Executive

You are requested to attend a meeting of the Executive to be held in The John Meikle Room, The Deane House, Belvedere Road, Taunton on 18 August 2010 at 18:15.

Agenda

1 Apologies.

2 Minutes of the meeting of the Executive held on 14 July 2010 (attached).

3 Public Question Time.

4 Declaration of Interests.
To receive declarations of personal or prejudicial interests, in accordance with the Code of Conduct. The usual declarations made at meetings of the Executive are set out in the attachment.

5 Task and Finish Review into Promoting Cycling in Taunton Deane. Report of the Scrutiny Officer (attached)
Reporting Officer: Erin Taylor

6 Financial and Performance Monitoring - Quarter 1 2010/2011. Joint report of the Performance and Client Lead Officer and the Financial Services Manager (attached)
Reporting Officers: Adrian Gladstone-Smith
Paul Fitzgerald

7 Allocation of Housing and Planning Delivery Grant. Report of the Strategic Director (attached)
Reporting Officer: Joy Wishlade

8 Proposed Crime and Disorder Reduction Partnership Merger. Report of the Community Development Lead (attached)
Reporting Officer: Scott Weetch

9 Setting Strategic Housing and Employment Targets for the Taunton Deane Core Strategy. Report of the Strategy Lead (attached).
Reporting Officer: Simon Lewis

10 Executive Forward Plan - details of forthcoming items to be considered by the Executive and the opportunity for Members to suggest further items (attached)

Tonya Meers
Legal and Democratic Services Manager

08 September 2010

Members of the public are welcome to attend the meeting and listen to the discussions.

There is time set aside at the beginning of most meetings to allow the public to ask questions.

Speaking under “Public Question Time” is limited to 4 minutes per person in an overall period of 15 minutes. The Committee Administrator will keep a close watch on the time and the Chairman will be responsible for ensuring the time permitted does not overrun. The speaker will be allowed to address the Committee once only and will not be allowed to participate further in any debate.

If a member of the public wishes to address the Committee on any matter appearing on the agenda, the Chairman will normally permit this to occur when that item is reached and before the Councillors begin to debate the item.

This is more usual at meetings of the Council’s Planning Committee and details of the “rules” which apply at these meetings can be found in the leaflet “Having Your Say on Planning Applications”. A copy can be obtained free of charge from the Planning Reception Desk at The Deane House or by contacting the telephone number or e-mail address below.

If an item on the agenda is contentious, with a large number of people attending the meeting, a representative should be nominated to present the views of a group.

These arrangements do not apply to exempt (confidential) items on the agenda where any members of the press or public present will be asked to leave the Committee Room.

Full Council, Executive, Committees and Task and Finish Review agendas, reports and minutes are available on our website: www.tauntondeane.gov.uk

Lift access to the John Meikle Room and the other Committee Rooms on the first floor of The Deane House, is available from the main ground floor entrance. Toilet facilities, with wheelchair access, are also available off the landing directly outside the Committee Rooms.

An induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter.

For further information about the meeting, please contact Democratic Services on 01823 356382 or email d.durham@tauntondeane.gov.uk

Executive Members:-

Councillor J Williams - Leader of the Council
Councillor C Herbert
Councillor K Hayward
Councillor J Court-Stenning
Councillor N Cavill
Councillor J Lewin-Harris
Councillor T Hall
Councillor M Edwards

Executive – 14 July 2010

Present: Councillor Williams (Chairman)
Councillors Cavill, Mrs Court-Stenning, Hall, Hayward, Mrs Herbert and Mrs Lewin-Harris

Officers: Penny James (Chief Executive), Joy Wishlade (Strategic Director), Tonya Meers (Legal and Democratic Services Manager), Maggie Hammond (Strategic Finance and Section 151 Officer), Claire Bramley (Business Development Manager), Simon Lewis (Strategy and Corporate Manager), Lisa Redston (Strategy Officer), Ann Rhodes (Strategy Officer), Paul Rayson (Cemeteries and Crematorium Manager/Registrar) and Richard Bryant (Democratic Services Manager).

Also present: Councillors Morrell, Slattery and A Wedderkopp.

(The meeting commenced at 6.15 pm.)

66. **Apology**

Councillor Edwards.

67. **Minutes**

The minutes of the meetings of the Executive held on 16 June 2010 and 24 June 2010, copies of which had been circulated, were taken as read and were signed.

68. **Declaration of Interest**

Councillor Mrs Court-Stenning declared a personal interest as an employee of Somerset County Council.

69. **Southwest One Customer Contact : Development of Customer Access to include 24 hour Automated Telephony Payments**

Considered report previous circulated, concerning the proposed implementation of a 24 hour, 365 days automated telephone payments solution.

The Customer Access Strategy adopted by Taunton Deane in August 2005 stated that customers wanted both ‘contact when it was convenient to them’ and ‘easy methods of contact to suit them’. Since moving into Southwest One, a new citizen portal plus an integrated CRM system had been implemented which provided customers with enhanced access and the ability to obtain information electronically whenever required.

Customer Contact had recently embarked on a programme of work to develop and improve customer access and this included the possibility of taking payments via the telephone outside the traditional working hours of 8am and 6pm, Monday to Friday.

In addition, consideration was being given to taking payments in line with the new Payment Card Industry debit card standards, as encrypting phone call recordings would no longer be an acceptable method of protecting customer's payment card details.

Currently, Customer Service Advisors took payments for a variety of services, including:-

- Council Tax;
- Housing Rent;
- Penalty Charge Notices for parking; and
- Waste.

The options available for introducing automated telephony services to the Contact Centre were both based on forms of Interactive Voice Recognition – one a traditional 'press one' followed by a series of push button commands or a fully voice recognised system with push buttons for entering card details only.

If the system proved to be cost effective, implementation would start on the Council Tax and Payments lines, moving to 356356 if the system proved successful. The set up costs would be borne by Southwest One. During working hours, customers would be able to choose to speak to a Customer Services Advisor if there was a problem.

Noted that the Customer Services Advisors would be retrained to move the payment element of any call to the automated service once any other queries had been resolved.

Swale Borough Council had recently implemented a similar service and details were submitted for the information of Members.

Resolved that the proposed development of the Southwest One Customer Contact, to include 24 hour automated telephony payments, be supported.

70. Corporate Equality Scheme 2010-2013

Considered report previously circulated, concerning the Corporate Equality Scheme 2010-2013 (CES) which would provide direction for the Council as to how to meet its statutory public duties to promote equality and to eliminate all forms of direct or indirect discrimination.

Legislation required public bodies to produce a Race Equality Scheme, a Disability Equality Scheme and a Gender Equality Scheme. The CES brought these requirements into one document.

The purpose of the CES was to:-

- Demonstrate the need to be proactive rather than reactive in meeting the needs of service users and employees;

- Pull together the Council's commitments to equality;

- Provide direction for the Council and Service Managers and employees through clear equality objectives;

- Provide the basis for meaningful actions (to be embedded within individual Service Plans) to ensure delivery of Council services in an equitable way; and

- Set out how the Council would meet its statutory public duties.

Reported that the Somerset Chief Executive's Group had agreed that all Local Authorities in Somerset should reach the 'Achieving' level of the Equality Framework for Local Government by 2011. Meeting the CES objectives would ensure that the Council achieved this target.

Taunton Deane now took the approach that Equalities and Diversity should be mainstreamed within all service areas and should not be the sole responsibility of one officer. The CES reflected this approach and the following six objectives which were included in the document aimed to support Equalities throughout the Council's services, policies and decision making processes:-

Objective 1 – Know our communities and improve engagement;
Objective 2 – Provide responsive services;
Objective 3 – Work with partners to ensure equal access and fair life chances;
Objective 4 – Improve challenge and scrutiny;
Objective 5 – Promote equality of opportunity as an employer; and
Objective 6 – Promote inclusion in the community and participation.

These objectives would be implemented through Equality Action Plans. Individual Services would produce Equality Action Plans and include these in their Service Plans. The actions within these plans would be identified from the following:-

- Objectives within the Corporate Equality Scheme;
- Results of equality impact assessments; and
- Listening to the views expressed by service users, non service users, staff and key stakeholders.

The resource implications of Equality Action Plans would need to be considered by service areas as part of their budget setting process.

Corporate Aims Delivery Plans would also include Equality Risks and take direction from the CES.

Monitoring of all relevant plans would be undertaken on a regular basis.

Public consultation on the CES had been carried out through the Limehouse website, and through direct contact with partners, representative equality groups and other key stakeholders.

The CES had been favourably received by the Taunton Deane Disability Discussion Group with high regard for the Council's approach and commitment to fair and accessible services and encouraging communities to participate.

Further reported that although compliance with the six objectives in the CES would result in the Council reaching the 'Achieving' level of the Equalities Framework for Local Government, it would require a Peer Assessment to be undertaken at a cost of approximately £5,000 to receive formal recognition of reaching this level.

Members expressed the view that as long as the Council would be operating at the 'Achieving' level there was no justification, especially in the current economic climate, for spending money on a Peer Assessment. In the circumstances, it was agreed that the CES should be amended to reflect this.

Resolved that:-

(a) subject to the necessary amendments being made to the Corporate Equality Scheme 2010-2013, the document be approved for adoption; and

(b) Expenditure for the proposed Peer Assessment against the Equality Framework for Local Government be not authorised.

71. Update on the Allotments, Green Space, Play Pitch and Sports Facilities Strategies for Taunton Deane Borough Council

Reference Minute Nos 109, 110, 111 and 112/2009, submitted report previously circulated, concerning the proposed Strategies for Allotments, Green Space, Play Pitch and Sports Facilities.

When the four documents had been considered last December, the Executive:-

- Reviewed and Adopted the Strategies including the Visions, Aims, Objectives, Policies and Action Plans;
- Accepted the Strategies as technical documents to be weighed in the decision-making process for the determination of development proposals;
- Approved wider consultation on the Strategies to make them more robust and enable them to be considered for adoption as a Supplementary Planning Document; and
- Delegated approval of any minor alterations to the Strategy resulting from the consultation and the outcomes for the Action Plan as they were developed to the Executive Councillor for Sport, Parks and Leisure.

The Strategies were intended to guide plan-making and be used as part of the Local Development Framework (LDF) evidence base. It was possible that they might ultimately become a Supplementary Planning Document which would develop the current approach to calculating Leisure facilities requirements arising from new developments.

To become part of the LDF it had been necessary to consult more widely on the documents to make them more robust to challenge. The consultation process had run from 20 January 2010 for eight weeks. It included statutory consultees such as the Environment Agency and the Strategic Health Authority, other national and regional stakeholders, local stakeholders and interested parties, including sports pitch users and the voluntary sector.

As a result of the comments received from the consultation:-

- There were no amendments to the substance of the Allotment Strategy.

- Similarly, there were no amendments to the substance of the Green Space Strategy.

- An amendment to the calculation of rugby and hockey pitch capacity in the Playing Pitch Strategy was required. This was a technical alteration following advice from Sport England. The result was that the strategy now showed a slight deficit in the number of junior rugby pitches at peak times and a slight reduction in the surplus of available hockey surfaces. All other pitches remained in their original deficit or surplus category. No changes to key findings, considerations, standards, policies and actions were needed.

- An amendment to Sports Facilities Strategy future requirements list was needed to reflect the technical alteration in calculation of rugby and hockey pitch capacity in the Playing Pitch Strategy. However, the standards, policies and actions remained unchanged.

Reported that it was clear from national legislation that local authorities were required to provide a robust and credible evidence base of need and set local provision standards to address sports, recreation and open space provision. This would enable the Council to plan and make provision for future sports facilities through developer contributions, partnership working and national funding streams.

Adoption of the Strategies as technical documents was a key decision that would:-

- Inform the preparation of policy;
- Inform the decision making process for the determination of development proposals;
- Provide an adequate supply of facilities for current and future populations;
- Improve the overall quality of facilities;
- Improve participation and satisfaction levels; and
- Achieve an accessible distribution of facilities.

During the discussion of this item, it was reported that the Allotments Strategy had already received national recognition as an example of best practice. This particular strategy had been produced with the assistance of Mr Alan Cavill, the Chairman of the Taunton Allotments Association, and it was agreed that a letter of appreciation should be sent to him.

Resolved that:-

(1) The adoption of the Allotments, Green Space, Play Pitch and Sports Facilities Strategies be reaffirmed; and

(2) Approval of minor amendments to the Strategies resulting from changes in the evidence base and the outcomes of the Action Plans as they developed, be delegated to the Portfolio Holder for Sports, Parks and Leisure.

72. Mercury Filtration and New Cremators at Taunton Deane Crematorium

Reference Minute No 72/2009, considered report previously circulated, concerning the tenders that had recently been received for three new cremators and Mercury abatement equipment for Taunton Deane Crematorium.

The Crematorium was a Grade II Listed Building and a busy service. The Council's tender had specified that the new equipment should be fitted within the existing building and that the Crematorium should remain operational throughout the installation period.

A total of four tenders for the work had been received and reviewed, with one tender clearly superior to the other three.

Tender 1 was priced much higher than the other three both in terms of equipment and service maintenance costs. This tender also required a major extension to the Crematorium building which would increase the overall project costs by approximately £100,000.

The designs submitted with Tender 2 sought to locate all of the abatement plant onto the Crematorium's flat roof. Although this was the lowest priced bid, the use of the flat roof was not conducive to the listed building status of the Crematorium as it would be highly visible from a wide area.

Tender 3 provided the most comprehensive tender and was the only company which complied with the requirement to house the majority of the equipment within the existing building. They were currently the market leader to both the public and private sector and their equipment was already operational locally at both Bath and Exeter Crematoria.

In addition, this particular supplier had provided a timetable for installation between March and November 2011, which was ideal for the Crematorium service as it covered the quieter summer period with long daylight hours enabling more work to be completed after funeral services had finished.

The fourth tenderer had submitted an inferior bid with major omissions such as technical drawings and details of service provision.

A summary of the tenders received was shown in the table below:-

Manufacturer	Supply of three new Cremators and Mercury Abatement	Servicing over 5 years and maintenance

Tenderer 1	£1,192,250	£376,050
Tenderer 2	£989,960	£322,000
Tenderer 3	£1,020,937	£312,883
Tenderer 4	£993,000	£250,000 excludes spares and key equipment.

Further reported that by installing the new cremators and the Mercury filtration equipment, Taunton Deane would be fully complying with the requirements of the Department of the Environment, Food and Rural Affairs and the Government's PG5/2 legislation.

Abating 100% of cremations annually, Taunton Crematorium would join a national emissions trading scheme for crematoria and receive an estimated £30,000 in the first year of trading from those crematoria that were not abating.

Resolved that subject to the receipt of satisfactory references, the tender of Tenderer 3 (Facultatieve Technologies) for the supply of three new Cremators and a Triple Mercury Abatement System together with ancillaries, be accepted.

73. Allocation of Growth Points Funding

Considered report previously circulated, concerning the allocation of Growth Points Funding.

Growth Point Funding was partnership funding between Somerset County Council and Taunton Deane Borough Council, which had funded the capital elements of the work of Project Taunton. Indicative funding had been announced last year at £2,243,000 capital and £300,798 revenue for 2010/2011. Although the revenue amount had been received, due to the current economic situation there was uncertainty as to whether the capital amount would be forthcoming.

It was proposed that the revenue funding continued to support the Delivery Team for Project Taunton. If no further funding was found, the Delivery Team would be funded until approximately December 2011.

It was assumed that further capital funding would prove difficult to find, which would mean that the Delivery Team had a finite existence. However, it was recognised that in these circumstances the Council had to plan to ensure that the basic ingredients for the growth of Taunton were put in place.

Submitted for information a spreadsheet (Appendix A) which showed expected and suggested expenditure of the remainder of the New Growth Points capital funding allocation for Taunton. A table showing the use of Growth Points funding that was previously agreed by the Executive (Minute No 87/2009 refers) was also submitted. This showed income in 2010/2011 that would now be discounted.

The allocations continued to prioritise the first phase at Firepool, the creation of key linkages within the town, the planning for a new retail scheme and some public realm works.

Given the uncertainty of Government Funding, the Project Taunton Steering Group and the Project Taunton Board had concluded that even if the Growth Points allocation for 2010/2011 was received, the new suggested programme should be followed as a matter of urgency. If the Council could not demonstrate positive use of the capital funds, Taunton Deane risked criticism for non delivery and the prospect of the Government trying to recover funds already received.

Resolved that the Growth Points capital spending plan set out in Appendix A (attached to these Minutes) and the use of the revenue funding to support the Project Taunton Delivery Team, be approved.

74. **Executive Forward Plan**

Submitted for information the Forward Plan of the Executive over the next few months.

Resolved that the Forward Plan be noted.

(The meeting ended at 7.10 pm.)

Usual Declarations of Interest by Councillors

Executive

- **Employee of Somerset County Council – Councillor Mrs Court-Stenning**

AGENDA ITEM NO. 5

Taunton Deane Borough Council

Executive – 18 August 2010

Task and Finish Review into Promoting Cycling in Taunton Deane

Report of the Scrutiny Officer

(This matter is the responsibility of Executive Councillor Mrs Herbert)

Executive Summary

This Task and Finish review has now been concluded. The draft final report was submitted to the Community Scrutiny Committee on 27 April 2010 and all of the recommendations were supported.

The recommendations were then taken to the Corporate Management Team on 12 July 2010 for officer comments.

This cover sheet provides directions on how the Executive should deal with the Task and Finish report and the six recommendations.

The final report of the Task and Finish review follows this cover report.

1. The Executive is asked to do the following:-

1.1 Consider the report and its recommendations, and decide which, if any, of the recommendations it wishes to adopt.

1.2 If the Executive agrees to adopt any of the recommendations of the review, it should state who will be responsible for delivering each of the adopted recommendations.

1.3 If the Executive decides **not** to adopt any of the recommendations, it must specifically state why, as prescribed by the Local Government Act 2007.

2. Officer Comments

2.1 **Recommendation 1**

Future agreement on the maintenance of established cycle way proposals needs to be clearly established from the onset. A policy needs to be in place for these agreements by the end of 2010.

The Development Mangement Lead responded:-

'When cycle, pedestrian or vehicle routes are included in (or required as part of) a planning application, the future ownership and maintenance of these are a planning consideration. In most cases they are adopted by the Somerset County Council as the Highways Authority and the developer will transfer the ownership with a commuted sum. In some cases where the Highways Authority can or will not adopt a route the District Council may adopt the route with an appropriate commuted sum.'

2.2 **Recommendation 2**

That the need for bye-laws regarding cycling, currently in place with regard to Vivary Park, Hamilton Park and Goodland Gardens and all other Taunton Parks, be considered by Taunton Deane

The Community Development Lead responded:-

'The Bye-Law says:

A person shall not, except in the exercise of any lawful right or privilege, ride any bicycle, tricycle or other similar machine in any part of the Pleasure Ground during the hours specified in the following table in respect of the Pleasure Ground:-

Victoria Park *Greenway Recreation Ground* *Galmington Playing Field*	*From 8am to 10pm*
Taunton Green Playing Field *Hamilton Gault Playing Field*	*From 8am to the time appointed for the closing of the Pleasure Ground*
French Weir	*All hours*
Vivary Park	*From 10am until the closing of the Pleasure Ground*

However...we are minded to say that Vivary Park is part of the Sustrans route anyway; we are not in a position to enforce a bye-law (only the Police can do so); people naturally cycle in these areas.'

2.3 **Recommendation 3**

Any future consultants engaged to consider transport issues need to ensure that the methods for future delivery and maintenance of cycle routes be fully included and explored in their recommendations.

The Corporate Management Team noted this.

2.4 **Recommendation 4**

The future arrangements for the cycle park facility which previously adjoined the St James Street Medical Centre in Taunton, needs to be formalised to ensure it is available for use or other options explored.

St James's Medical Centre are required under the Terms of the Lease between Taunton Deane Borough Council and Somerset Primary Care Trust dated 17 April 2009 to maintain the cycle park facility for members of the public to use.

2.5 **Recommendation 5**

That a "wish list" of cycle related requirements be compiled to close the current gaps in cycle provision in Taunton. Additional requirements to be delivered through the Local Development Framework (LDF), Project Taunton or other transport related Plans.

The Corporate Management Team asked for further details from the Chairman of the Task and Finish Group who responded:-

'I do not think that it was ever intended that the Group should complete a Wish List.

The issue that is important is that someone in the organisation should maintain a list of future requirements for cycle paths that are promoted through the LDF, Urban Initiatives or through any other source. It is also essential that the Wish List is made available to County Highways and the Development Management (Taunton Deane) in order that planning applications take the information into consideration to ensure that future routes are not prejudiced by a planning decision'.

2.6 **Recommendation 6**

That a joint Taunton Deane and Somerset County Council website be introduced, which would promote the use of cycling and include links to local cycle groups within 3 months from the date of the agreed final report.

This facility exists in the current website. Typing 'cycling' in the search box brings up links to both Somerset County Council's and Taunton Deane's web pages.

3. Contact Details

Erin Taylor
Scrutiny Officer
Taunton Deane Borough Council
Telephone: 01823 356415 (internal ext. 2305)
e-mail: e.taylor@tauntondeane.gov.uk

Taunton Deane Borough Council

A Task and Finish Review into Promoting Cycling in Taunton Deane

Introduction by Councillor Cliff Bishop, Chairman of the Promoting Cycling Task and Finish Review

As you will see from the report there was no doubt at all from the officers of the Local Authorities, representatives of the Cycling Organisations , the public and the Members of the Review that there is a lot that needs to be done to encourage cyclists to make use of the cycling network.

Local authorities must recognise cycling as a crucial low-cost element of an integrated transport plan and must be aware of managing travel patterns in our increasingly crowded nation. We must ensure that that more attention and funding is provided so that the needs of cyclists are properly addressed in the LTP and LDF processes and that master planners, when considering urban extensions, design schemes which encourage greater use of sustainable travel modes such as cycling.

Cycling is both inexpensive to fund and offers high return benefits in tackling congestion, air quality and improved health.

Recent results from the six cycling demonstration towns, Aylesbury, Brighton and Hove, Darlington, Derby, Exeter and Lancaster show that on average trips by bike are up 29 per cent and cycling to school at least once a week has more than doubled. The demonstration towns show significant falls in the number of people classed as inactive and the combined results should encourage us to view cycling not just as an add-on but as an integral part of our planning process.

We need to ensure that measures are put in place so that the failings in the Past will not reoccur.

Councillor Cliff Bishop

Contents

Background of the Review

Why do a review on this subject?

Taunton is a growing town. It is at the geographical heart of the South West region and the benefits of this position needs to be reinforced with improved transport infrastructure. Without investment in infrastructure, it is unlikely there will be any scope to contemplate or accommodate any further growth and regeneration. Proposed housing and employment developments could make Taunton as big as Exeter by 2026. As development takes place in the town centre, more travel needs to take place on public transport, on foot and by bicycle. Combining cycling with public transport provides a viable alternative to the private car for many journeys.

Unique opportunities are being presented to make Taunton Town Centre more accessible for shoppers, public transport users, walkers and cyclists. A number of projects including the Local Transport Plan (LTP), Local Development Framework (LDF), Taunton Vision and Taunton Town Centre Area Action Plan (AAP) are already considering how to improve travel within Taunton.

Cycling, together with public transport, constitutes an essential element for energy-efficient, low resource-consuming means of transport. It also contributes to the reduction of congestion and pollution, the enhancement of the local environment, the improvement of quality of life and increased accessibility. Carbon emissions need to be lowered countrywide and reducing car-use is a way to achieve this goal. Climate Change is a priority of Taunton Deane Borough Council. It is an objective to work with communities to significantly reduce carbon emissions across the Taunton Deane area, with measurable achievements by March 2013.

