient access to a County or National route;*
 - (H) the site is not within an Area of Outstanding Natural Beauty or a Site of Special Scientific Interest, or would harm the special environmental importance of any other protected area; and*
 - (I) adequate fencing, capable of preventing nuisance to neighbouring areas, is provided.*
- 7.5 However, in light of the new Circular the criteria may need to be considered more flexibly in cases where an identified need has been established. The fact that a site may be in an area with a landscape, wildlife or conservation designation should no longer in itself be a reason for refusal, unless it can be demonstrated that the development would undermine the objectives of that designation. A more flexible approach should also be taken in terms of distance to local facilities. Whilst sites immediately adjoining settlements may best meet sustainability criteria they can also give rise to other problems, particularly in relation to impact upon residential amenity.
- 7.6 Circular 01/2006 identifies the issue of the scale of sites in relation to existing settlements. Existing communities should not be dominated by

large scale gypsy sites. In implementing Policy H14, the relative size of any proposed site in relation to nearby settlements must be taken into account.

8.0 CORPORATE PRIORITIES

8.1 This report is concerned with the provision of housing, which impacts mainly on the Corporate Priorities of Health and Economy.

9.0 CONSIDERATION BY REVIEW PANELS

9.1 The report has been considered by the Housing Review Panel and Strategic Planning, Transportation and Economic Development Review Panel at their meetings on 11 and 12 April respectively. Both Panels resolved to support the report's recommendation.

10.0 RECOMMENDATION

10.1 It is **recommended** that the Executive notes the contents of this report and agrees the following actions:

- undertake an assessment of the needs of each individual, family or group currently occupying unauthorised sites;
- seek to identify opportunities for providing suitable sites for those individuals, families or groups accepted as having legitimate needs; and
- adoption of a changed approach to the implementation of Taunton Deane Local Plan Policy H14 to reflect:
 - the more flexible approach to applications within areas of nationally recognised environmental designations such as AONBs or SSSIs;
 - greater flexibility in terms of the distance from facilities; and
 - new advice that existing communities should not be dominated by large scale gypsy sites;
- inclusion in the Core Strategy DPD of criteria to guide the allocation of sites; and
- inclusion in the Allocations DPD of specific site allocations to accommodate identified unmet needs.

Background Papers

The following documents have informed the content of this report:

- Taunton Deane Local Plan, November 2004
- Accommodation Needs Assessment for Gypsies and Travellers within Somerset, February 2006
- Draft Planning Policy Statement 3: Housing, December 2005
- ODPM Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites, February 2006

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APPENDIX 1

Table 1: The Existing Situation - Site and Caravan numbers and distribution – authorised, and actual at 19/1/06

	Sedgemoor		Mendip		South Somerset		Taunton Deane		West Somerset		Somerset County	
<u>Authorised Sites</u>	Site	C/vans	Site	C/vans	Site	C/vans	Site	C/vans	Site	C/vans	Site	C/vans
L A Residential	1	16	1	46	2	28	1	30	1	20	6	140
L A Transit	1	19	0	0	0	0	0	0	0	0	1	19
LA to address unauthorised dev.	0	0	0	0	0	0	1	6	0	0	1	6
Private	9	36	13	57*	8**	16	13	85	0	0	43	189
Private Transit	0	0	0	0	0	0	1	25	0	0	1	25
Total No of Authorised Sites and Caravans	11	71	14	103*	10	44	16	146	1	20	52	379
Actual No. of Authorised Caravans at 19/1/06 (including Transit)		59		73+		30		112		18		292
Actual No. of Unauthorised Caravans at 19/1/06	7	26	7	41	6	29	4	22***	0	0	24	118
Actual Total No. of Sites and Caravans at 19/1/06	18	85	23	114+	16	59	20	134***	1	18	76	410
No. of unauthorised encampments recorded 2002-2005	8		31		20		8		1		68	
Estimate of Families in Housing	10		20		20		10		0		48	

* Includes 16 Shelters

** Includes 1 LA Residential Family Site counted as Private

*** Includes 10 on one site with no evidence of current occupation

+ Possible 12 Vans on authorised sites not visited in Count

Table 1 above shows the overall number of sites and caravans that have been identified through a combination of the desk top survey and the 19th January Caravan Count. A further Caravan Count is due to take place in July.