Existing levels of cycling in Taunton are high by national standards, but there is scope for further increase, given that many journeys are less than 2 miles long. Some parts of the town centre still have poor cycle access and the group agreed that these areas needed to be investigated.

Cycling can significantly improve individual fitness and has the potential to have a major impact on public health. The European Charter on Transport states that physically active forms of transport, such as walking and cycling offer significant health gains through the reduction of the ill effects of motorised transport and the utilisation of the health benefits of increased physical activity. The National Institute of Health also supports the creation and maintenance of infrastructure to support cycling.

Acknowledgements

The members of the review would like to thank the following for giving their time and for helping us to come to some conclusions which we sincerely hope, if adopted, will help promote cycling within Taunton Deane.

Carl Smith
(Proposer of the task and finish review)

Ms Helen Fountain
Team Leader Smarter Choices
Somerset County Council

David Mitchell
Cycling Officer
Somerset County Council

Rupert Crosbee
Area Manager from Sustrans

Mr Colin Jones
Cycle Somerset

Jonathon Sladdon
Cycle Somerset

Mark Leeman
Strategy Lead Officer

Mark Green
Taunton Vision

Phil Bisatt
Strategy Officer

The Road Safety Partnership

Councillor R Lees

Definitions and Abbreviations

(LTP)
Local Transport Plan

(LDF)
Local Development Framework

(AAP)
Taunton Town Centre Area Action Plan

(SCC)
Somerset County Council

(SRSP)
The Somerset Road Safety Partnership

(LPA)
Local Planning Authority

Membership of the Review

Councillor Cliff Bishop (elected Chair of the review at the first meeting)
Councillor Ken Hayward
Councillor Ms Catherine Herbert
Councillor Miss Louise James
Councillor Mrs Sue Lees
Councillor Phil Stone

Terms of Reference

The Overview and Scrutiny Board had previously agreed for this review to take place at the suggestion of Carl Smith.

The terms of reference are as follows:-

1. To identify what level of infrastructure existed for cyclists (such as cycle routes, bicycle parking and signage);

2. What the take-up was: Who Cycled? How many people cycled and why?

3. What the genuine need was: What did cyclists need? Who would cycle but did not?

4. What Project Taunton and other developments would provide for Cyclists;

5. Identification of gaps between provision and need, and propose solutions to fill these gap

The group considered the terms of reference and discussions progressed. It was agreed that the following terms of reference would be included as further research was needed and points clarified.

6. To carry out the review in two strands – What Taunton Deane could initiate and what Taunton Deane could do in Partnership with Somerset County Council and developers.

7. An overview of the effectiveness of travel plans and incentives prepared by employers and schools to encourage cycling

8. An examination of the marketing and publicity material that is currently available and if it is suitable and effective

9. How the promotion of cycling is incorporated in the Borough's LDF, Core Strategy and NHS Somerset

10. The type and extent of funding that was available for the promotion of cycling including funding from sources other than the County and Borough Council

Evidence Taken, Key Findings and Recommendations

The Vision for Taunton Town Centre

A town centre that is well connected and less congested.

A comprehensive and integrated footpath and cycleway network will be provided, together and improved signage and cycle parking facilities.

Transport Strategy and Local Transport Plan

The group listened to a number of presentations throughout the review. David Mitchell, Somerset County Council's Cycling Officer, presented an overview of the aims and objectives of the LTP and Cycling Strategy to the review group. The Cycling Strategy was an appendix to the LTP written by Atkins.

There were 3 main objectives:
- Increase travelling by bike;
- Improve accessibility between market towns;
- Encourage sustainable tourism.

The group were informed that it was not going to be possible to deliver all the schemes that were due to be delivered during 2006-2011. Mr Mitchell explained that there was a target to increase cycling by 10%. However, The Highways Agency was not keen to support the new cycling infrastructure.

Setting the Context for Cycling in Taunton Deane with reference to the Community Strategy, Corporate Strategy, Travel Plan and Local Development Framework (LDF).

Mark Leeman, Strategy Lead, gave a presentation on how the Council's involvement in the provision of cycle routes was influenced by the various strategies/plan that have been adopted.

Most actions arising from the Community and Corporate Strategies were the responsibility of Somerset County Council (SCC).

The staff travel plan was discussed and the following points were raised:-

- The Car Share Scheme promoted change;
- A cycle user group (BUG) had been set up;
- There had been little progress on the Safe Routes Map;
- A significant shift in numbers of staff cycling had been achieved through the Travel Plan;
- The previous Staff Travel Plan expired at the end of 2008 and a new one was overdue.

It was agreed that Taunton Deane effectively demonstrates how cycling can be made a major part of staff travel plans.

A Cycle and Access Audit was carried out in Taunton Town Centre in early 2006, which hoped to guide improvements for pedestrians and cyclists. The outcomes of the Audit were discussed and include the following:-

- Improvements to North Taunton connections would be of particular benefit for disadvantaged communities;
- There was focus on unsafe areas within Taunton and where improvements were needed;
- Since 2007, there had been an increase in the availability of cycling facilities;
- Helmets were important but their use could not be enforced only encouraged;
- There was a cycle buddy scheme for nervous cyclists.

With regard to the cycle specific policies within the LDF, an upgrade to the joint pedestrian cycle paths in Taunton had occurred. The review agreed that the LDF had to do everything possible to introduce policies that would encourage the use of cycling.

Improving facilities within Taunton Town Centre

Mark Green (Project Taunton) outlined the vision for Taunton Town Centre and how Project Taunton could affect a number of cycle routes. The group were informed that a number of routes would be developed. The introduction of several new routes had also been investigated.

It was apparent that the Sustran National Route 3, which followed the river into town from near the Cricket Ground, raised problems. At present, the route was too narrow and when it approached Taunton Bridge, it almost disappeared. The route was also difficult to find again. Project Taunton aimed to preserve and improve this route. The vision for this path included the possibility of canter levering the river at certain points to make the path wider. Due to ecological factors, this would not happen for the entire length of the river. However, near to the bridge, it would be a definite consideration. Plans also included adjusting the levels so as to improve connections for pedestrians and cyclists.

It was considered that the north bank of the river was the main route into the town centre. The bridge at the rear of Morrison’s supermarket would be upgraded, so as to improve links for pedestrians and cyclists. The cycle route between the railway and the river would be improved.

The following plans were also highlighted:-

- A new bridge near Lidl's supermarket would be built and a link up to Castle Green would be included;
- Better access would also be created into Goodland Gardens for cyclists and pedestrians.

Mr Green added that it had not been easy to envisage developments in cycle routes for small sections of land in Taunton Town Centre. A few small strips were owned by private developers who did not wish to encourage and promote cycling. English Heritage had also raised objections with regard to cycle routes as parapets would need to be raised for cyclists to use the routes. This was the case for an area close to Castle Green.

He concluded by commenting that the building of the Third Way would reduce congestion in the town centre and pedestrians and cyclists would have more space.

The review group felt that it was occasionally difficult to establish who was responsible for the maintenance of cycle paths. SCC is not keen to maintain cycle paths that are not part of highways. It was agreed that the maintenance of any future developments to routes and paths needed to be established from the onset.

Recommendation

Future agreement on the maintenance of established cycle way proposals needs to be clearly established from the onset. A policy needs to be in place for these agreements by the end of 2010.

Shared Space

Shared Space removed the traditional segregation of motor vehicles, pedestrians and other road users. The absence of conventional road management systems and devices such as kerbs, lines and signs aim to create a better balance of priorities between drivers and pedestrians. In turn, cycling, walking and driving cars, become integrated activities. The goal of shared space is to improve road safety and congestions. It encourages motorists to slow down, engage with their surroundings and make eye contact with pedestrians and cyclists – resulting in a higher quality and more usable street area, with enhanced road safety.

David Mitchell, Cycling Officer - (SCC), discussed the idea of Shared Space. The group were shown footage of areas in Europe where the idea of Shared Space had been adopted.

The following points were raised:-

- Shared space could reduce road accidents by up to 40%;
- Shared space could reduce speeds by 20M.P.H;
- The common sense of road users was essential for the scheme to be successful; and
- White lines were not painted onto the road as it increased the average speed of drivers.

Mr Mitchell discussed Ashford Borough Council in Kent where the Shared Space scheme had been adopted. The Council listened to the concerns regarding shortage of signs and crossings and came to a compromise. Interviews were conducted once the scheme was fully operational and the results showed that the scheme had been beneficial to road users.

The review group discussed the areas in which cycling was permitted within Taunton Town Centre. It was believed that current bye-laws existed with regard to cycling in Vivary Park and that cycling was prohibited at certain times during the day. It was felt that these bye-laws should be considered and amended, if deemed necessary.

Recommendation

That the need for bye-laws regarding cycling, currently in place with regard to Vivary Park, Hamilton Park and Goodland Gardens and all other Taunton Parks, be considered by Taunton Deane.

The Impact of Shared Space Schemes

Councillor Lees discussed the problems associated with Shared Space schemes for people who were visually impaired. Difficulties arise when trying to decipher which area is for the pedestrian and which is for the car or cyclist. Councillor Lees highlighted that guide dogs were trained to walk in a straight line and in the centre of a path and when there is no distinction between areas, this becomes problematic. Councillor Lees stated that for a Shared Space scheme to benefit visually impaired persons, a distinction needed to be made between the areas used. A barrier, raised level, or grass verge a few inches wide and high would increase safety.

The review group felt that if a share space scheme were to be adopted, it would need to consider the ability of visually impaired persons to be able to comfortably use the area.

Continental Best Practice

Mr Crosbee, the Area Manager from Sustrans, gave a presentation on Shared Space and Continental best practice. In Denmark, the shared space area was split into three subtle areas. Pedestrians walked on a partly cobbled pathway, cyclists rode on a smooth path and the road was completely cobbled for car users.

Mr Crosbee discussed some of the technical requirements used in shared space areas. These included flush kerbs, priority and non-priority crossings, signing, advance stop lines, right turn lanes and wider zebra crossings. A road highlighted in Kensington, used a contra-flow cycle lane to improve access for cyclists. Mr Crosbee also highlighted a roundabout in York which had adopted a Continental design. Cyclists had right of way on a green coloured path which was painted on the outer circle of the roundabout.

The Wider Taunton Cycle Network

Mr Bisatt, the Strategy Officer, explained to the group how it was a goal of the LDF and LTP to reduce negative impacts on the environment.

Other aims of the LDF and LTP included the following:-

- Improving rural transport;
- Improving health;
- To improve links between north Taunton and the town centre.

The increase in cycling within Taunton Deane would help meet these targets. The group were informed that 27% of all trips made in the Netherlands were cycled, whereas the total number of trips cycled in Taunton equates to 9%. Although this figure is higher than the UK average, it is anticipated that this percentage would increase once the proposed LDF and LTP action plans have been adopted and implemented.

The construction of the Third Way would reduce traffic congestion in the town centre and could increase the uptake in cycling. Off road networks could also be introduced to several areas within Taunton Deane. These ‘Greenlinks’ were suggested for areas such as Comeytrowe, Monkton Heathfield and Wellington. Mr Bisatt emphasised that other factors could increase cycling, not just the implementation of good cycle routes. The design of new housing and new estates as well as road surfaces used, could all affect the uptake in cycling.

Taunton Deane is to appoint consultants to help deliver plans for the LDF infrastructure. The review agreed that cycle paths and networks must be seen as an important *factor* when trying to improve links within Taunton. Any Consultants in the future need to ensure that cycle networks are included in future travel plans and the maintenance of any cycle networks be included in their recommendations.

In order to accommodate the aspired increase in the uptake in cycling, the review felt that more cycle parking needed to be provided. Although the increase in cycle parking is already supported by a number of strategies/plans, the review felt that it was important to emphasise the need for more cycle parking. When considering the locations where cycle parking could be implemented, it was noted that the Bike Park based near the St James Street Medical centre, is no longer in use. The review felt that this needed to be fully operational, with more racks introduced.

Recommendation

Any future consultants engaged to consider transport issues need to ensure that the methods for future delivery and maintenance of cycle routes be fully included and explored in their recommendations.

Recommendation

The future arrangements for the cycle park facility which previously adjoined the St James Street Medical Centre in Taunton, needs to be formalised to ensure it is available for use or other options explored.

Cycle Networks

Mr Jones from Cycle Somerset gave a short presentation on the cycle networks across Taunton Deane. A number of roads were highlighted and the following points were raised:-

- Cycle routes in several areas end as soon as they reach a main road;
- Many roads only have a cycle path on one side of the road;
- Several roads near Heathfield School are unsafe;
- The cycle routes alongside the Hospital were very busy during rush hours.

The review group felt that a number of links still needed to be incorporated into the current strategies/plans adopted by Taunton Deane and SCC. As an LPA, we must therefore ensure that where new cycle paths are built they are designed so that they encourage cyclists to use them. The above list highlighted the need to improve safety in busy areas and introduce more links to the town centre for cyclists. More cycle paths are needed when entering the town centre. It was agreed that a wish list of items to improve cycle provision be compiled for future transport plans and hopefully be delivered either through the LDF, Project Taunton or other plans.

Recommendation

That a “wish list” of cycle related requirements be compiled to close the current gaps in cycle provision in Taunton. Additional requirements to be delivered through the LDF, Project Taunton or other transport related Plans.

Cycle Training for Children

The Somerset Road Safety Partnership (SRSP) produced a presentation which promoted cycle training for children. The courses delivered by the Royal Society for the Prevention of Accidents (ROSPA) and Bikeability were discussed and the fees involved for the training were highlighted. The group were informed that Somerset County Council's Moving Forward team is offering cycle training courses in Taunton for a just £5.

Ms H Fountain, The Team Leader from (SCC), explained that ROSPA's training would mainly be based within the school playground, whereas Bikeability's training would be based on the road, teaching junction manoeuvres and real life situations.

Cycling to school incorporates physical activity into children's daily routine and has countless positive effects, from reducing congestion to improving pupils fitness levels.

Travel Plans within Taunton Deane

Ms Fountain explained that a travel plan was a living document and was essentially a management framework to manage travel from one site to another. A Travel Plan manual had been produced at the beginning of 2009.

The aims of the travel plans included the following:-

- to minimise traffic;
- to minimise pollution;
- to increase health; and
- to increase the equality of access to bikes.

Officers and Members agreed that more stringent requests for travel plans were needed for new developments within Taunton Town Centre. Through the Planning process, Taunton Deane has the ability with new developments of possibly conditioning the developments to increase travel plans in consultation with SCC Highways Planning. Joint thinking could improve delivery.

The review continued by discussing the need for more publicity. It was felt that more could be done to stimulate interest in people who are considering using cycling as a means of transport. Taunton Deane should also use its powers to get involved in promoting cycling events, sometimes in conjunction with SCC.

Ms. Fountain explained the County's role in promoting cycling in Somerset and outlined various projects that her team had recently set up as part of the County's Local Transport Plan (LTP). This included the 'Moving Forward' project which consisted of a new website showing a cycle route planner for the County.

The review group discussed the ‘Moving Forward’ website and felt that more information could be made available to the public. Although SCC is primarily responsible for implementing schemes, Taunton Deane should work in co-operation with regard to the delivery. It was agreed that Taunton Deane and Somerset County Council could introduce a joint website which promoted cycling. The review discussed how the website could be jointly developed with SCC and it was felt that a possible survey entitled ‘Have your say’ could be included on to the Taunton Deane website.

Members discussed the possible content and believed having links to external cycle groups alongside tips for cyclists would be informative and beneficial. More information could be provided regarding the cycle training available as well as safety check schemes.

Recommendation

That a joint Taunton Deane and Somerset County Council website be introduced, which would promote the use of cycling and include links to local cycle groups within 3 months from the date of the agreed final report.

Taunton Town Centre Area Action Plan (AAP)

This document aims to fill in the missing links in the cycle network in Taunton – for example by tackling difficult road junctions and completing the riverside paths in Tangier and Firepool.

Policy 3 of the AAP outlines how developers and occupiers of allocated sites will be required to adopt travel behaviour change measures that manage the demand for car use, and maximise walking, cycling and use of public transport.

The AAP outlines that the following cycle schemes will be undertaken;

- Completion and upgrading of the north and south bank riverside paths for shared use of pedestrians and cyclists;
- Creation of a cycle route between Vivary Park and Fore Street via Guildford Place and/or High Street;
- Construction of cycle/pedestrian bridge across the railway east of Taunton station;
- Improvements for cyclists at the junction of Station Road, Staplegrove Road and Wood Street;
- Provision of additional cycle parking at suitable locations throughout the town centre.

The following plan will be progressively introduced:-

YEAR	
2009-11	Completion of south bank path between Tangier and The Bridge as part of Goodland Gardens enhancements
2009-11	Construction of new section of north bank path within Firepool as part of the Riverside proposals
2011-16	Improvements to existing south bank path through Coal Orchard, past the County Ground and in Firepool, linked to development proposals
2011-16	Progressive completion and upgrading of the north bank riverside path, as development proceeds, for shared use by pedestrians and cyclists
2011-12	Remodel junction between Staplegrove Road and Station Road to include signalised pedestrian and cycle crossings and provide contraflow cycle lane in Wood Street
2012-13	Provision of cycle routes (s) between Vivary Park and Fore Street via Guildford Place and/or High Street
2012-13	Construction of cycle/pedestrian bridge across railway east of Taunton station
2016 onwards	Completion of link from Morrison’s to Bridge Street as part of redevelopment proposals

The review group agreed that it was evident that cycle paths and facilities for cyclists had been given a high priority in projects/plans such as the LDF, Project Taunton and the AAP. It was hoped that all objectives could be achieved by the target dates in order to increase the uptake in cycling and provide the necessary facilities to accommodate cyclists.

Conclusion

Taunton Deane has already adopted several strategies/plans that include objectives to promote cycling. However, with the planned development of the town centre, it is necessary for a modal shift from private car use to cycling and walking to occur. Without this change in travel behaviour, it would not be possible to accommodate the expected growth of the town centre and surrounding areas.

This review has demonstrated that the Council has already adopted significant plans to alter travel behaviour and promote cycling, however a few further ideas has been brought to this groups attention. It is likely that with further cooperation between Council departments and Somerset County Council, further improvements may be possible.

This review has made 6 recommendations and we hope that each recommendation can go some way in achieving the groups' aim of promoting cycling within Taunton Deane.

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Appendix A – Full List of Recommendations

Recommendation 1
Future agreement on the maintenance of established cycle way proposals needs to be clearly established from the onset. A policy needs to be in place for these agreements by the end of 2010.

Recommendation 2
That the need for bye-laws regarding cycling, currently in place with regard to Vivary Park, Hamilton Park and Goodland Gardens and all other Taunton Parks, be considered by Taunton Deane.

Recommendation 3
Any future consultants engaged to consider transport issues need to ensure that the methods for future delivery and maintenance of cycle routes be fully included and explored in their recommendations.

Recommendation 4
The future arrangements for the cycle park facility which previously adjoined the St James Street Medical Centre in Taunton, needs to be formalised to ensure it is available for use or other options explored.

Recommendation 5
That a “wish list” of cycle related requirements be compiled to close the current gaps in cycle provision in Taunton. Additional requirements to be delivered through the LDF, Project Taunton or other transport related Plans.

Recommendation 6
That a joint Taunton Deane and Somerset County Council website be introduced, which would promote the use of cycling and include links to local cycle groups within 3 months from the date of the agreed final report.

“Nothing compares to the simple pleasure of a bike ride”
John F. Kennedy

AGENDA ITEM NO. 6

Taunton Deane Borough Council

Executive – 18 August 2010

Financial and Performance Monitoring – Quarter 1 2010/2011

Joint report of the Performance and Client Lead Officer and Financial Services Manager
(This matter is the responsibility of Executive Councillor Terry Hall)

1. Executive Summary

1.1 This report provides an update on the financial position and the performance of the Council to the end of Quarter 1 of 2010/11 (as at 30 June 2010).

1.2 The monitoring of the Corporate Strategy, service delivery, performance indicators and budgets is an important part of the overall performance management framework.

1.3 **A high level summary of successes / improvements** (ie 'Green' alerts) in Quarter 1 include the following:
- The General Fund Revenue shows a potential underspend of £62,000 (0.4%) against the budgeted net expenditure of £14.428m
- Progress is largely on course for the objectives and key activities identified in the new corporate strategy (especially 'Tackling Deprivation' and 'Affordable Housing')
- Council Tax and NNDR debit collection rates are on course for the 2010/11 target and the Q1 results are an improvement on the same period last year
- Speed of processing planning applications has improved
- 99.5% of calls to the Customer Contact Centre were resolved at the first point of contact
- Speed of processing Benefits claims (new and change of circumstances) are on course for the 2010/11 target and an improvement on the same period last year
- Four parks have achieved Green Flag status, plus Swains Lane Nature Reserve in Wellington has gained a Green Pennant for the first time
- Four key council projects are all reported as being on course (LDF Core Strategy, Housing Inspection project, Core Council Review, SAP implementation)
- Staff sickness is on course to achieve the improvement target (9 days per FTE)

1.4 **A high level summary of areas off course / objectives not met** (ie 'Red' alerts) in Quarter 1 include:
- The Housing Revenue Account is forecast for a £366,000 overspend for the year
- Procurement benefits are behind the original forecast
- Environmental Protection Team planned inspections were only 48% complete in Q1
- Planning appeals allowed were 50% in Q1 (but on low numbers)
- Swim visits (Tone Leisure) have declined by 2% in Q1 compared to previous year

2. The Performance Scorecard (please see **Appendix A**)

2.1 **Scorecard explanation / key** - each section of the scorecard uses the same template and is structured as follows:

Ref	OBJECTIVES	MEASURES	ALERT	ISSUES (current & future) and IMPACTS
	Strategic and corporate objectives categorised in the 7 sections of the scorecard	Key performance indicators (& targets where possible) used to measure the objective.	Red, Amber or Green (see below)	A brief summary highlighting reasons for and issues surrounding the alert reported (see Green, Amber, Red below). Also any known problems that may jeopardise attainment. Where relevant, CMT/Executive will provide further information in addressing under performance.

2.2 **Key to performance alerts:**

	Reasons for alert	**Notes**
☺ **(green)**	Planned actions are on course	Justification for the Green alert will be provided. Key successes or exceptional performance will be outlined.
	Performance indicators are on target	
😐 **(amber)**	Some uncertainty in meeting planned actions	The reason for the Amber alert will be made clear. Mitigating actions will be outlined
	Some concern that performance indicators may not achieve target	
☹ **(red)**	Planned actions are off course	A brief high level summary is included within scorecard. Where the Corporate Management Team consider a Red alert to be a priority issue requiring further detail and explanation, a separate one page information sheet for more detail will be appended to the report
	Performance indicators will not achieve target	

2.2 Please see the TDBC Scorecard at Appendix A for full details of 2010/11 Quarter 1 performance.

3. Quarter 1 – Financial Performance (April - June Budget monitoring)

3.1 A summary of key financial performance is found in the scorecard (Appendix A), section three – Managing Finances. A more detailed financial performance report can be found in **Appendix B**.

3.2 Finance Comment from the Strategic Finance Officer (Deputy S151 Officer)

"I am happy that the financial figures within this report are accurate. The HRA overspend, even though it is a significant figure can be met by the HRA reserve which is currently in a healthy state and is not a serious issue for the HRA."

4. Legal Comments

There are no legal implications in this report.

5. Links to Corporate Aims

As this report covers all aspects of the Council's performance, all Corporate Priorities are affected.

6. Environmental and Community Safety Implications

Please see the following sections of the Scorecard for those areas contributing to the above: 2.4 (Service Delivery – 'Street Scene'); 5.4 (Somerset Waste Partnership).

7. Equalities Impact

See the scorecard section 7.3 for details of equalities progress within the council.

8. Risk Management

See the scorecard section 7.4 for details of risk management progress within the council.

9. Partnership Implications

See the scorecard section 5 for details of the council's key partnerships.

10. Recommendations

It is recommended that the Executive review the Council's performance and financial position as at the end of Quarter 1, taking corrective action where necessary.

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As at: 10/08/2010

TDBC SCORECARD Q1 2010/11 (Appendix A)

TAUNTON DEANE BOROUGH COUNCIL

1. CORPORATE STRATEGY AIMS

Ref	OBJECTIVES	MEASURES	ALERT	ISSUES (current & future) and IMPACTS
Tackling Deprivation & Sustainable Community Development (Aim 1)				
1.1	**Objective 1** Focus on Taunton East, North Taunton & Rural Deprivation	**Actions –** Progress against key activities	☺	Community Development Plan – on course to deliver an 'envisioning' report by April 2011. Detailed project planning has commenced & partner support is now secured. Partners will adopt and embed a 'total place' approach within the plan to tackling deprivation.
		Index of Multiple Deprivation (IMD) score	**N/A**	The last IMD national ranking scores are from 2007. It is not yet known when these are to be updated
		Total staff volunteer hours	**N/A**	New staff volunteering pilot scheme to run August 10 to March 11. CMT have agreed to max 35 staff working up to 37 hours p.a (pro-rata) on projects.
	Objective 2 'One-Stop' advice on skills, employment & training	**Actions –** Progress against key activities	☺	Good progress is being made. Job Club members receive weekly 1 to 1 support from qualified volunteers (ie help with CVs, preparation for interviews, and referrals to local training courses). The Ec. Dev. Unit is currently reviewing the services provided re Employment & Skills to build on the services already delivered, and create additional capacity to deliver them. The focus will be on opening a dialogue with local businesses to identify the key skills that they need to come out of the recession.
		Number of people supported / back to work	☺	The Taunton East Job Club (Halcon, Lambrook and Lane) has a target for 12 Registered Members for the year. In the 7 months since it was set up (Nov 09 – May 10), it has already attracted 11 members. The aim is to achieve 'job offers' for 20% of Members, and this is also on target.
	Objective 3 Secure medium term future of N. Taunton Partnership & Link Partnership	**Actions –** Progress against key activities	☺	Priorswood Resource Centre & Link Centre - draft Service Level Agreement to be signed off by all partners during Sept 2010.
		Funding secured	☺	• 2010/11 funding secured (TDBC, PCT & LSP contributions). • Funding for 2011/12 and 2012/13 subject to on-going budget setting.

As at: 10/08/2010

TDBC SCORECARD Q1 2010/11 (Appendix A)

TAUNTON DEANE BOROUGH COUNCIL

Executive,18 Aug 2010, Item no. 6, Pg 6

Regeneration (Aim 2)

1.2	**Objective 4** Facilitate the creation of a leading Green Knowledge economy	**Actions –** Progress against key activities	😐	😐 Delay in identifying & delivering Ec Dev projects (due to CCR) 😐 On-going work through Core Strategy, Development Mgt, & Ec Dev to try to identify increased supply of employment land ☺ Ec Dev Strategy adopted March 2010, delivery plan to be produced Sept 10 ☺ Promotion of Taunton to businesses – progress on various fronts (eg programme of Business visits from August, Into Somerset partnership work)
		Number of jobs created	N/A	**2010/11 Target = 1000** Baseline & current performance yet to be determined by Ec. Dev. team
	Objective 5 Facilitate Housing growth	**Actions –** Progress against key activities	😐	😐 Core Strategy & Urban Extensions Supplementary Planning Document – some delay likely in clarifying growth numbers for T. Deane 😐 5 year supply of housing land in Taunton town is marginal & could be affected by Strategic Housing Land Availability Assessment (SHLAA) review ☺ SHLAA annual review – good progress reviewing all sites ☺ Council owned land for housing – excellent progress on regeneration of council owned land
		Net additional homes provided	N/A	**2010/11 Target = 1000** A forecast will be made in Quarter 2 after the Strategic Housing Land Availability Assessment review has been completed.
		Supply of ready to develop housing sites	☺	**Target = 5 year supply** (Borough wide) is on track Ref: Core Strategy - Interim Sites report to Executive 16 June 2010
	Objective 6 Deliver Infrastructure	**Actions –** Progress against key activities	😐	☹ Campaign for improvements to Junction 25 – discussions on-going but lack of public funding nationally is a problem 😐 Project Taunton – Delivery Team funded until end of 2011/12, but medium-term funding (beyond end of 2011/12) is a concern 😐 Infrastructure Delivery Plan – some delay to implementing Infrastructure Delivery Plan in clarifying growth numbers for T. Deane

Affordable Housing (Aim 3)

1.3	**Objective 7** Making homes more affordable	**Actions –** Progress against key activities	☺	☺ Progress being made in promoting several council owned sites to regenerate & create mixed tenure communities ☺ TDBC has joined the Somerset West Private Sector Housing Partnership in March 2010 – to improve housing conditions and make private sector housing more affordable in the TD area. ☺ TDBC has commissioned a private sector stock survey condition update to identify priorities for improvements. This highlighted the level of non-decency in private sector stock + other issues (disrepair, energy efficiency, vulnerable households). 😐 Stalled sites - new Lead Officer appointed (starts in August) to bring forward stalled sites & explore opportunities for cross authority partnership working
		Number of affordable homes delivered	☺	**2010/11 Target = 200** **On target.** Up to the end of June we have completed on 11. With the number in the pipeline, we are confident of meeting the target.
		% of non-decent council homes	☺	As at 1st April 2010 there were 32 properties declared as 'non-decent' (these being in the Voids process). Total stock 6078. Work carried out to 382 properties in 2009/10. **2010/11 Target = max 0.5%** (ie 25 properties 'non-decent')
		Tackling fuel poverty (NI 187)	☺	**LAA Target 2010/11 = 16.3%** people receiving income based benefits living in homes with a low energy efficiency rating. **TDBC result 2009/10 = 13%.** (LAA target was 17%) Action plan for 'Affordable Warmth Strategy' (Somerset West) is on target

As at: 10/08/2010

TDBC SCORECARD Q1 2010/11 (Appendix A)

Climate Change (Aim 4)

1.4	**Objective 8** Meet the 10:10 challenge by reducing our carbon emissions	**Actions –** Progress against key activities	😐	Action Plan agreed by Executive April 2010 and being implemented. The Action Plan currently expects to achieve around a 5.5% reduction in carbon emissions. Further initiatives are, therefore, being discussed and developed with managers; the Carbon Management Steering Group and with the Green Champions. A programme of ‘Smarter driver’ training has begun. Early indications are showing an average increase of 17% in mpg following the training.
		10% reduction in CO2 by Mar 11	😐	The current actions currently expect to achieve around a **5.5% reduction** in carbon emissions. There are new actions which may achieve further reductions.
		Adapting to climate change	☺	**2010/11 Target = level 3** (level 2 was achieved in 2009/10) Delivery of actions on target.
	Objective 9 Work with communities to reduce carbon emissions across the Deane	**Actions –** Progress against key activities	☺	LSP working group set up to drive development of the Community Energy Descent Plan/Climate Change Strategy. LSP workshop held in June 2010. Deane Energy Savers Scheme (DESS) set up - 11 volunteers will be trained to undertake basic energy efficiency surveys of households in fuel poor areas. Somerset districts awarded a Performance Reward Grant from the SSP to contribute towards carbon reduction projects within their organisations.
		Per capita CO2 emissions in TD area	N/A	No targets set - awaiting updated data from Defra. Latest data was a 3% reduction from 2006 to 2007

As at: 10/08/2010

TDBC SCORECARD Q1 2010/11 (Appendix A)

2. SERVICE DELIVERY

Excellent services - Customer driven - A dynamic organisation - Local focus

<table>
<tr><th>Ref</th><th>OBJECTIVES</th><th>MEASURES</th><th>ALERT</th><th colspan="4">ISSUES (current & future) and IMPACTS</th></tr>
<tr><td rowspan="5">2.1</td><td rowspan="5">Ensuring development proposals are dealt with positively, with an emphasis on quality outcomes
Delivering the Development Management Service aims</td><td rowspan="4">Planning Applications Speed of Processing</td><td rowspan="4">☺</td><td>Type</td><td>Q1 results</td><td>Targets</td><td>Comments</td></tr>
<tr><td>a) Major</td><td>66.67%</td><td>65%</td><td>On target</td></tr>
<tr><td>b) Minor</td><td>78.87%</td><td>75%</td><td>On target</td></tr>
<tr><td>c) Other</td><td>86.14%</td><td>85%</td><td>On target</td></tr>
<tr><td>% of appeals allowed against the authority’s decision (Target 25%)</td><td>☹</td><td colspan="4">Quarter 1 = 50% (2 out of 4 appeals allowed against the council’s decision) All appeal decisions are reported to the Planning Committee. They are also reviewed to see if there are any trends in the decisions made which may require changes or alterations to the way appeals are handled or planning applications determined. Nationally, 31% of appeals were allowed during the same quarter.</td></tr>
<tr><td rowspan="3">2.2</td><td rowspan="3">Safeguarding the health, safety & welfare of everyone in the Borough
Delivering the aims of the Environmental Health Service</td><td>Satisfaction with EH regulatory services (Target = 75%)</td><td>N/A</td><td colspan="4">Data available at end of year

(2009/10 = 90%)</td></tr>
<tr><td>Food Safety compliance (Target = 80%)</td><td>N/A</td><td colspan="4">Data available at end of year

(2009/10 = 88%)</td></tr>
<tr><td>Environmental Protection Team
a) reactive tasks
b) proactive tasks</td><td>☹</td><td colspan="4">a) Requests for Service (e.g. pest control, dog warden, noise, odour, drainage, air pollution, public health).
79% Total Service Requests responded to within target time (411/522)
b) Inspection Programme (e.g. Inspections of polluting industrial processes and private water supplies)
48% Inspections that should have been carried out that were carried out

The target time for Service Request Responses is being reviewed, along with the level of response required.
Staffing is currently lower than the number allocated in the CCR as two people left recently. Discussions are underway on how best to recruit to the vacant posts, in the meantime the specialist inspection work has been outsourced and it is anticipated to be back on track within a few months.</td></tr>
</table>

		Health & Safety intervention visits (Target = 90%)	🟧 😐	**Quarter 1actual = 56%** Officer time has been prioritised to deal with a number of problem food premises as the downturn in the economy is having an effect. The number of H&S visits can be caught up within a few months as we have maternity cover commencing shortly.
		Licensing inspections (Target = 75%)	**N/A**	**Inspection program not yet established** Following Officer training, an inspection programme has been set for the rest of the year and will be reported on in Q2.
2.3	**Delivering customer driven services** To deliver customer focussed services, achieving high levels of customer satisfaction.	85% of calls resolved at 1st point of contact	🟩 ☺	**Quarter 1actual = 99.5%** 201 calls of all calls answered transferred to back office which should have been deliverable within Customer Contact
		80% of calls answered within 20 seconds	🟩 ☺	**Quarter 1 actual %** **Contact Centre (SWOne)**: **83.92%** (41,956 calls. 6,747 not within 20 seconds of hitting CC system) **Deane House**: **98.74%** (53,444 calls. 674 not within 20 secs) **DLO Depot**: **94%** (9,646 calls. 579 not within 20 secs)
		Complaints measures -10 day response - % Complaints upheld	🟧 😐	**62%** responded to within 10 day target (31 / 50) in Quarter 1 **36%** of complaints were upheld in Quarter 1 (where the outcome is known) (NB – still awaiting updates on outcome for 11 complaints) **Action**: The complaints process & associated targets are currently being reviewed. A workshop was delivered to Managers & Lead Officers in July.
		Benefits Service: Time to process new claims Target= 22 days	🟩 ☺	**Quarter 1 actual = 20.07 days** (Q1 2009/2010 was 20.13 days)
		Benefits Service: Time to process changes of circumstance Target = 8 days	🟩 ☺	**Quarter 1 actual = 8.49 days** (Q1 2009/2010 was 10.42 days) **Action:** Various improvements being implemented: pilot re processing at time of visit; process re-engineering; e-claims product launch shortly (to capture new claims & changes electronically); & plans for dealing with change of circumstances by phone.

		Landlord Services – satisfaction with repairs (Target = 98%)	☺	Latest survey results from January 2010 = **98%**
2.4	**Ensuring the Borough is a clean and attractive place to live, work & visit** Delivering Parks, Street Cleansing, Highways & Transport Services that are high quality and cost-effective	Street & environmental cleanliness targets.	**N/A**	Data will be available in Quarter 2. Targets currently being developed
		Quality Assurance accreditation / Awards	☺	We have four Green Flag Parks: Vivary Park, Victoria Park, French Weir & Wellington Park. We have also achieved Green Pennant status for Swains Lane Nature Reserve. The awards are judged annually & all three parks have maintained this status for many years. Taunton has won the South West in Bloom competition for the last few years; we compete against Bath & other large towns in our population class.

As at: 10/08/2010

TDBC SCORECARD Q1 2010/11 (Appendix A)

3. MANAGING FINANCES (ref **APPENDIX B** for detailed budget monitoring)

Ref	OBJECTIVES	MEASURES	ALERT	ISSUES (current & future) and IMPACTS
3.1	**Budget monitoring** To control spending within approved budget total for the year	**General Fund Revenue** within 0.5% = ☺ 0.5 – 2% = 😐 over 2% = ☹	☺	**2010/11 Forecast Outturn as at Quarter 1 = underspend of £62,000 (0.4%) against the budgeted net expenditure of £14.428m** This is made up of £41k underspend on services and a £21k underspend on other operating costs. Further information is provided in Appendix B of this report.
		General Fund Capital within 2% = ☺ 2 – 3.5% = 😐 over 3.5% = ☹	☺	**2010/11 Forecast Outturn as at Quarter 1 = Nil variance** Total forecast expenditure for the year is **£3.879m** in line with the current budget. No variance to this is currently reported.
		Housing Revenue (HRA) within 0.5% = ☺ 0.5 – 2% = 😐 over 2% = ☹	☹	**2010/11 Forecast Outturn as at Quarter 1 = £366,000 overspend (-239%)** This projected overspend for the year is predominantly related to an updated estimate of the negative HRA Subsidy payment due from TDBC to central government. Members will be aware that the HRA reserve is currently in a healthy state, being **£2.647m** (unaudited) at 31 March 2010 (approx £440 per property). This overspend, even though it is flagged as red, can be met by the reserve and is not a serious issue for the HRA
		HRA Capital within 2% = ☺ 2 – 3.5% = 😐 over 3.5% = ☹	☺	**2010/11 Forecast Outturn as at Quarter 1 = Nil variance** Total forecast expenditure for the year is **£6.058m** in line with the current budget. No variance to this is currently reported.
3.2	**Reserves** To maintain an adequate reserve (based on financial risk analysis)	**General Fund reserve** >£1.25m = ☺ £1 - £1.25m = 😐 <£1m = ☹	☺	The GF Reserve was **£1.564m** at end March 2010 (unaudited). Based on the Q1 Outturn Forecast underspend above, and after taking into account the budgeted transfer to general balances in the Original Budget for 10/11 of £91k, the projected balance at the end March 2011 is **£1.718m**. This is well above the minimum reserves expectation within the Budget Strategy.
3.3	**Next year's budget gap**	A balanced budget 2011/12	😐	The MTFP included a budget gap of £1.239m for 2011/12 (per budget approval in February 2010). This will need to be addressed through the detailed budget setting process for next year, which will take place in the coming months. This is shown as amber because of the current size of the potential budget gap.

TDBC SCORECARD Q1 2010/11 (Appendix A)

<table>
<tr><td rowspan="4">3.4</td><td rowspan="4">Debt collection</td><td>Council Tax
Target = 98%</td><td>☺</td><td colspan="3">Quarter 1 actual = 35.37% (Q1 2009/2010 was 35.02%)
2010/11 forecast = 98.00% (last year was 97.7%)</td></tr>
<tr><td>NNDR
Target = 98.3%</td><td>☺</td><td colspan="3">Quarter 1 actual = 35.45% (Q1 2009/2010 was 32.07%)
2010/11 forecast = 98.30% (last year was 98.9%)</td></tr>
<tr><td>Housing Rent
Target = 98.3%</td><td>☺</td><td colspan="3">Quarter 1 actual = 93.4%
2010/11 forecast = 98.3%
The teams are confident that arrears will continue to reduce in periods Qtr 2, Qtr 3 and Qtr 4.</td></tr>
<tr><td>Sundry Debts position

(Quantifiable measures are being developed)</td><td>😐</td><td colspan="3">
<table>
<tr><td></td><td>End of Quarter 1 (as at 30th June 2010)</td><td>Previous Quarter (as at 31st March 2010)</td></tr>
<tr><td>Outstanding debt</td><td>£5,079,886</td><td>£5,858,866</td></tr>
<tr><td>Aged debt over 90 days old
Value:</td><td>78.91%
£ 3,348,548</td><td>58.03%
£ 2,957,488</td></tr>
</table>
The reason for the measure being amber is that while certain parts of the collection and administrative process are working in a 'business as usual' manner (for example the production of invoices and most reminder notices and final notices) there are areas of the end to end process which are either not operational (for example post final notice recovery action and reminders for piper lifeline accounts and instalment plans) or are not up to date (for example the processing of correspondence, where there is currently a significant backlog). However, there has been progress in developing reminders for piper lifeline accounts and instalment plans which it is hoped will be tested and implemented shortly. Similarly, the correspondence backlog is being targeted and tracked weekly.
The total debt between Q4 2009/10 and Q1 2010/11 has fallen. However, the proportion of older debt has risen. This is indicative of debts recently raised through SAP largely being collected promptly but older debt, mostly migrated from the Council's legacy debtors system in April 2009, has stagnated. Once post final notice action commences for these older debts it is expected that the proportion of older debts (above 90 days) will start to reduce. This will be through a combination of payments as well as write-offs for irrecoverable debts. This will be looked at again by Corporate Scrutiny in October.</td></tr>
</table>

3.5	**Benefits subsidy**	To achieve 100% subsidy	☺	**Projection for 2010/11 = 100%** (by remaining in the lower threshold for LA error overpayments)
3.6	**Transformation Projects** Ensure TDBC realises benefits of the various transformation projects, including the adoption of a new procurement strategy	Procurement benefits Original estimated target at end Mar 2011 £1.8m. Minimum of £400k required in 2010/11 (cumulative £800k)	☹	**£470k actual savings delivered** This is RED because savings are behind original forecast made in 2007. • Monthly procurement update report to CMT in June – SW One Senior Manager will be challenged to produce plans to close the gap & update on the changes from the original procurement saving plan • Lack of reliable spend reports in SAP is negatively impacting on speed of identifying further savings opportunities • SW One Procurement service are analysing baseline spend in 2007 against current spend and believe there is a 20% variation which will adversely impact on the savings profile estimate put forward by IBM at the outset of the ISiS project. TDBC do not necessarily accept this position. • Quarterly procurement report going to Change Programme Members steering group – next meeting 21st Sept. • Half yearly procurement report went to Corporate Scrutiny 29th July – a further update report was requested for 3 months time (Oct/Nov) **Action:** 4 new savings initiatives due to be signed-off and commence this quarter. Temporary Staffing contact aggregation, hard Facilities Management (£198k savings), office supplies (£95k) and utilities (£168k) – please note savings will be spread over duration of respective contracts and will not be delivered in full during 2010/11.
		CCR proposed savings 2010/11 = £450k for Themes 2 & 4	☺	Projected savings from CCR Themes 2 & 4 are being finalised during August. It is currently projected that these will be at least **£450k**, and the final amount will be confirmed in the Q2 report.
3.7	**Efficiency Savings**	3.5% savings p.a (of 2007/08 baseline)	☺	The NI179 target set by the Government applies to the Somerset LAA; there is <u>no formal agreement</u> for TDBC's share of LAA target. However, based on an informal pro-rata estimate of the LAA stretched target, the projected cumulative 3-year 'value for money gains' requirement by the end of 2010/11 is £2.397m (11.5%). The value of cumulative ongoing gains from the previous two years is £1.414m (unaudited), therefore further gains of £983k will need to be achieved in 10/11 to meet the estimated 3-year requirement. The forecast for 10/11 gains will be formally reported in the Q2 report.

4. KEY PROJECTS

Ref	OBJECTIVES	MEASURES	ALERT	ISSUES (current & future) and IMPACTS
4.1	**Local Development Framework (LDF) Core Strategy** To identify sites to accommodate the Regional Spacial Strategy growth requirements to the year 2026	Publish Core Strategy for consultation in Jan/Feb 2011 Adopt the LDF Core Strategy by end of 2011	☺	The publication of the Core Strategy is now programmed for January/February 2011. The delay from the original timetable (Sept 2010) is primarily due to the abolition of the RSS and the need to review the evidence base, and review economic and demographic projections, as set out in the report to Community Scrutiny on 22 June. Other factors are the delay to the Infrastructure Delivery Plan arising from the need to review the SFRA and the infrastructure implications of the North Taunton Urban extensions. The Examination will now be in June/July and adoption at the end of 2011.
4.2	**Housing Inspection project** Achieve min *"performing adequately"* score in formal housing inspection (Autumn 2010)	Deliver project plan / work programme	☺	Cross–theme Project Team meets regularly to monitor progress against outcome focused action plan. Key progress as at June 2010: • Land Supply and Housing Viability Studies updated • Strategy Service Plan and Priorities for 2010/11 completed • Strategic Context, Housing Needs and Housing Supply sections of emerging Housing Strategy drafted – structure discussed with Government Office • Empty Homes Officer employed by Private Sector Partnership now working in Taunton Deane to bring more empty properties back into use • Further Audit Commission "Critical Friend" support arranged to assess improvement plan progress and to give further constructive challenges • Housing market intelligence and housing needs evidence base updated
4.3	**Core Council Review**	Themes 1, 2 & 4	☺	These themes have now been implemented and work is now under way to ensure that 'thematic working' is introduced throughout the authority – where staff will increasingly work across service boundaries and disciplines to help deliver the Council's priorities.
		Theme 3 (DLO)	☺	A project team has been established to implement members' decision to explore outsourcing and internal transformation as potential future options for DLO services. Both options will contain proposals to address members' key priorities to improve efficiency, deliver financial savings and increase the commerciality of DLO services. A final decision will be made by members in 2011, after the May elections.

		Theme 5	☺	The Chief Executive will provide a progress report in the Autumn
4.4	**SAP implementation**	SAP Back Office Processing (BOP) system implementation	☺	The SAP BOP system was originally scheduled for launch in early 2009. Elements of the system were launched last year and are working (e.g. budgets, payments to suppliers, income posting, payroll, invoicing of debtors, the interface with the DLO systems). However, significant problems and delays were encountered in other areas of the system. We are currently implementing a plan to re-launch those areas of the system. A phased approach is being taken. Phase 1, which was successfully completed at the end of June 2010, has seen the completion of 'sign-in' checks by all staff to check that they have the correct access to the system. Phase 1 has also seen the successful completion of an exercise by a small group of staff to trial the use of the full 'procure-to-pay' functionality within the system. We have now moved to the next phase which involved training staff in the use of the 'procure-to-pay' functionality. Full 'procure-to-pay' functionality was implemented with effect from 1 August 2010.
4.5	**Project Taunton** Improving quality of life, boosting business opportunity, building quality developments, improving transport infrastructure, developing sustainable communities and making the most of waterside living and working	Project progress & development milestones achieved NB – full progress report produced by Project Director for Project Board quarterly	😐	Overall, this project is 'Amber' because of the funding uncertainty. A summary of the key achievements and areas of concern is below: ☺ **Firepool** – Planning application for landscaping granted. Planning application for first phase submitted shortly. ☺ **Tangier** – Third Way underway. ☺ **Retail** – Discussions on-going. SPD to be completed by autumn. ☺ **Longrun Meadows** – Due to open August. 😐 **Funding** – Growth Points economic development funding remains available. A letter confirming our requirement was sent in July. Uncertainty as to when we will receive confirmation. 😐 **Castle Green & Goodland Gardens** – A scheme will take place at Castle Green and its design and extent will be dependant on Growth Point funding allocation.