TAUNTON DEANE

Category	Site Location	Ethnic Group	No. of Vans Auth'd	Actual No. of Vans	Comments
L.A. Residential Site	Otterford Taunton	Gypsies	30	23	Site full – no pitches available
L.A. Temporary site	Otterford, Taunton	Gypsies	6	0	Temporary permission
Private Site	Stoneyhead, Wrantage	Gypsies	30	10	Largest site in Somerset
Private Site	Longacre, North Curry	Gypsies	1	5	
Private Site	Lords Wood, N. Curry	Gypsies	6	9	
Private Site	Newport, North Curry	Gypsies	5	5	
Private Site	Greenway, N. Curry	Gypsies	1	1	
Private Site	Upcott, Bishops Hull	Gypsies	3	4	
Private Site	Fosgrove, Blackdown	Gypsies	1	1	
Private Site	Lodge Copse, Bradford-on-Tone	Gypsies	3	3	
Private Site	Pitt Farm, Rockwell Green	Gypsies	3	3	
Private Site	Park View, Milverton	Gypsies	1	1	
Private Site	High View, Ford Street	Gypsies	4	4	
Private Site	West Hatch, Neroche	New T.	26	26	Site full
Private Site	Dodhill Green, Staplegrove	Gypsies	1	1	
Total Authorised Residential Sites (15)			121	96	
Unauthorised Private Site	Oxen Lane, North Curry	Gypsies	0	17*	Granted 1 year to relocate.
Unauthorised Private Site	Knapp Lane, N. Curry	Gypsies	0	1	
Unauthorised Private Site	Brimley Hill, Blackd/n	Gypsies	0	3	
Unauthorised Private Site	Two Acres, Ford Street	Gypsies	0	1	
Total Unauthorised Sites (4)			0	22	
Total – Residential	15 Authorised Sites, 4 Unauthorised Sites		121	118	

Category	Site Location	Ethnic Group	No. of Vans Auth'd	Actual No. of Vans	Comments
Transit Site (Private)	Stoneyhead, Wrantage	Gypsies	25	16	Could be developed further

* Only 7 of the 17 caravans, on 4 out of the 16 pitches, showed any evidence of current occupancy.

TAUNTON DEANE BOROUGH COUNCIL

Report of the Chief Valuer to the Executive to be held on 3 May 2006

Proposed Compulsory Purchase Orders for Principal Development Sites within the Vision for Taunton Proposals – In Principle Commitment

Executive Summary

The Executive is requested to agree in principle to the serving of Compulsory Purchase Orders for the main development sites under the Vision for Taunton Proposals, where third party land acquisitions are required.

1. Introduction and Purpose of Report
 - 1.1 Detailed delivery arrangements are now being progressed in respect of a number of key development sites within the Vision for Taunton proposals, as envisaged in the Terence O'Rourke Masterplan.
 - 1.2 Whilst the Borough Council is a major landowner in the three key areas of Firepool, Tangier and the town centre retail area, it is likely that other areas of land, together with interests in land such as easements, will need to be acquired from third parties. Whilst it may be possible to acquire some of these interests in land by negotiation, it is in my opinion essential that in all such cases the Borough Council has a suitable Compulsory Purchase Order resolution in place for each of the main sites where land acquisition will be required.
2. Proposed in Principle Commitment to Making Compulsory Purchase Order Resolutions for the Main Vision for Taunton Sites
 - 2.1 In order to send out a clear message to all those people involved in delivering the Borough Council's aspirations for the main Vision for Taunton development sites, it is suggested that the Borough Council agrees to an "in principle" commitment to the making of such Compulsory Purchase Order resolutions as will be required in future to deliver the Vision for Taunton proposals.
 - 2.2 It will, of course, be necessary in respect of each development site where a proposed Compulsory Purchase Order resolution is desirable, for a detailed report to be submitted to the Borough Council confirming the necessary details and the powers under which such Compulsory Purchase Orders can be made.
3. Recommendation
 - 3.1 It is recommended that the Executive and the Borough Council be asked to agree in principle to a commitment at this stage, to promoting Compulsory

Purchase Orders as thought necessary in respect of the key development sites within the Vision for Taunton proposals.

D J Thompson
Chief Valuer

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