As at: 10/08/2010

TDBC SCORECARD Q1 2010/11 (Appendix A)

TAUNTON DEANE BOROUGH COUNCIL

5. KEY PARTNERSHIPS

<table>
<tr><th>Ref</th><th>OBJECTIVES</th><th>MEASURES</th><th>ALERT</th><th colspan="2">ISSUES (current & future) and IMPACTS</th></tr>
<tr><td>5.1</td><td>Local Strategic Partnerships
Support Somerset LSP
Support Taunton Deane LSP</td><td>LAA PIs (NIS) on target</td><td>N/A</td><td colspan="2">The performance of the Somerset Local Area Agreement (LAA) is reported to the SSP Joint Board & Joint Executive Team, and to the Taunton Deane LSP.
The 2009/10 LAA Outturn report identifies:
- 26 Performance Indicators were on or above target
- 16 Performance Indicators were below target
- 22 Performance Indicators were unknown

More detail can be found on the Somerset Strategic Partnership website.</td></tr>
<tr><td rowspan="4">5.2</td><td rowspan="4">Southwest One</td><td rowspan="3">Efficient delivery of in-scope services (basket of KPIs)</td><td rowspan="3">😐</td><td colspan="2">Key Performance Indicators – Quarter 1 (2010/11)
<table>
<tr><th></th><th>No. of indicators</th><th>No. of times measured in Q1</th><th>No. on Target</th><th>% on target</th></tr>
<tr><td>Monthly</td><td>13</td><td>39</td><td>38</td><td>97.4</td></tr>
<tr><td>Quarterly</td><td>12</td><td>12</td><td>12</td><td>100</td></tr>
<tr><td>Annually</td><td>23</td><td>0</td><td></td><td></td></tr>
<tr><td>Total</td><td>48</td><td>51</td><td>50</td><td>98.04%</td></tr>
</table></td></tr>
<tr><td>KPI failures ☹</td><td>Successes ☺</td></tr>
<tr><td>HR
- Ensure statutory payroll deductions & returns are made on time</td><td>Customer Contact
- continue to deliver above target month on month.</td></tr>
<tr><td>Social & economic development</td><td>N/A</td><td colspan="2">The SWOne contract includes ‘deliverables’ that support socio-economic development in the area, eg supporting new & small businesses, & promoting Somerset to businesses.

A summary of progress of programmes & activities will be included in the SWOne report to Corporate Scrutiny in November.
Measures & outcomes to be developed in 2010/11</td></tr>
</table>

As at: 10/08/2010

TDBC SCORECARD Q1 2010/11 (Appendix A)

5.3	**Tone Leisure** More people, more active, more often	PI – Target 2% increase in total leisure visits	☺	Quarter 1 actual = 259,866 total visits = approx 767 more visits than Q1 2009/10 (= +0.3%)
		PI – Target 3% increase in swim visits	☹	Quarter 1 actual = 99,981 total visits = approx 2087 less visits than Q1 2009/10 (= -2%)
		Progress against Tone Leisure key business objectives	☺	Tone Leisure produces quarterly progress reports on their corporate business plan. A full report for Q1 from Tone Leisure will be presented to Community Scrutiny Committee on 17 August 2010. The 2009/10 Outturn report (Community Scrutiny 22 June 2010) concludes that "Tone Leisure are generally satisfied with 2009/10 business performance, particularly given the difficult economic climate".
5.4	**Somerset Waste Partnership** To increase participation in the recycling service through promotion and enforcement	**PI** - % of household waste sent for reuse, recycling & composting (Target = **?%**)	**N/A**	**Quarter 1 actual = 47.8%** (2010/11 target or forecast = not available until Aug) It should be noted that the forecast for 2010-11 does not take into account any further recession or economic growth effects, any increased waste minimisation, or recycling capture or participation, beyond the effect of Sort-It+. The TDBC Qtr 1 recycling rate remains the highest of all of the five Somerset Districts. **Action**: With the rollout of 'Sort It+' across the Borough during 2010-11 and any improvement to the economy, these can only increase the recycling rate even further.
		PI – Residual household waste (Target = **?kg** per household)	**N/A**	**Quarter 1 actual = 93.6 kg per household** (2010/11 target or forecast = N/A) It should be noted that the forecast for 2010-11 does not take into account any further recession or economic growth effects, any increased waste minimisation, or recycling capture or participation, beyond the effect of Sort-It+. However, TDBC Qtr 1 result for residual waste landfilled remains the lowest of all the five Somerset Districts.
		Progress against key business objectives	☺	The roll-out of 'Sort It Plus' is a key achievement (all 5 of the Somerset Districts will now be on line by the end of the financial year 2010-11, resulting in further cost savings). We are confident in achieving over 50% recycling by the end of 2010-11.
5.5	**South West Audit Partnership**	Target min 90% of 2010/11 Audit plan delivered	**N/A**	**...%** of planned audits in Quarter 1 were completed or are in progress Data not available for reporting until Quarter 2

6. PEOPLE (Human Resources)

Ref	OBJECTIVES	MEASURES	ALERT	ISSUES (current & future) and IMPACTS
6.1	**Investors in People (IiP)** Achieve IiP re-accreditation, by delivering the IiP action Plan	Milestones achieved in IiP Action Plan.	☺	On target with achievement of milestones in new action plan.
		IiP accreditation by March 2011	☺	New action plan April 2010-March 2011 to be agreed with IiP Assessor by the end of May. This will work towards accreditation by March 2011. Current position is 85% achievement of IiP standard (33/39 strands)
6.2	**Staff Sickness** Reduce sickness absence through strong absence management, revised policies & procedures, & training	Target = 9 working days max lost per FT employee	☺	**Quarter 1 actual = 2.15 days** **2010/11 forecast = 8.6 days** **Action**: Additional work to support the further reduction in sickness absence has been agreed as part of a Sickness Absence Action Plan agreed with Corporate Scrutiny in March 2010. This issue was reported again at the same committee 21st June.
6.3	**PRED / Training Plans** Maintain effective performance management of people and establish & deliver development needs	100% completion of PREDs	😐	**70%** of staff have had a PRED in the last 12 months. No further reviews complete yet as these are not due until autumn 2010 **Action**: people management training planned for 2010, and standards & policies will also be reinforced
		100% completion of training plans	☺	**90% complete** for last year. Plans for 2011/12 due in October.
		100% delivery of 'essential' training activities (corporate training plan)	😐	**60% (estimate)** of 2010/11 Corporate training plan due in Q1 was delivered. **Action**: A new corporate training plan for 2010/11 is in place, and a delivery plan is still being discussed with SWOne. Some actions are complete, others are underway and cover a longer period and some have not been started. Reasons for less than 100% completion are varied but mainly due to SWone not delivering some of areas down to them on time, eg management development, changed priorities (staff briefings & survey have taken some precedence), still awaiting a strategy eg project groups and some areas with a long time span where more activity will be seen later in the year (eg H&S training)

6.4	**Staff Turnover**	Target 12% (voluntary leavers as % of staff in post)	🟩 ☺	**Total turnover = 2.7%** **Voluntary Turnover = 1.1%** Early Retirement/Redundancy = 0.65% Ill Health Retirement = 0% Other (End of Contract/Dismissal) = 0.95%
6.5	**Improve Staff Satisfaction**	Results from staff survey / resulting action plan	🟧 😐	The staff survey achieved a 45% return rate which is higher than the national average for such surveys. Staff events during May and June have provided further, more detailed information on the messages arising from the survey. Key positive messages reflected a pride in working for TDBC, good teamwork , and enjoyment of the job. Areas where more work needs to be done to improve staff satisfaction are understandably around raising staff morale and managing future changes. Ensuring that management is visible is also key. **Action**: An action plan has been developed and communicated to staff. Implementation has begun, though the impact will take some while to show through.
6.6	**Embed ‘thematic working’** Develop new ways of working and behaviours that are more flexible, involve project working and less rigid structures**.**	Results from staff survey. Positive evidence in cross organisational working, effective project teams, greater staff flexibility leading to improved organisational performance	🟩 ☺	Major communication/engagement events (staff briefings) held during May & June – 2 separate events. The Corporate Organisational Development plan sets down other initiatives for developing thematic working. This will be a long term initiative that will take time to embed, but progress is being made. The 2010 Staff Survey revealed that 64% of staff consider that ‘co-operation between teams is good’

As at: 10/08/2010

TDBC SCORECARD Q1 2010/11 (Appendix A)

TAUNTON DEANE BOROUGH COUNCIL

7. CORPORATE MANAGEMENT

Ref	OBJECTIVES	MEASURES	ALERT	ISSUES (current & future) and IMPACTS
7.1	**Corporate Improvement Plan** Deliver the action plan, focussing on high priority areas	Deliver 95% of High priority Actions, and 80% of Medium priority actions by target dates	😐	**77%** of High priority actions on target or completed **95%** of Medium priority actions on target or completed Based on detailed report considered at Corporate Governance Committee 28 June 2010. **ACTION:** Quarterly updates to Corporate Governance Committee and CMT. The Corporate Improvement Plan is undergoing a review due to the abolition of CAA, as this may mean less detailed external audit recommendations.
7.2	**Audit & Inspection** Ensure that statutory Audit & Inspection obligations are met, and scores maximised	Internal audit findings	😐	There were 8 audits completed in Quarter 1. The findings were: ☺ Comprehensive assurance = 1 (Free Swimming initiative) ☺ Reasonable assurance = 2 (Council Tax/NNDR, Housing Benefits) 😐 Partial assurance = 4 (Asset mgt, Main Accounting, Payroll, Street Cleansing) ☹ No assurance = 1 (Creditors) Ref: Internal Audit Plan progress review (SWAP) report to Corporate Governance Committee 28 June 2010 Action plans have been identified & are being implemented as a result of each of these audits (these are summarised within the same SWAP report).
		2009/10 Final Accounts unqualified	😐	External audit are undertaking substantive testing of the significant items in the accounts, which will determine their accuracy overall. This will be reported in Quarter 2.
7.3	**Equalities & Diversity** Develop practices & policies based on Equalities Framework for Local Govt ('achieving' level)	Themes/Service areas delivery of Equality Action Plans	N/A	Once the service planning process in fully complete, the Strategy Officer will monitor delivery of Equality Action Plans within each Theme or Service. The detail will be included in a separate quarterly report to Executive (from Quarter 2)
		Council reports including Equality Impact Assessments	N/A	The Strategy Officer will monitor completion of Equality Impact Assessments within all council reports. The detail will be included in a separate quarterly report to Executive (from Quarter 2)

7.4	**Risk Management** To ensure major risks are managed by embedding Risk Management Strategy	Delivery of RM Strategy Action Plan	🟩 ☺	**91%** of actions are on target or completed Based on detailed report considered at Corporate Governance Committee 28 June 2010. **ACTION:** Quarterly updates to Corporate Governance Committee and CMT Current priorities: review of arrangements & an audit of risk management status in partnerships; completion of Service/Theme risk registers
7.5	**Value for Money / Benchmarking** To ensure that Services provide excellent value for money	Council Tax charges – in lowest quartile	**N/A**	TDBC 2010/11 precept is within lowest …% nationality Information not available at this time.
		Target efficiency savings at areas with poor VfM	🟧 😐	Amber because more work needs to be done to determine 'Value for Money' analysis of service areas. The Council has however significantly reduced its expenditure and re-prioritised services recently in order to balance its budget. The Core Council Review has been a key factor in this which aims to ensure the Council is fit for purpose to deliver our vision through widening roles and new ways of working. It is also delivering substantial efficiency savings. (See also Ref 3.7)
7.6	**Asset Management** Develop the Council's Asset Management arrangements	Implementation of Asset Mgt Plan	🟧 😐	The AMP was adopted by Executive on 16th July. The Asset Management Group met on 8th July to review ongoing initiatives and prioritise new ones. Some ongoing delays due to resourcing, notably clarifying budgets to enable the full condition survey to proceed. Once undertaken the planned maintenance programme can be developed, agreed and implemented. Ambiguity on budgets to complete works needs resolving. **Action:** Finance to continue to work with Property & FM to improve budget structure and confirm available funds, prior to programme being developed.
		Target 70% of maintenance spend planned	🟧 😐	Not yet able to report % of planned to reactive maintenance spend ratio due to budget code reporting problems.
7.7	**Health & Safety** To take Health & Safety forward	Delivery of H & S Action Plan	🟩 ☺	H & S action plan = 20% completed • No significant injury accidents or incidents or trends to report for this quarter • We are confident that the Action Plan will be completed this year.

Appendix B

2010/11 Budget Monitoring Update (Quarter 1)

1 Introduction and Summary Financial Position

1.1 This report updates the Committee on the forecast financial position of the Council for the 2010/11 financial year, as at the end Quarter 1 (Q1).

1.2 The Q1 budget monitoring of the General Fund Revenue shows a forecast underspend of £62,000 (0.4%) against budgeted Net Expenditure of £14,428k. This underspend, together with the budgeted ‘bottom-line’ surplus, i.e. budgeted transfer to the general fund balance, of £92,000, would result in an increase of £154,000 in General Fund Reserves leading to a final balance of £1.718m in March 2011.

1.3 The Q1 budget monitoring of the HRA shows a forecast overspend of £366,000 against a budgeted Net Expenditure of £153,000. This would result in a decrease of £519,000 in HRA Reserves leading to a final balance of £2.128m in March 2011.

1.4 There are no projected Capital Programme budget variances for both the General Fund and HRA at this time.

2 General Fund Revenue

2.1 The approved budget for the year included Net Expenditure of £14.428m. The current forecast for the year is net expenditure of £14.366m giving an **underspend of £62k (0.4%)**.

2.2 The Net Budget, after taking into account income from Council Tax and General Government Grants, is a surplus of £92k. The forecast outturn is therefore a net surplus of £154k against the General Fund revenue account, as shown in the following table.

	Budget £’000	Forecast £’000	Variance £’000	%
Net expenditure on services	15,389	15,348	(41)	0.3%
Other operating costs	969	948	(21)	2.0%
Capital adjustments	(1,930)	(1,930)	0	-
Capital costs funded from revenue	0	0	0	-
DLO trading account	(73)	(73)	0	-
Deane Helpline trading account	(43)	(43)	0	-
Transfers to earmarked reserves	116	116	0	-
Net Expenditure	**14,428**	**14,366**	**(62)**	**0.4%**
Grants and Local taxation	(14,520)	(14,520)	0	
Net (Surplus)/Deficit for the Year	**(92)**	**(154)**	**(62)**	

2.3 The key variances are explained as follows:

Budget Area	**Explanation**	**Outturn Forecast Variance £'000**	
Expenditure on Services			
Corporate Resources			
NNDR	The NNDR on the TDBC assets is underspent due to refunds from previous year re valuations	**(60)**	☺
Environmental Services			
Crematoria Salaries	Expected savings on salaries at the crematoria due to staffing restructure	**(10)**	☺
Crematoria Premises	Invoice for works completed in 09/10 not paid for or accrued for in 09/10	**16**	☹
Planning, Policy & Transportation			
Car Parking (off street) Income	An increase in the VAT rate was announced in the emergency budget 22 June 2010, to apply from Jan 2011. As a result of this the net income from off street parking will be reduced.	**35**	☹
NNDR	The NNDR for the car parks is underspent against budget	**(22)**	☺
Subtotal – Total Service Expenditure Net Variance		**(41)**	☺
Other Costs and Income			
Investment Income	There is an expected increase in investment income	**(21)**	☺
Subtotal Authority Expenditure Net Variance		**(21)**	☺
Grand Total – General Fund Revenue Net Variance		**(62)**	☺

Other Potential Risks and Issues

2.4 As this is the Q1 Forecast, it is very early in the financial year. In addition to the current forecast variances, managers have identified a number of areas where there are risks of future variances but at this stage there is uncertainty in terms of likelihood and/or amount. These include:

2.4.1 Land charges: In the last few days we have been given notice by DEFRA that we will no longer be able to charge for personal searches of the local land charges register. These searches are currently charged at £22 each. The impact of this on the income for land charges is currently being investigated and will be reported fully within the Q2 report.

2.4.2 Waste Contract: At this time we are still waiting for confirmation of the expected saving from the Sort It Plus scheme. The current estimate is in the region of £200k for a full year.

2.4.3 Planning Income: The recently approved increase in fees for pre-planning advice is unlikely to have a significant impact on planning income, as this a very minor proportion of total. At the end of Q1, planning fees are below year-to-date budget, but July’s figures show enough of an upturn that at this stage no overall decrease in income is expected for the year.

3 General Fund - Reserves

3.1 The balance on 1st April 2010 is £1.564m (subject to audit). The projected surplus of £154k would increase General Fund Balances to £1.718m in March 2011.

4 Earmarked Reserves

4.1 The earmarked reserves are currently being reviewed by the Section 151 Officer and a full report will be presented to members in August. The balance at 1st April 2010 is £8.827m (subject to audit).

5 General Fund – Capital

5.1 The current budget totals £3.879m for 2010/11, which includes £1.027m carried forward from the previous year for slippage. Currently there are no reported forecast variances against this total.

6 Housing Revenue Account (HRA)

6.1 The approved budget for the year is a net deficit of £153k. The forecast outturn is a net deficit of £519k, giving a reported overspend against budget of £366k, as shown in the following table.

	Final Budget £’000	Outturn £’000	Variance £’000	%
Net cost of services	(1099)	(699)	400	-36%
Other operating costs and income	1122	1088	(34)	-3%
Transfers to/from reserves	130	130	0	-
Net (Surplus)/Deficit for the Year	**153**	**519**	**366**	**-239%**

6.2 The key variances are explained as follows:

Description of Variance		**Outturn Forecast Variance £’000**	
Negative Subsidy payment	There is a forecast overspend due to an updated estimate of the HRA Negative Subsidy Payment for the year. This may deviate if the related interest rate changes. A better indication will be available when the second advance return is completed in Q2.	+400	☹
Investment Income	There is an expected increase in interest receipts.	-34	☺
Net variation		**+366**	☹

Other Potential Risks and Issues

6.3 As this is the Q1 Forecast, it is very early in the financial year. In addition to the current forecast variances shown above, managers have identified one issue at this stage where there is a risk of future variances but there is uncertainty in terms of likelihood and/or amount.

6.3.1 Tenant Empowerment: there is a potential overspend estimated to be between £30k and £90k in this service. The full effect will be dependant upon the timing of staff coming into post and the usage of the training budget. This is planned to be funded from HRA reserves and it is proposed to include this in the Q2 monitoring report when a more accurate forecast will be possible.

7 HRA Reserves

7.1 The balance on 1st April 2010 is £2.647m (subject to audit). The current projected deficit of £519k would decrease HRA Reserves to £2.128m in March 2011.

8 HRA Capital Programme

8.1 The current budget totals £6.058m for 2010/11, which includes £1.498m carried forward from the previous year for slippage. Currently there are no reported forecast variances against this total.

9 DLO Trading Performance

9.1 The DLO is budgeted to make a surplus of £73k. There is no currently no variance forecast against this budget for the year.

10 Deane Helpline

10.1 The Deane Helpline is budgeted to make a £43k surplus for the year after transfer to general fund reserves of £80k. Currently there are no reported forecast variances against this total.

10.2 As highlighted to the Executive in the 2009/10 Budget Outturn Report in June, the income projection is currently under review. This is expected to be completed by the end of September. In the interim there would appear to be a possibility of £50k deficit due to the Yarlington contract being included at budget setting although the contract subsequently did not go ahead. The forecast will be firmed up and any estimated variance included in the Q2 monitoring report.

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Taunton Deane Borough Council

Executive – 18 August 2010

Allocation of Housing and Planning Delivery Grant

Report of Strategic Director Joy Wishlade
(This matter is the responsibility of Executive Councillor Mark Edwards)

1. Executive Summary

In April 2010 it was reported to Executive that a total amount of Housing and Planning Delivery Grant had been received of: Revenue: £666,829 and Capital: £219,573.

A further allocation for a number of issues was approved by the Executive in April 2010 leaving a significant amount of unallocated funds, including some underspends from previous allocations.

This report seeks approval to allocate some more of this funding.

2. Background

Housing and Planning Delivery Grant is given to Local Authorities based on their performance in Development Control, plan making and delivery of housing. We received a high amount this year mainly due to the work in plan making and the adoption of the Town Centre Area Action Plan. The Coalition Government has scrapped HPDG for future years so this is the last funding allocation through this particular funding stream. The funding is allocated to deliver improved planning, forward planning (plan making) and housing delivery services.

3. Details

The Executive report in April 2010 stated that following approval of the suggested funding there was a further £3,573 capital and £526,828 revenue left unallocated. However there has been some underspend from allocations made in previous years leaving a further saving of £8,000 capital and £2,400 revenue therefore leaving £11,573 capital and £529,228 revenue unallocated.

The allocations that are now requested are as follows:-

Revenue Items	
Infrastructure Delivery Plan	£30,000
Core Strategy Appropriate Assessment	£17,000
Strategic Housing Market Assessment update (affordable housing viability and thresholds in rural areas)	£9,250
Review of housing growth projections	£6,000
Core Strategy Appropriate Assessment surveys	£ 600
Development Management efficiency review of planning processes	£7,120
Total	**£69,970**

There are no further capital allocations requested at this time.

If the above items are approved this will leave unallocated:

Revenue:	£459,258
Capital:	£11,573

4. Finance Comments

No further comments

5. Legal Comments

There are no legal implications that require reporting.

6. Links to Corporate Aims

These allocations will aid delivery of the Corporate Aim: Regeneration and Growth.

7. Environmental and Community Safety Implications

Having sound planning documents will ensure adherence to all environmental requirements.

8. Equalities Impact

There are no equalities impacts.

9. Risk Management

The highest risk is that if these studies are not undertaken there would be a higher likelihood that the Core Strategy would be found unsound

10. Partnership Implications

Not applicable

11. Scrutiny

This paper was discussed at Corporate Scrutiny on 29 July 2010. The recommendations were supported.

12. Recommendation

The Executive recommends approval of the above allocation of HPDG funds.

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AGENDA ITEM NO. 8

Taunton Deane Borough Council

Executive – 18 August 2010

Report on Crime and Disorder Reduction Partnership merger

Report of the Community Development Lead
(This matter is the responsibility of Executive Councillor Lewin-Harris)

1. Executive Summary

- To inform members of the move to merge East and West Crime and Disorder Reduction Partnerships (CDRP) into one countywide structure, with the aim of streamlining governance and leadership in the community safety structure, allowing for more effective community engagement at a local level.
- This report details the recommendations made to the Safer Communities Group for a merger of the East and West CDRPs to form a Countywide Crime and Disorder Reduction Partnership (CDRP) structure.
- The Crime and Disorder Act 1998 places a statutory duty on responsible authorities to work in partnership to address matters of crime and disorder, those statutory bodies are:

  Police, Police Authority, Fire and Rescue Services, Primary Care Trusts, Local Authorities and, as of 2010, Probation Services.

Recommendation(s)

- Members agree and approve the merger of Safer Somerset West CDRP with Mendip and South Somerset Community Safety Partnership (Somerset East) to form a Countywide CDRP currently operating as the Safer Communities Group.
- That Taunton Deane Executive agrees to an informal merger period of 12 months in line with Sedgemoor and West Somerset's agreements.
- That the report is submitted to Full Council for approval

2. Background

2.1 The Crime and Disorder Act 1998 (CDA) as amended by the Police Reform Act 2002 and the Police and Justice Act 2006 (the '2006 Act'), places a duty on specific agencies, known as responsible authorities to work together and with other agencies within the community to tackle crime and disorder and the misuse of drugs. This legislation requires that a Crime and Disorder Reduction Partnership (CDRP) be organised. Taunton Deane first fulfilled this statutory requirement with the formation of Taunton Deane CDRP.

The 2006 Act introduced the requirement for minimum standards to be placed upon all Crime & Disorder Reduction Partnerships (CDRPs).

The standards are:

> To convene a **strategy group** comprising all the responsible authorities in the CDRP and others as they choose.
>
> To prepare a **strategic assessment** (a document identifying the crime and community safety priorities in the area through the analysis of information provided by partner agencies and the community).
>
> To produce a **partnership plan** (which lays out their approach for addressing those priorities)
>
> To meet minimum standards of **community consultation** and engagement on issues of crime and disorder and substance misuse.
>
> To ensure that each CDRP has an **information sharing protocol** in place and that each responsible authority has a designated information sharing liaison officer to promote and facilitate information sharing.

In **two-tier areas**, there are minimum standards for organisations at county level to ensure that there is an appropriate linkage between decisions which might be made at the county level (for example by a Police Authority for a force covering the whole county) and those taken more locally. Further, this coordination at county level will allow the identification of county-wide priorities to feed into the Local Area Agreement and opportunities for cross-border working.

In light of the minimum standards, in 2007 the decision was taken for the Taunton Deane CDRP to enter into a period of informal merger with Sedgemoor and West Somerset CDRPs to form the Safer Somerset West Partnership.

Safer Somerset West has recently evaluated its success against the Governments Hallmarks of Effective Partnership, concluding that some significant progress has been made in respect of pooling funding and allocations, streamlining the three CDRP's meeting structures, closer partnership working and sharing of resources. However, there are still areas to be improved upon e.g improving public confidence.

2.2 Funding allocated to Taunton Deane CDRP in the past amounted to £156,000 per year. This has changed and shrunk markedly over the years so that it now forms part of the area based grant given to Somerset County Council and it is at their discretion how this is to be spent. In the current financial year, across Somerset West – Taunton Deane, Sedgemoor and West Somerset – there is £23,000 revenue, which is being used to fund a seconded post from the Fire Service to look at streamlining issues such as how we deal with anti-social behaviour and relocatable CCTV systems; in addition there is £42,000 capital. This is unallocated at the time of the report due to the length of time it has taken to clarify funding. This is unlikely to be available in 2011/12.

3. Current Position

3.1 In January 2009, the Safer Communities group, a sub group of the Somerset Strategic Partnership with responsibility for the safer LAA theme, approved a proposal to carry out a review of the community safety structures in Somerset with the primary aim to investigate how Somerset priorities are aligned to the available resources and make recommendations for improvement. The Community Safety Network (CSN), a group of practitioners from the statutory agencies, undertook the review.

3.2 A paper was submitted to the Safer Communities group in December 2009 outlining the recommendations of the CSN.

3.3 A recommendation was made that the Safer Communities Group become the CDRP, as all statutory agencies already attend this meeting, and that further work is undertaken by the CSN to develop the structure beneath reflecting the need for both tactical and operational local delivery. The Community Safety Network is undertaking this work, with completion anticipated for April 2011.

3.4 Member representation in the proposed new structure will be at portfolio holder level. This reflects how members have historically been represented on the CDRP. The added value here is that with a countywide structure there is increased member involvement from across the county. Five voices being stronger than one.

3.5 Scrutiny of this new group by members can be achieved through the scrutiny structure agreed by members at the Community Scrutiny Committee in 2009. Effectively this recommended two members from each of the districts, Taunton Deane, Sedgemoor and West Somerset to be co opted to look at community safety scrutiny issues.

4. Options

4.1 Members oppose the countywide merger, instead opting to remain as a Somerset West CDRP and continue with plans to formally merge the group. Please note, *The Home Secretary has power under the 'Act' to force a merger, making an order for two or more CDRP areas to work as a combined partnership.* This option will only be achievable if West Somerset and Sedgemoor also decide to oppose the countywide merger. At present, their committees have agreed to work to informal merger with the caveat that this be reviewed after a year.

4.1 **Members acknowledge and approve the merger of East and West CDRPs to a County CDRP, currently operating as the Safer Communities Group. Further work will then follow to ensure tactical and operational structures beneath reflect the local delivery needs.**

5. Finance Comments

5.1 As this is an external partnership, finance have not been consulted.

6. Legal Comments

6.1 Again, this is an external partnership operating within the constraints set by Government. Legal has not been consulted.

7. Links to Corporate Aims (Please refer to the current edition of the Corporate Strategy)

7.1 The work of a countywide CDRP is likely to impact on deprivation and sustainable community development primarily. There may be some links to regeneration.

8. Environmental and Community Safety Implications (if appropriate, such as Climate Change or measures to combat anti-social behaviour)

8.1 Environmentally there will be fewer meetings and therefore carbon emissions will be reduced. Fewer resources will be used in producing minutes and agendas.

8.2 Community safety will only be impacted through a changed structure for meetings. It is anticipated that local working structures at a tactical level will remain in place. This structure will allow for greater cohesion at a strategic level and clearer governance.

9. Equalities Impact (An Equalities Impact Assessment should be carried out in respect of:-

- The Safer Somerset Group has its own Equalities Champion and EIA.

10. Risk Management (if appropriate, such as reputational and health and safety risks. If the item the subject of the report has been included in a Service Plan, the result of the risk assessment undertaken when the plan was prepared should be entered here.

RISK	CONSEQUENCE	PROBABLITY	IMPACT	TREATMENT
If TDBC refuse to agree a merger of the Somerset West CDRP to a countywide group	Then there may be a missed opportunity to improve governance, leadership and structure of the CDRP.	3	1	Agree to merger
If TDBC decline merger option and formulate a district CDRP	Then, partners may not be able to support. The Home Secretary may force a merger if all other responsible authorities join the Countywide CDRP.			Agree to merger
If TDBC approve a merger how will we access CDRP funding	Responsible authorities and partners will have to bid to the CDRP for funding available through			Approve merger. Ensure active participation, at Chief Executive and Portfolio Holder lever, in the Safer Communities Group, ensuring

	the Area Based Grant to support the delivery of community safety in Taunton Deane			Taunton Deane receives any funding available through the Area Based Grant to support delivery.
If TDBC approve the Countywide merger.	Then there may be a loss of effective partnership arrangements already established in Somerset West.			Approve merger with further work to be undertaken by the Community Safety Network to ensure the structure at tactical level reflects partnership working across Somerset West. Community Safety Officers to work together on tactical options.

11. **Partnership Implications** (if any)

11.1 Partnership implications are that if Taunton Deane fails to agree the merger, we risk being ostracised and not gaining the benefits of wider county working. It is likely that a county merger is the only way to deliver on the varied agenda which now includes preventing violent extremism and managing prolific offenders, amongst many other issues which are probably best dealt with at a county level.

12. Recommendations

12.1 Members agree and approve the merger of Safer Somerset West CDRP with Mendip and South Somerset Community Safety Partnership (Somerset East) to form a Countywide CDRP currently operating as the Safer Communities Group.

12.2 That Taunton Deane Executive agrees to an informal merger period of 12 months in line with Sedgemoor and West Somerset's agreements.

12.3 That the report is submitted to Full Council for approval

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AGENDA ITEM NO. 9

Taunton Deane Borough Council

Executive – 18 August 2010

Setting strategic housing and employment targets for the Taunton Deane Core Strategy

Report of the Strategy Lead
(This matter is the responsibility of Executive Councillor Mark Edwards)

1. Executive Summary

1.1 The Council needs to identify strategic housing and jobs targets for its emerging Core Strategy. Evidence based targets have been identified and the Executive are now requested to approve these. These targets are predicated on the delivery of jobs-led growth and are as follows for the Borough:

1. 11,000 jobs over the period 2008 – 2026;
2. 15,000 homes over the period 2008 – 2026; and
3. appropriate phasing of housing targets between three five year time bands – 01/04/2011-31/03/2015, 01/04/2016-31/03/2020 and 01/04/2021-31/03/2026 be adopted

2 Background

2.1 The purpose of this Report is to recommend and establish strategic housing and employment targets for the Taunton Deane Borough Core Strategy which will deliver growth for the period up to 2026.

2.2 Up until very recently and the formation of the Coalition Government, the setting of strategic planning targets for both housing and employment has been determined by higher order plans. Previously the Somerset County Structure Plan and more recently the proposed Revised Regional Spatial Strategy for the South West Region established this requirement which was then taken forward by lower tier local authorities in their respective local plans and since 2004, through Local Development Frameworks.

2.3 The abolition of all adopted and emerging Regional Spatial Strategies by the Coalition Government has presented both an opportunity and a threat to communities. On the one hand, it has handed lower tier (and unitary) authorities the opportunity to establish the scale of housing and jobs they wish to see come forward rather than to plan towards meeting potentially undeliverable numbers. However, it has also placed the burden of evidencing targets on local planning authorities where previously it lay elsewhere.

2.4 In order to provide some context to the work undertaken on behalf of the Council to fill the ‘void’ it is perhaps useful to provide a limited degree of context as to the figures outlined as the now abolished Revised RSS for the South West emerged.

2.5 The Draft Revised Regional Spatial Strategy for the South West was published for consultation back in the Summer of 2006. The Plan established a strategic housing target of at least 17,300 new dwellings within Taunton Deane over the period 2006 – 2026 including 14,000 at the Taunton urban area and 3,800 within the remainder of the Borough (with at least 1,800 at Wellington).

2.6 The Plan was based upon a number of previous technical studies commissioned by the Borough Council and County which attempted to identify the capacity for development within the area and indeed the capacity of the development industry to deliver this growth. It concluded that in order to facilitate growth at hitherto unprecedented levels it would be reasonable to adopt a phasing element to the proposals. This translated into an annualised requirement over the period 2006 – 2016 of 825 per annum, and then an uplift to deliver 905 pa over the period 2016 – 2026.

2.7 In regards to targets for job creation, the Plan set a target of 18,500 jobs within the joint Taunton and Bridgwater Travel To Work Area. Whilst there was no specific figure set for Taunton Deane Borough, it was anticipated that the majority of jobs would be created within the two main settlements: i.e. Taunton and Bridgwater (with Taunton envisaged to be the primary focus).

2.8 The Council was broadly supportive of the strategy proposed in the Draft Plan, its recognition of the sub-regional importance of Taunton and the scale of growth envisaged.

2.9 Following on from the consultation on the Draft Plan, an Examination in Public was held early in 2007 at which representations into the document were considered by an Independent Panel. The Panel Report was published in December 2007 and proposed a significant uplift in housing requirements for Taunton Deane, identifying a requirement for at least 21,800 new homes for the Borough with at least 18,000 at Taunton. The Report made no provision for a commensurate uplift in employment requirements or indeed recognition of phasing within housing targets (as had previously be included within the Draft Revised RSS). It did however introduce employment land targets.

2.10 Taunton Deane Borough Council objected to the proposed uplift in housing requirements, the lack of provision for phasing, the lack of any uplift in job targets commensurate to housing, the downgrading of the A303/A358 second strategic route. It also expressed general concerns relating to the deliverability of the strategy as a whole.

2.11 In July of 2008, the Revised RSS was re-issued for further consultation in the form of the Secretary of State's Proposed Changes to the Revised Regional Spatial Strategy for the South West. Whilst for some authorities, there were significant changes between the Panel Report and the Proposed Changes, in the case of Taunton Deane, the strategic housing requirements remained as set out in the Panel Report, the Taunton Deane employment requirement was however increased to 16,500 jobs.

2.12 In its response to the Proposed Changes the Borough Council reiterated its previous concerns that the strategy was undeliverable and unsustainable.

2.13 Across the Region, the Proposed Changes were met with almost unanimous objection with around 35,000 responses made to the consultation. There were threats of legal challenge made, particularly in respect to how 'reasonable alternatives' to the preferred strategy and Sustainability Appraisal had informed the document. Even before the change in national government and the consequent abolition of the RSS, the Revised RSS for the South West seemed some way from being adopted.

2.14 In a letter to all Local Planning Authorities of the 6 July 2010, the Chief Planner at DCLG offered the following guidance to Councils in respect of establishing strategic housing targets for plans:

"Local planning authorities will be responsible for establishing the right level of local housing provision in their area, and identifying a long term supply of housing land without the burden of regional housing targets. Some authorities may decide to retain their existing housing targets that were set out in the revoked Regional Strategies. Others may decide to review their housing targets. We would expect that those authorities should quickly signal their intention to undertake an early review so that communities and land owners know where they stand."

2.15 The Council has moved quickly to fill the void left by abolition of RSS and the remainder of this report sets out it's approach to calculating realistic and deliverable housing targets for the Plan period. These figures are underpinned by the Council's ambitious plans for delivering jobs-led growth and will upon agreement, be set out within the emerging Core Strategy as well as to make any future calculations about housing land supply.

3 Establishing a Jobs Target

3.1 Even prior to the abolition of RSS, as part of its commission to undertake masterplanning of the Taunton area to inform our Core Strategy, Roger Tym and Partners (as part of the Urban Initiatives team) have been undertaking work around employment and jobs forecasts.

3.2 Through their work, Tyms have been tasked with establishing a realistic and deliverable jobs target for the Core Strategy. This has involved re-visiting earlier work around jobs targets and those expressed through previous studies as well as the Council's Economic Development Strategy, considering our existing supply of sites and where growth is anticipated before arriving at a figure.

3.3 Whilst Tym's have not yet completed all of their work around job numbers, a draft topic paper (which is included as an appendix to this report at Appendix 1) indicate that a target of **11,000 jobs for the Borough** over the period 2008 – 2026 represents a realistic but still challenging target for our Plan.

3.4 The 11,000 target relates to the Borough as a whole but in terms of our economic strategy, the Plan will focus on enabling and providing employment at the Taunton urban area. It is important to note that the Paper also acknowledges that a significant proportion of economic growth will be around non-traditional forms of employment. That is to say, a great proportion of growth will include in sectors such as retail, health and education as opposed to more traditional 'B uses' (offices, distribution and warehousing, etc).

3.5 It should be noted that the adoption of the 11,000 jobs will have implications for the Council's Economic Development Strategy. This relatively recently adopted Strategy planned for a level of job growth consistent with the Proposed Changes scale of new housing. As has already been emphasised, the Tym's target is considered to be both challenging and realistic and as such, consideration should be given to revisit specific elements of the Economic Development Strategy, to ensure consistency across Council documents.

4 Establishing a Housing Target

4.1 In recognition of the need for future growth in Taunton Deane to be essentially 'job's led', it was considered necessary that any work around identifying an appropriate housing target should use assumptions about job creation as its basis. Moreover, it was also considered essential that any figure should be 'locally generated' as opposed to being made on a series of assumptions based upon past trends at a national level (as the ONS projections have traditionally done).

4.2 Fordham Research were commissioned in mid July 2010 to undertake the commission, principally on the basis that having previously prepared the Strategic Housing Market Assessment for the Housing Market Area, they had a wealth of locally derived information for the Borough. This locally derived information comprised a sizeable survey of over 2,000 households in Taunton Deane and has then been used to form a judgment about in-migration, employment patterns, earnings etc.

4.3 The household data has then been combined with existing ONS population and household projections (with in-migration elements of the projections replaced by that derived from Fordhams own household data), factoring in the 11,000 jobs target from Tym's work then allows a housing target to be formulated.

4.4 The methodology followed by Fordhams is set out in their Draft Report at Appendix 2. It has assumed that new growth will be 'commuting-neutral', meaning that the new population would largely live and work within the Taunton area. This assumption is logical as without doing so would mean that housing provision would be made outside of the authority to cater for these people (something over which we have no control), it would also involve a greater level of in-commuting something which does not fit well with general principles of sustainability and in particular reducing the need to travel.

4.5 To this end and using the 11,000 jobs target derived from Tym's work, the Draft Report concludes that a target of **15,000 houses would be most appropriate for the Borough over the period 2008 – 2026**.

4.6 In terms of translating the conclusions of the Draft Report forward and using them to inform targets in the emerging Core Strategy, it is recommended that provision be made for the phasing of any residualised target between 2011 and 2026. Adopting such an approach would allow the Council sufficient latitude to build its way up towards a still challenging target and reflect that in the short – medium term (i.e. the first five years of the plan period), whilst there is a significant supply of housing sites, the ability to deliver higher numbers may continue to be limited.

4.7 Whilst further work around the current supply of sites is required (and is underway in the form of the SHLAA Review) and the exact level of provision required over the period 2011 – 2026 can only be projected at this stage, assuming approximately 1,500 completions over the period 01/04/2008 – 31/03/2011, the following illustrative phasing bands are suggested:

01/04/2011 – 31/03/2016: proposed target of at least 3,500 (equivalent to 700 dwellings per annum)
01/04/2016 – 31/03/2021: proposed target of at least 4,500 (equivalent to 900 dwellings per annum)

01/04/2021 – 31/03/2026: proposed target of at least 5,500 (equivalent to 1,100 dwellings per annum)[1]

4.8 The table set out below gives an indication as to how the latest proposed interpretation of housing numbers for Taunton Deane relate to those set out previously in higher level documents:

Taunton Deane Borough requirements	Somerset County Structure Plan 1991 – 2011	dRSS 2006-2026	Panel Report / Proposed Changes dRSS 2006 – 2026	2010 Fordhams Report 2008 - 2026
Total Reqm	10,450	17,300	21,800	15,000
Annualised Reqm	523	865	1,090	833
Phasing	NONE	2006 – 2016: 825 dwellings per annum 2016 – 2026: 905 dwellings per annum	NONE	2011 – 2016 approx 700 dpa 2016 – 2021 approx 900 dpa 2021 – 2026 approx 1,100 dpa

Implications of numbers for five year housing supply

4.9 Adopting the housing targets as expressed in this Report and the associated proposed phasing requirements would result in the Borough being able to demonstrate an improved housing land supply (as opposed to assessing the requirement against the Draft Revised RSS and even more markedly against the Proposed Changes).

4.10 The SHLAA Review will take a more robust judgment about supply taking into account current market conditions. Whilst the work is on-going, indications are that the supply of deliverable sites will be markedly reduced from that previously reported in the 2009 SHLAA and indeed the updated December 2009 Land Supply Statement. This is in spite of the fact that there is a sizeable supply of extant commitments in the form of valid planning consents and allocations.

4.11 The supply has been reduced to reflect current market conditions and in particular the achievability of such sites reflecting the lack of willingness of banks to lend to developers on certain schemes (in particular some of the flatted high density schemes such as those promoted through the Town Centre AAP). In addition, unwillingness to lend by mortgage providers and general uncertainty in the economy as well as planning contributions negotiated prior to the ‘credit crunch’ has translated into a housing market

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[1] Note: if necessary, a further year of housing provision: 01/04/2026 should be pro-rata’d on the basis of 1,100 dwellings being required.

where both the ability and capacity to deliver high build out rates on larger sites is greatly reduced.

4.12 With all these issues in mind, it seems highly appropriate for the Council to adopt a phasing approach to the Core Strategy which reflects the difficulties in delivering large scale growth in the next five years at least. Such an approach would not preclude further planning permissions being granted on sustainable sites which meet with the provisions of current and emerging policy and general sustainable criteria (such as those set out in Paragraph 69 of PPS3).

Implications for Urban Initiatives Masterplanning commission and other evidence

4.13 It is clearly of critical importance, that in order for the emerging Core Strategy to still come forward in a timely fashion that strategic targets are agreed as soon as possible. There are a number of key pieces of our evidence base including the Infrastructure Delivery Plan, Retail Capacity Study as well the Urban Initiatives Masterplanning Commission that are hugely dependent on the establishment of strategic targets in order to be progressed.

4.14 In the case of the Urban Initiatives work, the Consultants Team have already indicated that they believe the Masterplan for Taunton can make sufficient provision for, and more importantly deliver, the scale of growth proposed in this Report.

Implications for the mix of housing required (including levels of affordable housing)

4.15 One of the principal advantages of appointing Fordham Research to undertake the work around establishing a strategic housing target was that it also presented an opportunity to revisit some of the key findings of the SHMA (also undertaken by Fordhams back in 2008). The SHMA was able to establish what an appropriate mix of housing should be reflecting need in accordance with DCLG guidance and assumptions about future growth. The SHMA concluded that new housing should contribute toward a target of 40% affordable housing.

4.16 As part of the July 2010 commission, Fordhams have reconsidered the need for affordable housing taking into account the Council's significant plans for employment and job creation. The key assumption made is that a significant proportion of the in-migrant population (based upon findings of the household survey) will be employed: 55% as opposed to 45%.

4.17 Reflecting the Council's jobs-led strategy, the Draft Report concludes that 74% of new accommodation should be market, around 16% social rented dwellings and around 10% intermediate housing. Quite clearly this represents a significant step change for the Council and has key implications for the formulation of affordable housing policy. In view of the significance of this finding, it may be necessary for further discussion and debate to be carried out with members prior to this particularly conclusion being taken forward and used to shape emerging policy.

4.18 In addition to providing clarity about affordable housing levels, the Draft Report's findings also reflect that the ageing population dynamic of the Borough will translate into a specific requirement for specialist accommodation. Information on these specific needs are also based on survey information and illustrates a need for around 1,500 specialist units (of which approximately 48% should be market and 52% affordable – this is in addition to the affordable housing element outlined in 4.17).

5 Financial implications

5.1 There are no direct financial implications arising out of this report.

5.2 The Coalition Government is proposing to replace the Housing and Planning Delivery Grant with an incentivised scheme linked to new housing delivery. As such the setting of housing targets and the realisation of new development will have significant financial benefits for the Council with Council Tax receipts from new housing likely to be matched for a period of six years following completion.

6 Links to Corporate Aims

6.1 The establishment of strategic targets for both housing and jobs is directly related to Aim 2: Regeneration and Aim 4: Affordable Housing.

7 Equalities Impact

7.1 A full and comprehensive Equalities Impact Assessment will be carried out on the Core Strategy document itself in due course.

8 Recommendations

8.1 The Executive is requested to approve the following strategic targets to be used in the Core Strategy and supporting documents:

1. 11,000 jobs over the period 2006 – 2026;
2. 15,000 homes over the period 2008 – 2026; and
3. appropriate phasing of housing targets between three five year time bands – 01/04/2011-31/03/2015, 01/04/2016-31/03/2020 and 01/04/2021-31/03/2026;

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Taunton Deane District Council

TAUNTON ECONOMY TOPIC PAPER

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Working Draft Report
August 2010

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CONTENTS

1 INTRODUCTION

The Economic Topic Paper

1.1 The purpose of this Economic Topic Paper is to guide employment land policy and site allocations appropriate to the Taunton Deane Core Strategy, the current Urban Extensions Study and other strategic development initiatives.

1.2 The topic paper therefore needs to provide an adequate evidence base to support sound proposals, to provide a coherent analysis of employment land requirements which are consistent with established economic aspirations and strategy for the Borough.

1.3 The Topic Paper starts with an overview of jobs and housing alignments to inform the requirements for employment land. These are set out in the rest of this section. The following sections are set out as follows:

- Section 2 reviews the Taunton Deane Borough and Taunton SSCT job forecasts to identify which sectors are projected to grow, and which sectors require space to support this growth.
- Section 3 reviews relevant plans and strategies to outline the local economic development priorities and objectives that may provide drivers for future growth and employment land policy.
- Section 4 forecasts the demand for employment land based on employment forecasts and compares them with supply in quantitative terms.
- Chapter 5 assesses the allocated sites, and sites identified for employment use in the Stage 1 Taunton Deane Employment Land Review, in terms of their broad market and deliverability potential to meet the identified requirements.
- Conclusions, including recommendations on future site allocations, are in Chapter 6
- Appendices 2 and 3 analyse in more detail the present condition of Taunton Deane's economy and property market, establishing the baseline for future change and informing the earlier sections within this paper.

Jobs Targets to 2026

1.4 Before identifying the need for additional employment space and employment policies within the Taunton Deane Core Strategy, an appropriate and realistic job target needs to be established.

1.5 There have been a number of studies that identify a range of employment change projections for Taunton Deane Borough. The Council's Economic Development Strategy (EDS) prepared by Geoeconomics (2010) reports a range of studies conducted between 2005-08 which contain employment and/or floorspace projections for Taunton Deane or Taunton TTWA. To these can be added subsequent forecast produced for the revoked South West RSS by Cambridge Econometrics. The EDS also sets an objective to create 16,500 jobs over the period to 2026, which would be an aspirational increase of nearly 30%. These figures are identified in Table X.

Table X Range of Taunton Deane Employment Forecasts

	2006	2026	2006-26	%p.a.
CE RSS 2.8% GVA	62,300	73,300	11,000	0.8%
CE RSS 3.2% GVA	62,300	76,100	13,800	1.0%
GeoEconomics (2010)	59,000	74,125	15,125	1.1%
Taunton EDS (2010)	59,000	75,500	16,500	1.2%

Source: GeoEconomics (2010)

1.6 Since all these forecast were produced, the UK economy has been through its longest and deepest recession of the post-war era, resulting in current forecasts being below those set a few years earlier. For example, more recent employment projections for the South West forecast an annual GVA growth of 2.4% compared with the RSS target 2.8% and 3.2% annual GVA growth rates.

1.7 While forecast over a twenty year period are normally projected on a trend growth rate, it can be expected that there will be two or three business cycles over the plan period and at any point in the projections the economy might be above or below the trend growth rate. Hence the fact that there has been a recession is not in itself sufficient to negate the projections. However the recession has been particularly long and deep and may have resulted in some overall loss of economic capacity. Therefore the projections presented in Table X are unlikely to be exceeded, and must be considered a best case. For that reason, and to remain positive (and possibly aspirational) about future employment growth in Taunton Deane, the lower 2.8% annual Regional GVA growth target is considered an appropriate and more realistic target to plan for.

1.8 To achieve this target future scenario, Taunton Deane Borough would be expected to support a growth of an additional 11,000 jobs between 2006 and 2026.

Growth Period

1.9 The 11,000 job target is taken to cover the 2008 to 2026 planning period. The start year is two years beyond that in the original forecasts in order to align with housing supply data. No adjustment has been applied in moving the employment base forward two years because employee data for Taunton Deane in the Annual Business Inquiry (which unfortunately excludes self employed workers) for the years 2006 to 2008 show a dip in performance in 2007 and then the apparent modest recovery in 2008, demonstrating some volatility but with limited change over the short term. These figures are as follows:

- 2006 - 54,112 jobs
- 2007 - 53,607 jobs
- 2008 - 54,987 jobs

1.10 Hence, using unadjusted job target of 11,000 from 2008 to 2026 is considered appropriate for the borough.

Alignment of Homes and Jobs (may need revising in light of Fordham's report)

1.11 The implications for the forecasts in terms of the balance between jobs and workers are set out in Table X. As described in the baseline assessment included in Appendix 1, Taunton was a net importer of labour with a net inflow of 5,200 workers at 2001. Some net inflow of workers should be expected because Taunton is the county town of Somerset and plays a role as a major employment hub for the surrounding towns and districts.

1.12 The issue going forward is whether Taunton should be aiming to maintain this current level of inflow, whether it should seeking to reduce it by supplying more of its labour force locally or whether it should be seeking to increase the inflow of workers by raising its role as a sub-regional employment hub. There are few other places that are in a position to attempt to attract higher value jobs.

1.13 The latest ONS population and household projections show an increase of 15,000 households over the period 2006-26. Approximately a third is accounted for by change in household size with the remainder being the result of population increase.

1.14 Comparing the projected growth in workforce under the projected target 11,000 jobs (see Table below and further detail in Appendix 2) shows the growth in economically active to be marginally below growth in jobs and, with other things being equal, this would result in a small reduction in net in-commuting of around 1,000.

Table X Taunton Deane Population and Household Projections

	2006	2011	2016	2021	2026	2006-26
Population	107,400	113,600	119,900	126,400	132,800	25,400
Households	47,000	50,000	54,000	58,000	62,000	15,000
Persons per household	2.3	2.3	2.2	2.2	2.1	-0.2

Source: ONS Sub-national Population Projections 2010

Table Y Taunton Deane Jobs and Workforce Projections

	2006	2011	2016	2021	2026	2006-26
Total Jobs	62,300	65,600	68,300	70,700	73,300	11,000
Total Population	107,400	113,600	119,900	126,400	132,800	25,400
Working Age Population	63,300	66,600	70,400	74,100	77,900	14,600
Econ Active Population	52,792	55,544	58,714	61,799	64,969	12,176

2 PROJECTED JOB GROWTH

Introduction

2.1 In this section the Cambridge Econometrics employment projections for Taunton Deane, and subsequently for the Taunton SSCT area, are considered further. This is a first step in assessing the potential for economic growth and the resulting land area requirements.

2.2 It is important to note that the Cambridge Econometrics projections are largely trend based using relative sectoral shares of national growth (a summary of the approach is set out in Appendix 2). However, looking to the future we have to take account of both property market conditions and the special growth point circumstances of Taunton Deane, together with the Economic Development strategies aspiration for a change in performance. We consider these issues in Appendix 1 and subsequent sections.

Taunton Deane Economic Forecasts

2.3 As noted in Section 1, the Cambridge Econometrics annual 2.8% GVA growth projects for the South West forecast a total employment growth in Taunton Deane of 11,000. Moving beyond these preferred aggregate forecasts, Cambridge Econometrics also provide employment forecasts by sector, which are shown in Table X.

Table X Employment Projections by Sector, Taunton Deane (2.8% GVA p.a.)

2.8 % GVA pa	**2006**	**2011**	**2016**	**2021**	**2026**	**Change 2006-26**	**% Change 2006-26**	**% Change SW 2006-26**
Agriculture etc	2,200	2,100	2,000	1,900	1,800	-400	-18%	-22%
Mining & Quarrying	0	0	0	0	0	0	0%	-32%
Food, Textiles & Wood	1,100	1,000	900	700	600	-500	-45%	-30%
Printing & Publishing	1,100	1,100	1,200	1,200	1,300	200	18%	9%
Chemicals & Minerals	1,000	900	900	800	700	-300	-30%	-25%
Metals & Engineering	400	400	300	300	300	-100	-25%	-27%
Electronics	500	400	300	200	200	-300	-60%	-35%
Transport Equipment	0	0	0	0	0	0	0%	-36%
Manufacturing nes	1,000	1,000	1,000	1,000	1,000	0	0%	-1%
Electricity, Gas & Water	300	300	200	200	200	-100	-33%	-32%
Construction	2,900	3,000	3,100	3,100	3,200	300	10%	10%
Distribution	10,600	11,300	12,000	12,900	13,700	3,100	29%	25%
Hotels & Catering	3,000	3,300	3,500	3,700	3,900	900	30%	19%
Transport & Comms	1,900	1,900	1,900	1,900	1,900	0	0%	8%
Banking & Insurance	1,500	1,500	1,500	1,500	1,500	0	0%	3%
Other Business Serv	9,100	9,900	10,600	11,400	12,300	3,200	35%	36%
Public Admin & Defence	7,200	7,200	6,900	6,700	6,400	-800	-11%	-4%
Education & Health	15,700	17,200	18,400	19,300	20,200	4,500	29%	21%
19 Miscellaneous Services	2,800	3,100	3,500	3,800	4,100	1,300	46%	26%
Total employment	62,300	65,600	68,300	70,700	73,300	11,000	18%	14%

Source: Cambridge Econometrics

2.4 The table above shows that the overall growth in employment of 11,000 is equivalent to an increase of 18%, which is four percentage points above the South West region forecast. This growth is primarily driven by Education and Health, Other Business

Services and Distribution. Manufacturing sectors, on the other hand, are forecast to decline over the same period.

Business Space Jobs

2.5 Using a definition of B-space sectors (i.e. sectors using offices or industrial/warehouing premises, as defined as B-class uses in the Use Classes Order), which are defined in Appendix 2, the projections above can be converted into B-space employment, as given in Table X.

Table X B-space Employment, Taunton Deane, 2006-26

	2006	2011	2016	2021	2026	Change 2006-26	
						#	%
Food, Textiles & Wood	1,100	1,000	900	700	600	-500	-45%
Printing adj forecast	573	573	625	625	678	104	18%
Chemicals & Minerals	1,000	900	900	800	700	-300	-30%
Metals & Engineering	400	400	300	300	300	-100	-25%
Electronics	500	400	300	200	200	-300	-60%
Transport Equipment	0	0	0	0	0	0	0%
Other Manufacturing	1,000	1,000	1,000	1,000	1,000	0	0%
Total Manufacturing	4,573	4,273	4,025	3,625	3,478	-1,096	-24%
Construction adj forecast	1,130	1,169	1,208	1,208	1,247	117	10%
Motor vehicles adj forecast	864	921	978	1,051	1,116	253	29%
Sewage adj forecast	520	576	650	706	762	241	46%
Labour Recruitment Adj forecast	189	191	195	194	203	13	7%
Total Other Industrial	2,703	2,857	3,030	3,159	3,327	624	23%
TOTAL INDUSTRIAL	7,276	7,130	7,055	6,784	6,804	-472	-6%
Wholesaling adj forecast	3,177	3,387	3,597	3,866	4,106	929	29%
Transport & Comms adj forecast	111	111	111	111	111	0	0%
Packaging adj forecast	96	104	111	120	129	34	35%
Labour Recruitment Adj forecast	90	99	108	121	133	43	48%
TOTAL WAREHOUSING	3,474	3,701	3,927	4,217	4,479	1,006	29%
TOTAL IND/WHSG	**10,749**	**10,831**	**10,982**	**11,002**	**11,284**	**534**	**5%**
Publishing adj forecast	527	527	575	575	622	96	18%
Banking & Insurance	1,500	1,500	1,500	1,500	1,500	-	0%
Business Services adj forecast	6,452	7,019	7,516	8,083	8,721	2,269	35%
Other Services Adj forecast	385	426	481	522	563	179	46%
Public Admin & Defence Adj forecast	5,378	5,378	5,154	5,004	4,780	-598	-11%
Labour Recruitment Adj forecast	380	410	432	462	497	116	31%
TOTAL OFFICES	**14,622**	**15,259**	**15,657**	**16,146**	**16,683**	**2,062**	**14%**
TOTAL B SPACE JOBS	**25,371**	**26,090**	**26,639**	**27,148**	**27,967**	**2,596**	**10%**
TOTAL	62,300	65,600	68,300	70,700	73,300	11,000	18%
B Space as % of Total Jobs	**41%**	**40%**	**39%**	**38%**	**38%**	**-3%**	**-6%**

Source: Cambridge Econometrics; RTP

Industrial Warehousing Jobs

2.6 This shows a marginal decline in industrial employment over the period 2006 to 2026 of around 500 jobs. On the other hand, warehousing employment is expected to increase by 1,000 jobs over the same period. This implies a limited requirement for additional new space – though within the existing total industrial/warehousing provision there may be a significant level of redevelopment/reinvestment to meet changing needs.

Office Jobs

2.7 In the B-space sectors, employment in offices is expected to increase the most, with a projected net additional 2,000 jobs. Hence, within the total 11,000 jobs projected for Taunton under this scenario, 2,600 will require B-space accommodation.

Non B-space Jobs

2.8 Non B-space jobs can be found in other land uses forms such as schools, hospitals, shops or even have no ‘defined’ workplace (such as self-employed construction workers). The forecasts suggest that the employment growth in Taunton Deane would be higher in Non B-space sectors accounting for more than 76% of growth under GVA 2.8% scenario.

2.9 These types of jobs represent the larger part of employment in Taunton Deane driven by its strongest sectors covering Retail, Health, Social Care and Education. The retail sector, including convenience and comparison retail and repair of household goods, is forecast to grow by more than 2,400 jobs. A similar expansion is expected in Education and non-residential Health Care.

2.10 Residential Health Care (C2 use class) will grow by 30% from 2006 to 2026 driven by Hospital Activities. The importance of residential Social Care will be rising with the ageing population, and hence some of the growth may also come from this sub-sector.

2.11 We note the current uncertainties and proposed cuts in education and health spending, and these forecasts will require regular review. However, it is likely that the need for growth in education and health provision will continue over the 20 year plan period, and uncertainty is more focussed on the structures and organisational sectors of growth rather than actual employment numbers.

Tabke X Non B-space Employment, Taunton Deane, 2006-26 (2.8% GVA p.a.)

	2006	2011	2016	2021	2026	*Change 2006-2026*	*% change*
A1 Distribution forecast	7,673	8,180	8,687	9,338	9,917	2,244	29%
A1 Transport & Comms adj forecast	467	467	467	467	467	0	0%
A1 Misc Services adj forecast	372	412	465	505	544	173	46%
A1 Other Bus Serv adj forecast	74	81	87	93	100	26	35%
TOTAL A1 Shops	**8,586**	**9,139**	**9,705**	**10,403**	**11,029**	**2,443**	**28%**
A3-A5 Hotels & Catering adj forecast	2,203	2,423	2,570	2,716	2,863	661	30%
TOTAL A3, A4, A5 Restaurants, Bars, Hot Food Takeaways	**2,203**	**2,423**	**2,570**	**2,716**	**2,863**	**661**	**30%**
C1 Hotels & Catering adj forecast	415	456	484	511	539	124	30%
TOTAL C1 Hotels	**415**	**456**	**484**	**511**	**539**	**124**	**30%**
C2 Education & Health adj forecast	7,155	7,839	8,386	8,796	9,206	2,051	29%
TOTAL C2 Residential Institutions (health and social care)	**7,155**	**7,839**	**8,386**	**8,796**	**9,206**	**2,051**	**29%**
D1 Education & Health adj forecast	8,538	9,353	10,006	10,495	10,985	2,447	29%
D1 Misc Services adj forecast	191	211	239	259	280	89	46%
D1 Public Admin & Def adj forecast	212	212	203	197	188	-24	-11%
TOTAL D1 Non-Residential Institutions (education, health practices)	**8,940**	**9,776**	**10,447**	**10,951**	**11,452**	**2,512**	**28%**
D2 Misc Serv adj forecast	1,034	1,145	1,293	1,403	1,514	480	46%
TOTAL D2 Assembly and Leisure	**1,034**	**1,145**	**1,293**	**1,403**	**1,514**	**480**	**46%**
SG Distribution adj forecast	921	982	1,043	1,121	1,191	269	29%
SG Hotels & Catering adj forecast	345	379	402	425	448	103	30%
SG Misc Serv adj forecast	288	318	359	390	421	133	46%
SG Construction adj forecast	1,775	1,836	1,897	1,897	1,958	184	10%
SG Transport & Telecomms adj forecast	585	585	585	585	585	0	0%
SG Other Bus Services adj forecast	867	943	1,010	1,086	1,172	305	35%
SG Public Admin & Def adj forecast	1,479	1,479	1,417	1,376	1,314	-164	-11%
Electricity, Gas & Water	300.0	300.0	200.0	200.0	200.0	-100	-33%
Agriculture etc	2,200.0	2,100.0	2,000.0	1,900.0	1,800.0	-400	-18%
TOTAL Sui Generis	**8,760**	**8,923**	**8,914**	**8,981**	**9,090**	**331**	**4%**
TOTAL non-B SPACE JOBS	37,093	39,702	41,798	43,763	45,694	8,602	23%
TOTAL	62,300	65,600	68,300	70,700	73,300	11,000	18%
Non-B Space as % of total	**60%**	**61%**	**61%**	**62%**	**62%**	**3%**	

Source: Cambridge Econometrics; RTP

Green Jobs

2.12 The Green Knowledge Economy has been identified as a priority and a focus for growth in the 21st Century Taunton Deane in the Taunton Deane EDS (2010). In terms of understanding what is included in the low carbon or green economy sectors, there is a range of 'narrow' definitions which cover only sectors producing low carbon goods and services, and similarly there is a range of 'broader' definitions that encompass all activities which lead to the whole economy becoming lower carbon. The aim of all policy makers and researchers is to eventually achieve low carbon operations within all sectors of the economy. One of these 'broad' definitions is that the green economy is 'a resilient economy that provides a better quality of life for all within the ecological limits of one planet'[1].

2.13 There are businesses everywhere, which are actively innovating to produce low carbon goods and services and these are in the sectors of traditional environmental consultancy, waste recycling, pollution mitigation and control, renewable energy, alternative fuel vehicles, alternative fuels, energy management, carbon finance, and low carbon building technologies (Low Carbon and Environmental Goods and Services (LCEGS) sectors BERR, 2009). At the same time other sectors are either using the goods and services produced by the above industries or actively changing their own production and operation processes to ensure carbon neutrality. There is a third layer of the economy, however, which is related to consumption of these goods and services and changing practices and behaviour among businesses, households, and individuals. The total green economy can therefore be presented graphically as shown in the diagram below:

Figure X The Low Carbon Economy

2.14 For the purposes of this paper we analyse employment within narrow and broader definitions of low carbon sectors. Narrow definitions have been used by UK CEED in their 2008 report[2], which includes waste and sewage, recycling, environmental consulting, activities related to agriculture, water supply and treatment, and electricity distribution and control apparatus. The results of the employment analysis according to this definition are presented below:

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[1] The Green Economy Coalition, 2010

[2] UK CEED, 2008. *The Commercial Opportunity for London Businesses in the Environment Sector.*

Table X Taunton Deane Employees in Environmental Sectors (narrow definition), 2008

	Employment	LQ[3]	% of total employment	Annual growth 2004-2008
Mendip	1,056	1.0	2.6%	10.7%
Mid Devon	595	0.9	2.4%	25.9%
Sedgemoor	1,092	1.0	2.7%	7.4%
South Somerset	1,419	0.8	2.1%	13.2%
BANES	4,435	2.2	5.6%	12.5%
Bournemouth	858	0.4	1.1%	7.9%
Exeter	3,796	1.7	4.5%	-0.5%
Swindon	3,491	1.2	3.1%	4.6%
Taunton Deane	2,242	1.6	4.2%	2.9%
South West	64,842	1.1	2.9%	9.9%
Great Britain	689,465		2.9%	6.8%

Source: RTP; ABI

2.15 Growth in these environmental sectors in the borough was quite marginal compared to regional and national averages, and some of the neighbours and major urban areas. Mid Devon, Bath and North East Somerset, and Mendip stand out with their high annual growth. Only Exeter has experienced decline since 2004. Despite the slow momentum of jobs growth in this sector, Taunton Deane is actually over-represented compared to the national average.

2.16 The narrow definition does not really capture what today is considered 'low carbon' economy. Whilst the broad definition based on SIC codes is in itself flawed as it counts in many jobs, which are not yet 'low carbon' it provides a snapshot of sectors, which have the best potential to make the transition from traditional to 'low carbon'. It is therefore that aspirational target, which Taunton Deane Borough Council should pursue in order to gain more green jobs.

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[3] Location Quotient (LQ) is a measure of concentration, in this case measuring a sector's share of total employment in Taunton Deane borough divided by that sector's share of total employment in Great Britain. Sectors with an LQ greater than 1 are over-represented in the area against the national norm and those with an LQ below 1 are under-represented. An LQ of 1 indicates that a sector accounts for the same share of total employment in the study area as in the national economy.

Table X Potential Low Carbon Sectors in Taunton Deane in 2008

Area	Employment	LQ	% of total employment	Annual gth 2007-2008
Bath and North East Somerset	14,034	1.0	18%	12%
Bournemouth	6,901	0.5	9%	2%
Exeter	13,970	1.0	17%	-5%
Mendip	6,504	0.9	16%	2%
Mid Devon	3,624	0.8	14%	4%
Sedgemoor	5,055	0.7	12%	-3%
South Somerset	9,430	0.8	14%	1%
Swindon	19,965	1.0	18%	-2%
Taunton Deane	7,037	0.8	13%	7%
South West	356,209	0.9	16%	0%
Great Britain	4,569,558		17%	2%

2.17 We can project green jobs in the same way as B-space and Non B-space category jobs.

Table X Taunton Deane Projected Employment Growth in Environmental Sectors (narrow definition) to 2026

	2006	2011	2016	2021	2026	*Change 2006-2026*	*% change*
Distribution forecast	6	7	7	8	8	2	29%
Transport & Comms adj forecast	0	0	0	0	0	0	-
Misc Services adj forecast	501	554	626	679	733	232	46%
Other Bus Serv adj forecast	1,422	1,547	1,656	1,781	1,922	500	35%
Electricity, Gas & Water adj forecast	82	82	55	55	55	-27	-33%
Other manufacturing adj forecast	88	88	88	88	88	0	0%
Electronics adj forecast	20	16	12	8	8	-12	-60%
Agriculture adj forecast	182	174	165	157	149	-33	-18%
TOTAL GREEN JOBS	2,301	2,468	2,610	2,777	2,963	662	29%
TOTAL	**62,300**	**65,600**	**68,300**	**70,700**	**73,300**	**11,000**	**18%**
Non-B Space as % of total	4%	4%	4%	4%	4%	0%	

Source: Cambridge Econometrics; RTP

2.18 The majority of growth is expected in Other Business Services and Miscellaneous Services, which include environmental consulting and waste. Only some 660 of additional employment jobs in traditional environmental sectors are projected to 2026. This can obscure the growing number of green jobs within other traditional sectors of economy, and we accept that as a priority there is a requirement to raise the number and the proportion of jobs in the Green Knowledge Economy. A range of policies and development proposals will be necessary to achieve this, alongside complementary measures to raise skill levels, support growth in new technologies, etc.

Taunton SSCT Economic Forecasts

2.19 To provide guidance for the Urban Extension study on future job growth and land requirements in the urban areas of Strategically Significant Cities and Town (SSCTs) of Taunton, comprising both existing urban areas and proposed urban extensions. The Cambridge Econometrics Local Economic Forecasting Model (LEFM) does not provide employment projections for SSCTs except where their boundaries coincide with local authority boundaries.

2.20 At the SSCT level, the spatial distribution of jobs will largely depend on detailed local circumstances which cannot be wholly captured by a top-down regional projection, and by local policy decisions which respond to these local circumstances. Therefore, our estimates should be interpreted as broad indications. To derive these estimates, we start from the business-as-usual assumption that the proportion of each district's employment which is located in each SSCT remains constant in the future.

2.21 In more detail, future jobs in SSCTs are estimated as summarised below.

2.22 Firstly, we define each SSCT in terms of wards. The Office for National Statistics (ONS) lists 'urban area' wards', which are wards containing settlements of over 10,000 residents. From this national list, we use GIS software to select those urban area wards in the South West which overlap geographically with SSCT areas. From this set of wards, still using GIS, we define as SSCT wards those in which the settlements account for 50% or more of the ward's total land area.

2.23 The wards included in the Taunton Deane SSCT area are:

- Comeytrowe
- Taunton Blackbrook and Holway
- Taunton Eastgate
- Taunton Fairwater
- Taunton Halcon
- Taunton Killams and Mountfiel
- Taunton Lyngford
- Taunton Manor and Wilton
- Taunton Pyrland and Rowbarton

2.24 The second step in estimating Taunton SSCTs' employment is to measure, from official employment statistics, the proportion of each sector's employment, in the district, which were located in the SSCT urban area in the recent past. This analysis is based on CE's 19 activity sectors and the average of the years 2003-06. By using a four-year average, we hope to improve accuracy, because statistics for small areas tend to be volatile, reflecting random fluctuations in local economies and possibly errors in the statistics.

2.25 Thirdly, we apply the SSCT proportions derived above to CE's projected employment for each district and sector, to generate future employment in the SSCT. These future jobs by sector are finally translated into demand for space, based on the sector-to-land use relationships and employment densities discussed earlier.

SSCT Employment Forecasts by Sector

2.26 Under the 2.8% GVA pa scenario, total anticipated change in employment over the period 2006 and 2026 is approximately 7,600 (a 20% increase). Since the SSCT forecasts are produced by applying proportions to the district level forecasts, the main drivers of this growth remain the same – Education & Health, Other Business Services and Distribution.

Table X Taunton SSCT Employment Forecasts by Sector, 2006-2026

2.8% GVA pa	**2006**	**2011**	**2016**	**2021**	**2026**	**Change 2006-26**	**% Change 2006-26**	**% Change Taunton District 2006-26**
Agriculture etc	23	22	21	20	19	-4	-18%	-18%
Mining & Quarrying	0	0	0	0	0	0	0%	0%
Food, Textiles & Wood	208	189	170	132	113	-94	-45%	-45%
Printing & Publishing	494	494	539	539	584	90	18%	18%
Chemicals & Minerals	25	22	22	20	17	-7	-30%	-30%
Metals & Engineering	122	122	91	91	91	-30	-25%	-25%
Electronics	283	226	170	113	113	-170	-60%	-60%
Transport Equipment	0	0	0	0	0	0	0%	0%
Other Manufacturing	72	72	72	72	72	0	0%	0%
Electricity, Gas & Water	0	0	0	0	0	0	0%	-33%
Construction	1,024	1,059	1,094	1,094	1,130	106	10%	10%
Distribution	6,113	6,517	6,921	7,440	7,901	1,788	29%	29%
Hotels & Catering	1,526	1,679	1,781	1,883	1,984	458	30%	30%
Transport & Comms.	1,076	1,076	1,076	1,076	1,076	0	0%	0%
Banking & Insurance	1,295	1,295	1,295	1,295	1,295	0	0%	0%
Other Business Serv.	6,638	7,222	7,732	8,316	8,972	2,334	35%	35%
Public Admin. & Defence.	6,872	6,872	6,586	6,395	6,109	-764	-11%	-11%
Education & Health	10,832	11,867	12,695	13,316	13,937	3,105	29%	29%
Miscellaneous Services	1,679	1,859	2,099	2,279	2,459	780	46%	46%
TOTAL	38,282	40,593	42,364	44,081	45,873	7,590	20%	18%

Source: Cambridge Econometrics

Taunton SSCT B-space Jobs

2.27 Adopting the same conversion methodology for converting sectoral employment to B space employment as for the borough, the results in Table X are obtained.

2.28 Under the 2.8% GVA pa scenario, total industrial jobs are expected to decrease by 4% in contrast to a 6% decline for the overall District. Warehousing jobs change will be slower in Taunton SSCT- estimated to increase by 13% compared to 29% district-wide, while office jobs change is also similar (11% increase for the SSCT and 14% increase for the district).

Table X B-space Employment, Taunton SSCTs, 2006-26

	2006	2011	2016	2021	2026	Change	% change	% change in Taunton District
Food, Textiles & Wood	208	189	170	132	113	-94	-45%	-45%
Printing adj forecast	71	71	78	78	84	13	18%	18%
Chemicals & Minerals	25	22	22	20	17	-7	-30%	-30%
Metals & Engineering	122	122	91	91	91	-30	-25%	-25%
Electronics	283	226	170	113	113	-170	-60%	-60%
Transport Equipment	0	0	0	0	0	0	-	-
Other Manufacturing	72	72	72	72	72	0	0%	0%
Total Manufacturing	**780**	**702**	**603**	**506**	**491**	**-289**	**-37%**	**-24%**
Construction adj forecast	522	540	558	558	576	54	10%	10%
Motor vehicles adj forecast	141	150	160	172	182	41	29%	29%
Sewage adj forecast	239	265	299	324	350	111	46%	46%
Labour Recruitment Adj forecast	68	69	69	69	73	5	7%	7%
Total Other Industrial	**970**	**1,024**	**1,086**	**1,123**	**1,181**	**211**	**22%**	**23%**
TOTAL INDUSTRIAL	1,751	1,726	1,688	1,629	1,673	-78	-4%	-6%
Wholesaling adj forecast	298	317	337	362	385	87	29%	29%
Transport & Comms adj forecast	408	408	408	408	408	0	0%	0%
Packaging adj forecast	0	0	0	0	0	0	-	35%
Labour Recruitment Adj forecast	29	30	32	34	36	8	27%	48%
TOTAL WAREHOUSING	734	755	776	804	829	95	13%	29%
TOTAL IND/WHSG	2,485	2,482	2,465	2,433	2,501	17	1%	5%
Publishing adj forecast	423	423	461	461	500	77	18%	18%
Banking & Insurance	1,295	1,295	1,295	1,295	1,295	0	0%	0%
Business Services adj forecast	4,611	5,016	5,371	5,776	6,232	1,621	35%	35%
Other Services Adj forecast	304	336	379	412	444	141	46%	46%
Public Admin & Defence Adj foreca	5,142	5,142	4,928	4,785	4,571	-571	-11%	-11%
Labour Recruitment Adj forecast	476	506	529	559	594	119	25%	31%
TOTAL OFFICES	12,249	12,718	12,963	13,288	13,636	1,386	11%	14%
TOTAL B SPACE JOBS	14,734	15,199	15,428	15,721	16,137	1,403	10%	10%
TOTAL	38,282	40,593	42,364	44,081	45,873	7,590	20%	18%
B Space as % of total	38%	37%	36%	36%	35%	-3%	-9%	-6%

Source: Cambridge Econometrics, RTP

Taunton SSCT Non B-class Jobs

2.29 (TO ADD)

This section to be developed to include…

The Scale of Growth above National Projections

Summary of Key Implications

3 STRATEGIC SECTORS

Introduction

3.1 This section looks at top down and bottom up drivers for growth in Taunton Deane based on relevant regional and local strategies and policies in relation to the local economy. This covers both sectors and types of jobs.

Strategic Drivers

Taunton Deane Economic Development Strategy, 2010

3.2 The Economic Development Strategy (EDS) sets out three strategic objectives:

- To create 16,500 or nearly 30% more jobs in Taunton by 2026
- To create better quality jobs which will close Taunton's earnings gap with the rest of the South West region
- To create a dynamic 'green economy' in Taunton which delivers fresh business and job opportunities

3.3 The strategy is focused on an approach centred around the creation of a green knowledge economy as opposed to just a knowledge economy. On this basis the strategy sets out three policy themes:

- 'Grow and Green' Communities – develop community based, driven and owned approaches to the green knowledge economy, linking green initiatives with business and employment growth initiatives
- Innovation and enterprise – accelerate business growth and innovation and new enterprise development, giving particular attention to high growth firms and high skill knowledge intensive sectors of Taunton's economy

3.4 Promoting Taunton – promote Taunton both internally to local businesses and community to encourage more local spending and investment and retain companies and talent; and externally to establish Taunton as an important destination for inward investment and tourism, at regional, national and international levels

Somerset Economic Assessment, 2010

3.5 (TO ADD)

South West Regional Economic Strategy (RES) 2006

3.6 The RES has analysed the functional relationship of settlements and areas within the region to develop functional economic zones which provide the framework for addressing different needs and opportunities across the South West. Taunton is located within two zones - the M5 Corridor functional zone (linking it with Exeter, Bridgwater and Western-Super-Mare) and the A303 Corridor functional zone (linking it with Yeovil and Salisbury).

3.7 The RES and its background document Regional Economic Strategy 2006-2015 for South West England: Spatial Implications – Place Matters profiles each of the zones:

- A303 Corridor
    - Taunton is on the west periphery of the zone
    - Zone is not distinct or coherent and is characterised by its road connection into south east of England and the activity around its main settlements
    - Business formation rates range from average to low but employment and economic activity rates are relatively high
    - Employment in the knowledge economy is higher in the east of the zone than it is in the west
    - Skills and qualification levels are high, house prices are high and rural disadvantage includes service related (e.g. GPs, libraries) exclusion
    - The zone has witnessed strong GVA per employee growth, particularly in SMEs
- M5 Corridor
    - Taunton is centrally placed with the zone
    - Zone is defined by flows along the north-south transport routes and forms the link between the 'prosperous north' of the region and 'less prosperous' peninsula
    - It exhibits a variety of socio-economic needs (e.g. educational performance; deprivation; housing affordability)
    - Growth appears to have largely been due to distribution and logistics related to consumer service provision
    - 'hot spots' of strategic locations for high-tech and high value adding businesses
    - Priority sectors particularly represented in the zone include Aerospace (considerably higher than in the region as a whole) and Biotechnology. At broad sector level, Manufacturing, Public Administration and Health have a high representation within the zone.
    - Taunton has a relatively high degree of specialisation in sectors such as health & social care. It is poorly represented in other sectors which are expected to perform well in the future such as computing services. This may affect its ability to grow at, or above, the regional average.

3.8 The RES places emphasis on three strategic objectives: Successful and Competitive Businesses, Strong and Inclusive Communities, and an Effective and Confident Region. These objectives are being delivered through eleven regional priorities:

- Successful and Competitive Businesses:
    - Support business productivity
    - Encourage new enterprise
    - Deliver skills for the economy
    - Compete in the global economy
    - Promote innovation
- Strong and Inclusive Communities:
    - Improve participation in the economy
    - Regenerate the most disadvantaged areas
    - Plan successful and sustainable communities
- Effective and Confident Region:
    - Improve transport networks
    - Promote and enhance what is best about the region

- Improve leadership, influence, and partnership

3.9 Productivity and innovation are recognised as increasingly important to achieving wider objectives and sub-regional and local strategies certainly reflect these. RES identifies eight priority sectors supported at the regional level:

- Advanced engineering, ICT, Marine, Food and Drink, Tourism, Creative Industries, Environmental Technologies, and Bio-Medical

3.10 Further four sectors are supported by Learning and Skills Council's activities in order to improve labour productivity:

- Health and Social Care, Retail, Engineering, and Construction

3.11 Finally the RES supports other key sectors, which are important contributors to economic growth and development of the knowledge economy:

- Engineering, Construction, Public Administration, Finance and Business Services, Distribution and Transport (including Logistics), and Paper and Printing

This section to be developed to include…

What sectors have been identified to promote

What key actions are identified - how to facilitate change/growth

What are the key constraints that need to be overcome to realise growth

Is it shortage of demand,

Labour market

Skills

Property constraints

Transport

New sectors that need developing

Does Taunton lack critical mass?

B class job and property growth

Non- B class growth

Education

Health

Retail & leisure

Other

3.12

4 EMPLOYMENT LAND REQUIREMENTS

This section to be developed to include…

Taunton Deane Space Requirements

B-space Requirements

Industrial Warehousing Floorspace Requirements

Office Floorspace Requirements

Locational needs - offices, B1(c), B2 & B8

Split between Taunton and wider district

What type of use should go where

Non B-Class Requirements

Retail

Hotels & Catering

Residential Institutions

Education

Other (Non B-space Sui Generis) Activities

Taunton SSCT Requirements

B-space Requirements

Non B-class Space Requirements

How much floorspace and land is needed to accommodate Non-B uses

Where is this planned to go

Are further allocations needed. If so where

5 EMPLOYMENT SITES

This section to be developed to include…

Quantity of Employment Sites Allocated

What is currently allocated by type and geography

How does this match with forecast demand

Qualitative issues

6 CONCLUSIONS

This section to be developed to include…

Summary of Findings

Key Actions

Employment Land Policy and Allocations

Immediate Supply

Requirements for Strategic Sites

APPENDIX 1

TAUNTON DEANE'S ECONOMY

APPENDIX 1: TAUNTON DEANE'S ECONOMY

This appendix profiles the local Taunton Deane economy under three main headings:

- The Borough's resident population and resident workforce;
- The Borough's workplace economy – the businesses and jobs located in the borough;
- The Borough's labour market – where the above meet as workplace demand comes into balance with resident supply.

The analysis throughout is shaped by two broad questions. Firstly, an assessment of economic well-being of the Borough's residents and workers to identify how well off they are and may be expected to be in future and why. This diagnostic will help inform the Council's employment land approach, because a key objective is to further this well-being, which may require correcting any identified disadvantages and influence factors that make the local economy more prosperous and more productive.

Secondly, the local economy is examined for what it tells us about the demand for employment space. The analysis serves as background and a reality check on the quantitative demand forecasts in the main report. More important, it begins to describe demand qualitatively, profiling what Taunton Deane offers businesses, what kinds of businesses operate in the borough and hence what kinds of space they need. This qualitative analysis will be continued in the property market chapter, which will consider in particular what areas Taunton Deane competes with for business occupiers and how it measures up against these competitors.

Throughout this appendix, the local economy is benchmarked against norms or expectations based on the performance of comparable or competing areas like neighbouring districts, and similar urban districts within the region. The benchmarks therefore include:

- Mendip
- Mid Devon
- Sedgemoor
- South Somerset
- BANES
- Bournemouth
- Exeter
- Swindon
- The South West
- England or Great Britain

The Residents

Population

Using mid-year population estimates, the following table has been devised to obtain total and working age population data for Taunton Deane and comparator areas.

Table 1 Population Estimates, 2008

	Working Age Population		Total Population
	#	%	#
Mendip	64,700	59%	110,100
Mid Devon	44,700	58%	76,700
Sedgemoor	65,500	58%	112,800
South Somerset	90,600	57%	158,700
BANES	113,900	63%	180,300
Bournemouth	101,800	62%	163,900
Exeter	83,700	68%	123,500
Swindon	122,500	64%	192,900
Taunton Deane	**63,400**	**58%**	**108,700**
South West	3,115,200	60%	5,209,200
Great Britain	36,976,500	62%	59,608,200

Source: Mid-year Population Estimates

Absolute levels of total population in Taunton Deane are similar to those in Mendip and Mid Devon amongst the neighbouring benchmarks but significantly lower than the populations of South Somerset, BANES, Bournemouth and Swindon.

In terms of the working age population, Taunton (58%) resembles the benchmarks within the immediate geography which have 57-59% working age populations. This differs from the more distant comparator areas and which have higher working age population levels (62-68%). The region and GB as a whole also exhibit higher proportions of working age population at about 60% and 62%, respectively. Consequently, Taunton Deane residents have a higher ratio of dependent population (i.e. 0 to 16, and 65+)

Population projections

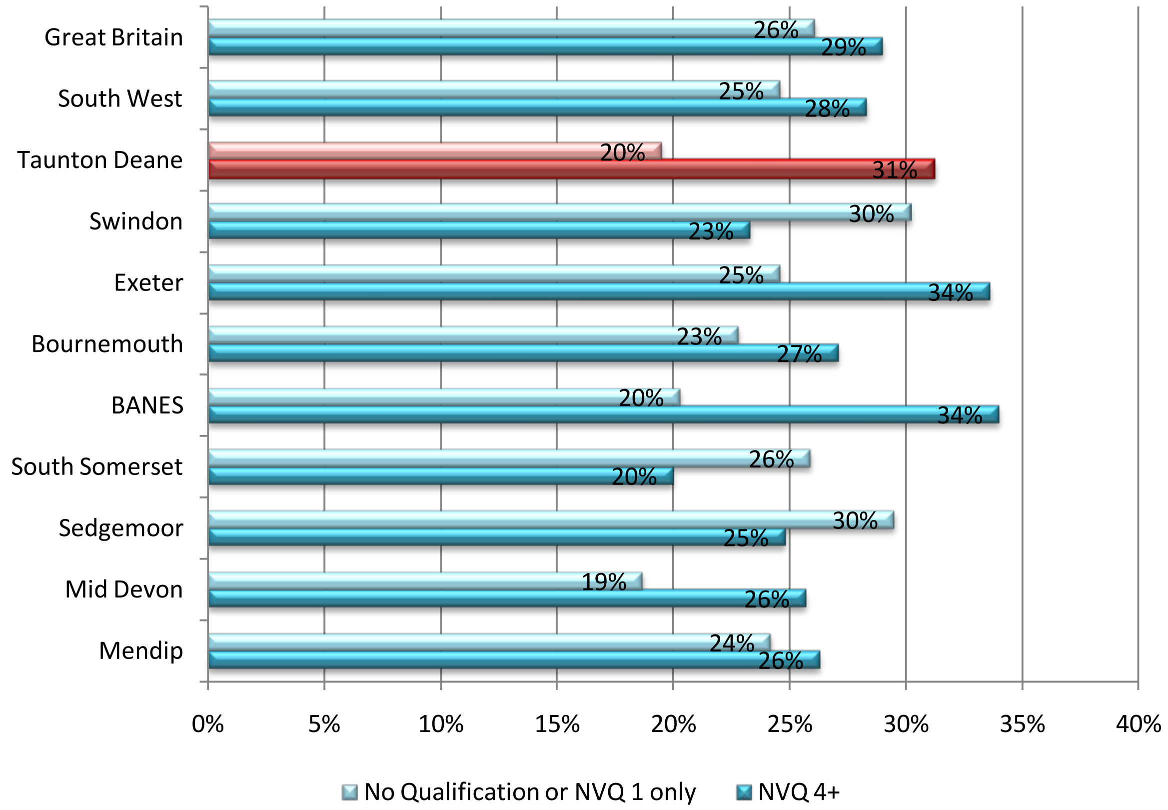
The importance of the population age structure comes to light when analysing the ONS Sub-National Population Projections based on 2008 data. The forecast for Taunton Deane is that the share of the working age population will decrease to 52% by 2026 and will further decline to 50% by 2033. This is because of projected ageing population structure, with more deaths than births starting from 2025.

Resident qualifications

In terms of qualifications and skills Taunton Deane exhibits a relatively strong position.

Taunton Deane has a higher proportion of residents with NVQ4+ relative to other comparator regions; only two districts, Exeter and BANES show of a higher proportion. Furthermore, Taunton Deane also has a relatively smaller proportion of those with low or no qualifications compared with other areas. Mid Devon contains a slightly smaller proportion (19%) while BANES is at par with Taunton.

Figure 1 Qualifications Achieved, 2008



Source: Annual Population Survey

The Workplace Economy

Employment

The latest employment data available in the Annual Business Inquiry show approximately 55,000 jobs located in Taunton Deane. This figure is generally higher than areas within the immediate geography (except South Somerset), and lower than the comparators beyond.

Table 2 Total Jobs by District, 2008

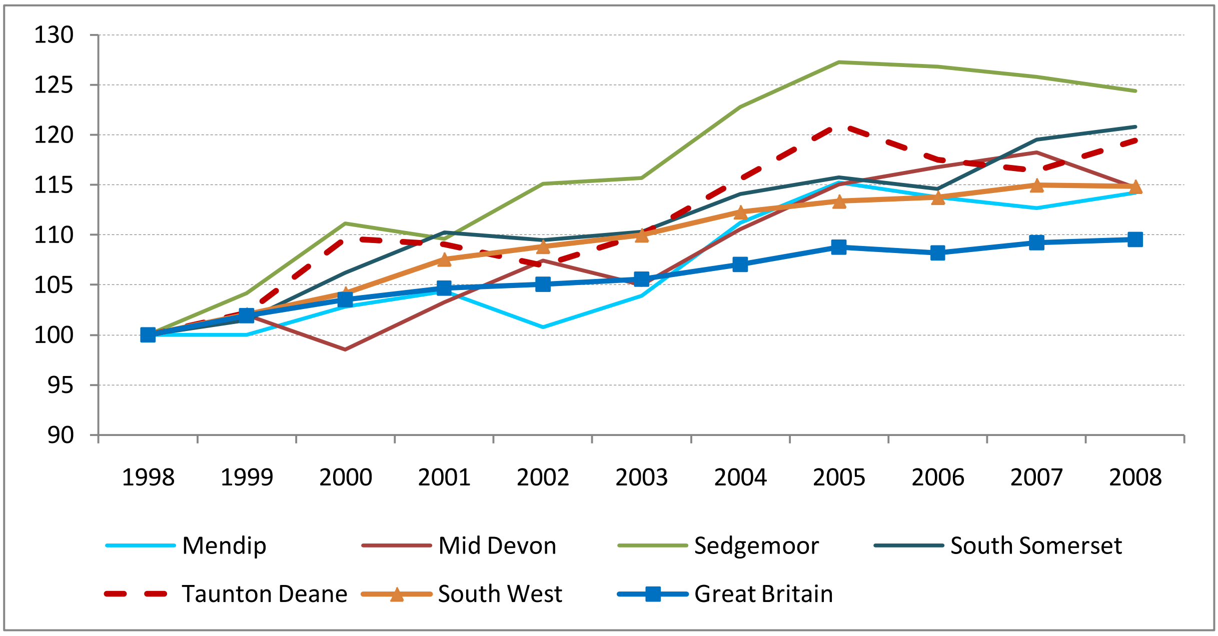
District	Total Jobs
Mendip	40,599
Mid Devon	24,292
Sedgemoor	40,403
South Somerset	68,268
BANES	78,439
Bournemouth	76,053
Exeter	84,777
Swindon	110,566
Taunton Deane	**54,987**

Source: Annual Business Inquiry

Employment change

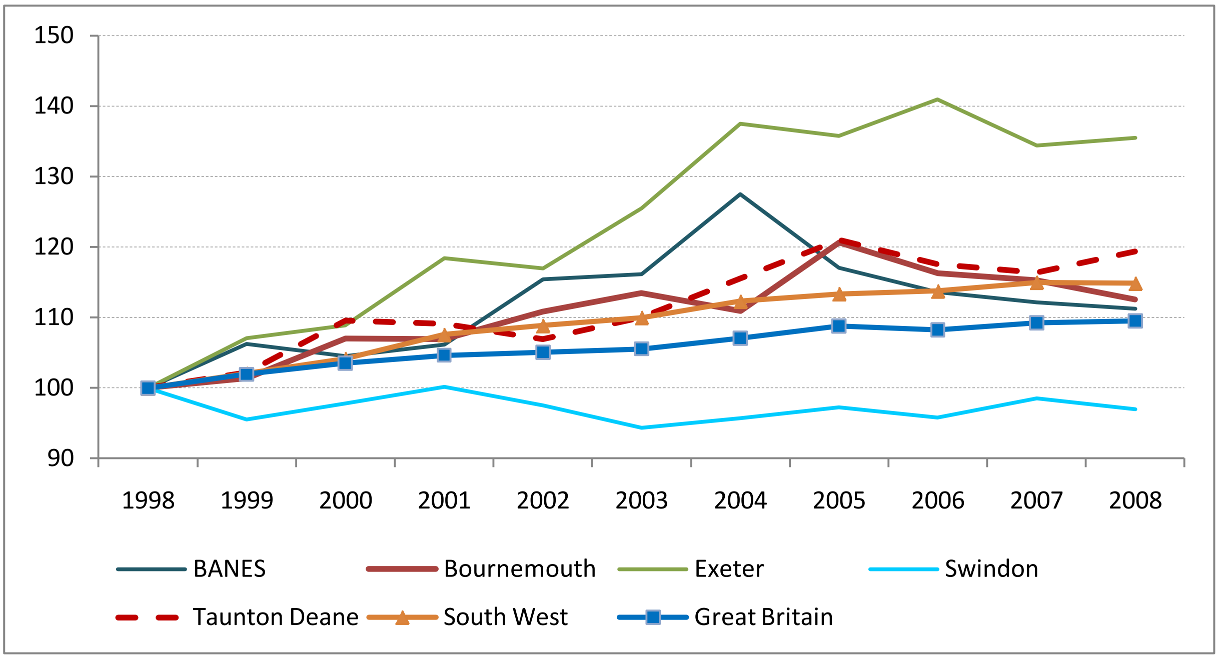
Employment change between 1998 and 2008 is shown in the tables below, holding 1998 as the index year (1998=100). In the top figure, Taunton has been graphed amongst neighbouring areas along with the region and Great Britain; the second graph looks at Taunton relative to districts beyond the immediate geographic scope.

Figure 2 Employment Change, Immediate Geographic Benchmarks, 1998-2008 (1998 is 100)



Source: Annual Business Inquiry

Figure 3 Employment Change, Distant Geographic Benchmarks, 1998-2008 (1998 is 100)



Source: Annual Business Inquiry

The following key points emerge from the analysis of these graphs:

- Employment has grown by approximately 20% in Taunton Deane over the period 1998 to 2008
- This has been higher than the average growth experienced in the South West (15% growth) and nationally (10% growth) over the same period.
- Employment change in Taunton has been broadly in line with the change experienced by its geographic neighbours (growth ranging between 15-24%).
- However, there is more volatility experienced by the distant geographic benchmarks. For instance, BANES and Bournemouth have experienced growth of 10% and 13%, respectively over this period, while Exeter experienced a significant positive change of 35%. On the other hand, Swindon has experienced negative change, whereby, employment has fallen by 3% in 2008 relative to 1998 figures.

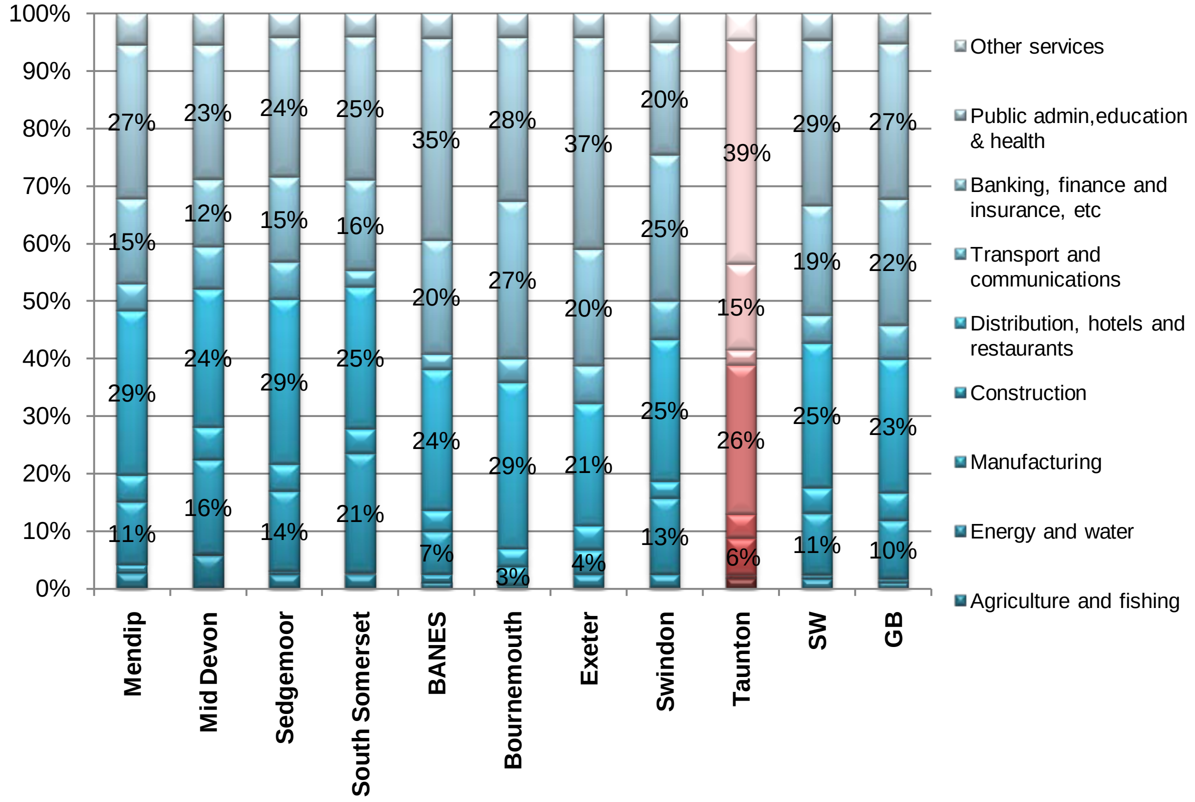
It appears therefore that Taunton Deane has experienced a good growth in employment levels over this 10-year period, due to its high exposure to public administration, education, and health care sectors which have seen a period of strong growth nationally.

Economic Structure

The most dominant employment sector in Taunton Deane is public administration, which accounts for 40% of employment. This proportion is the highest of all the benchmarks. This is followed by distribution, hotels and restaurants (26%), which is broadly in line with the adjacent districts. Neither of these sectors are high value, even though public administration will normally include a relatively high proportion of qualified workers.

The third largest employment sector is banking, finance and insurance (15%). Similar employment levels in this sector are exhibited by the neighbouring districts. However, BANES, Bournemouth, Exeter and Swindon all demonstrate a higher level of employment in the same sector (20-27%); so does the South West region (19%) and Great Britain (22%).

Figure 4 Employment by Sector, 2008



Source: Annual Business Inquiry

Sector Representation and Growth

Figure X examines employment sector representation in Taunton Deane using Location Quotients (LQs)[4] and their potential for growth. This gives indications on the future prosperity of the local economy by providing a constructive way to demonstrate which sectors are growing or declining relative to the national performance and how well-represented Taunton is in those particular sectors. The circle sizes in the chart below reflect the sector size (in terms of employment).

The vertical axis shows annual employment growth between 1998 and 2008 in sectors across Great Britain. The higher up the relevant point, the faster the growth has been over the 10-year period; the opposite is true for sectors below the horizontal line. Sectors to the right of the vertical axis are over-represented while those to the left of the axis are under-represented. These sectors can be subdivided into four groups:

- The **north east quadrant** is highly desirable; industries in this quadrant have high LQ's in Taunton Deane and experienced national (GB) jobs growth. The further to the right

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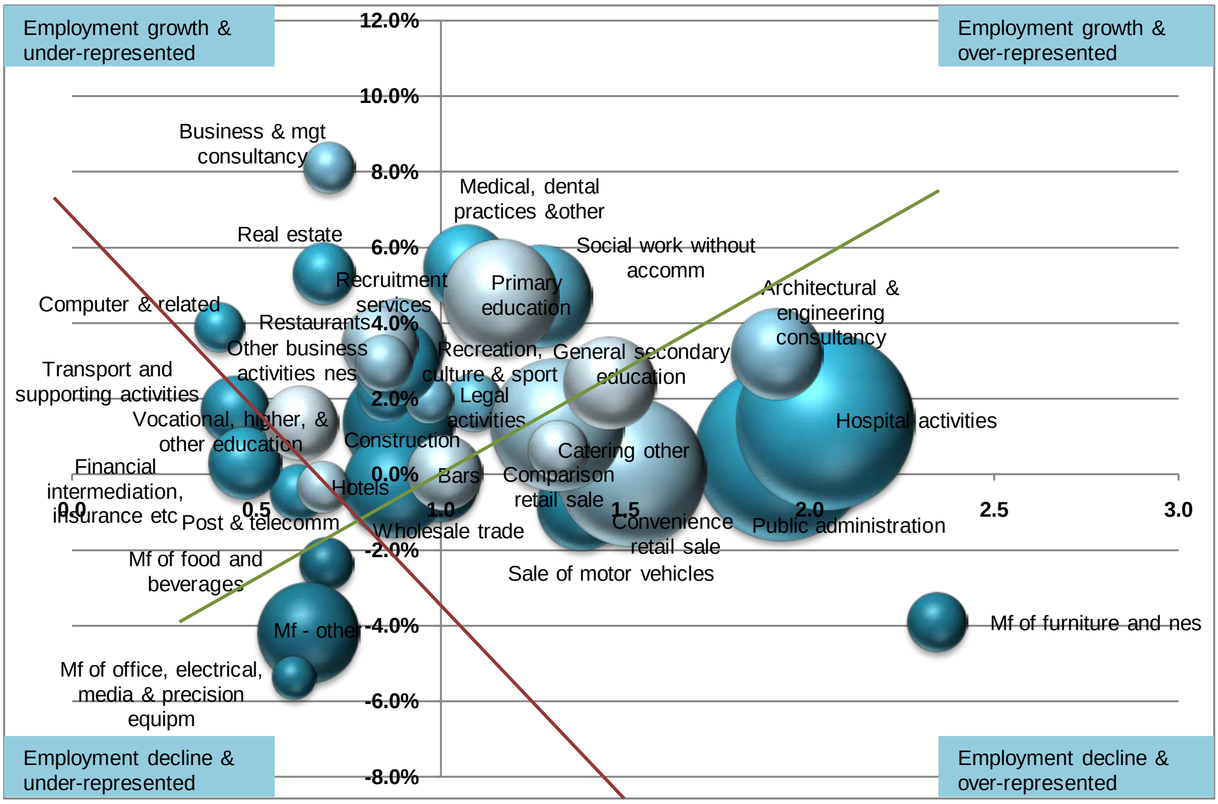
[4] Location Quotient (LQ) is a measure of concentration, in this case measuring a sector's share of total employment in Taunton Deane borough divided by that sector's share of total employment in Great Britain. Sectors with an LQ greater than 1 are over-represented in the area against the national norm and those with an LQ below 1 are under-represented. An LQ of 1 indicates that a sector accounts for the same share of total employment in the study area as in the national economy.

the point is located the higher the representation. In Taunton, there is high representation in the Public Administration, Education, Health, Social Work, Retail, and Architectural and Engineering Consulting sectors.

- In the **north-west quadrant** are sectors which have been growing but are under-represented in Taunton. They include Real Estate, Other Business Activities, and Computer and Related Activities, Transport (land and supporting activities), Business and Management Consulting, Financial Intermediation, Insurance and Related Services, Vocational, Higher, and Other Education, Restaurants, Recreation, Culture, and Sport, and Other Services.
- The **south east quadrant** is undesirable, since these are industries where Taunton Deane has a relatively high concentration of jobs but nationally they have been losing jobs. This includes Manufacturing of furniture and manufacturing not classified elsewhere, agriculture and to a lesser extent, sale and repair of motor vehicles.
- The **south west quadrant** contains sectors that are declining, but which are under-represented. These sectors comprise all manufacturing sectors, including Manufacturing of food and beverages, Manufacturing of Electronic, Precision, Radio and TV, and Medical Equipment, Post and Telecommunications, and to a lesser extent Hotels and Wholesale trade.

Figure 5 Sector representation in Taunton Deane in 2008 by national (GB) annual growth since 1998



Source: Annual Business Inquiry, RTP

The service sector

6.1 A less obstructive view of the above chart can be provided for specific economic clusters of several sectors like service economy and tourism economy.

Figure 6 Service economy sector representation in Taunton Deane in 2008 by national (GB) annual growth since 1998

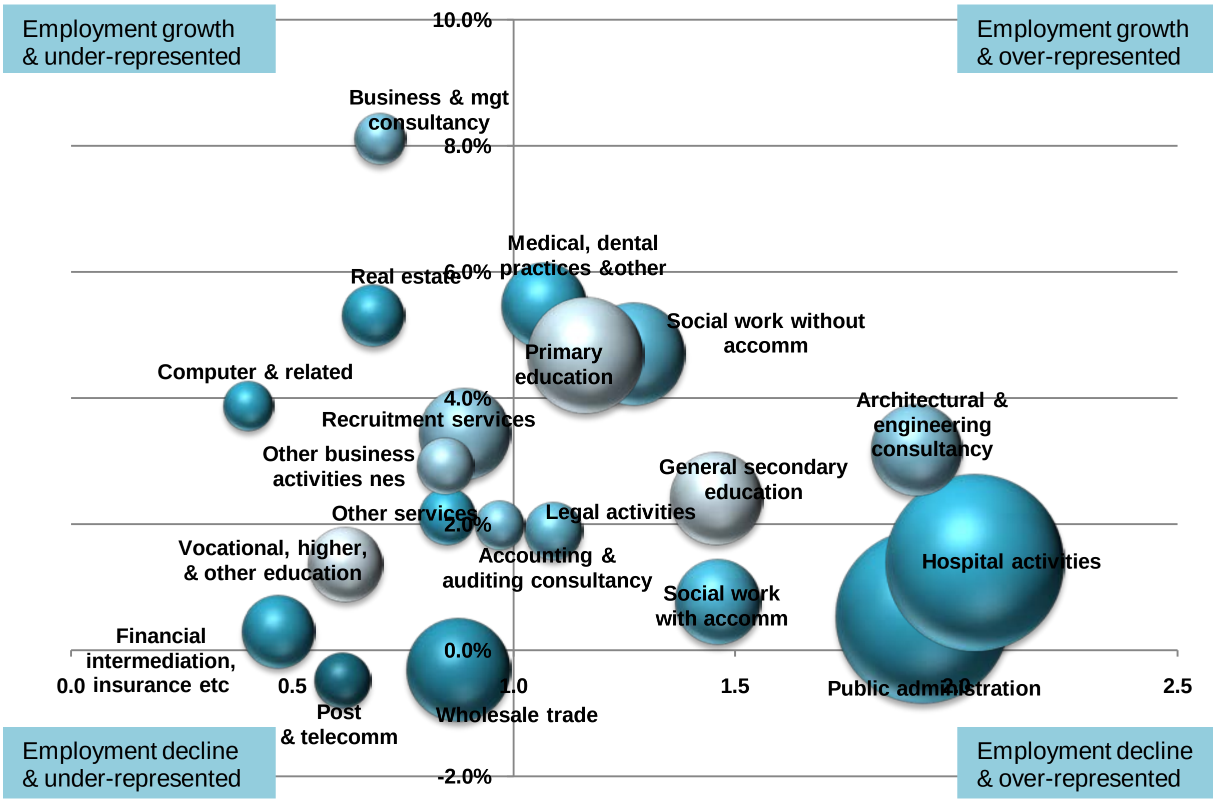
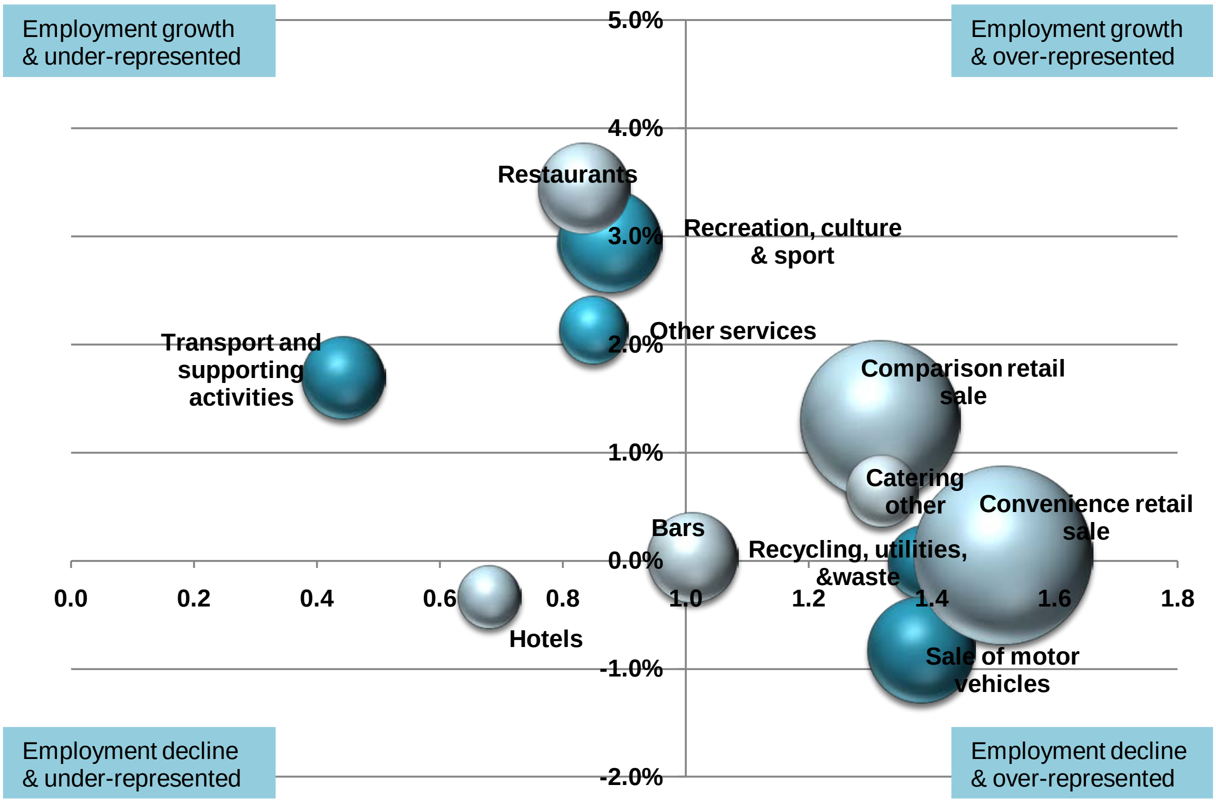


Figure 6 shows that the borough has been able to secure some of the nationally growing sectors, which makes its economy quite strong, however a number of other supporting service sectors are weaker and therefore may require some attention from policy makers. The Post and Telecommunications sector when drilled down to 4-digit SIC level reveals that Courier services and Telecommunications sectors have been growing nationally and therefore represent an opportunity that has not been developed in Taunton Deane. Vocational, higher, and other (including adult) education represents another opportunity for growth, perhaps, drawing on larger and stronger secondary education sector.

Tourism sector (Figure 7) attracts visitor expenditure to hotels, restaurants, bars, other catering, transport sector, recreation, culture, and sport, and retail sector, having some implications on recycling, waste, and utilities. Whilst the retail sector is well developed in the Borough, the underlying entertainment sector including tourist accommodation needs further boost.

All other things being equal policy should encourage those sectors which are growing nationally. This would include those sectors above the horizontal axis as they have the potential to continue growing and generate additional jobs in the economy. However, some of the sectors are under-represented heavily and their national decline is relatively small like, for example, Hotels. This sector was growing locally and given its location quotient of 0.7 it may still be useful for Taunton Deane to support its growth.

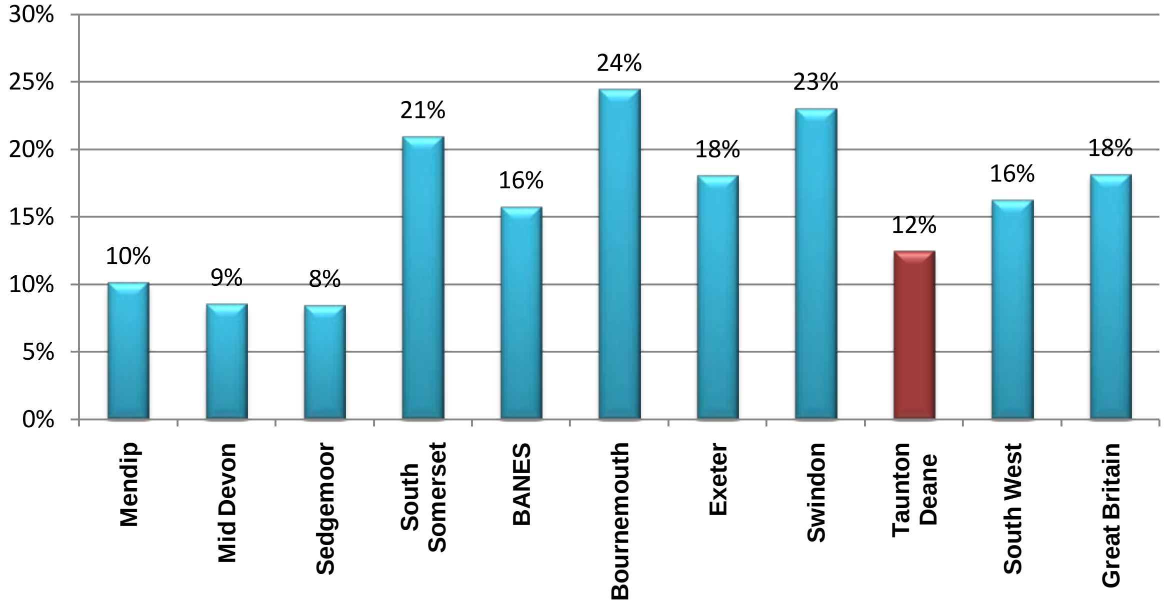
Figure 7 Tourism sectors representation in Taunton Deane in 2008 by national (GB) annual growth in these sectors since 2008



Knowledge-based employment is low in Taunton

Knowledge-based sectors are considered to be key drivers of economic growth because they tend to have high and fast growing productivity relative to other sectors. Furthermore, they also contribute to higher productivity in the industries they serve by spreading technical progress and efficient business methods. However, these sectors are not necessarily an indicator of employment growth: rising productivity may translate into fewer jobs. Employment in knowledge based sectors is shown below.

Figure 8 Employment in Knowledge-based Sectors, 2008



Source: Annual Business Inquiry

In Taunton Deane, approximately 12% of employment takes place in knowledge-based sectors. This proportion is aligned to its neighbouring districts (except South Somerset). However, relative to other areas, this proportion is considerably lower. For instance, in Bournemouth and Swindon, knowledge based employment is around 23-24% of total jobs. In BANES and Exeter, it is 16% and 18%, respectively. The regional and national averages are also higher than Taunton – by 4 percentage points regionally and 6 nationally.

B-space employment

We identify B space jobs using employee data[5] by specific sectors from the Standard Industrial Classification (SIC) 2003. Industrial jobs comprise manufacturing industries and parts of the construction industry, motor repairs/ maintenance and sewage and refuse disposal. Warehousing is occupied by a variety of transport and distribution activities which are widely spread across the Standard Industrial Classification. For offices we use the CLG (formerly ODPM) definition but include public administration and some temporary workers (within the labour recruitment sector).[6]

Table 3 B-space Employment, 2008

	Office	Industrial	Warehousing	Total B-space	Non B-Space
Mendip	14%	14%	7%	36%	64%
Mid Devon	12%	21%	11%	45%	55%

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[5] Self-employment is not included

[6] The correspondence between sectors and types of space is not perfect and hence our definitions of office and industrial/warehousing jobs are approximations. However, they are the best approximations, developed through a series of employment space studies.

Sedgemoor	13%	18%	11%	43%	57%
South Somerset	11%	25%	8%	45%	55%
BANES	21%	8%	4%	33%	67%
Bournemouth	27%	5%	4%	37%	63%
Exeter	26%	7%	6%	40%	60%
Swindon	22%	17%	11%	50%	50%
Taunton Deane	**18%**	**9%**	**5%**	**33%**	**67%**
South West	18%	14%	7%	40%	60%
Great Britain	21%	13%	7%	43%	57%

Source: Annual Business Inquiry, RTP.

B-space employment in Taunton accounts for approximately 33% of overall employment in the District. This is the lowest proportion relative to all benchmarks except Bath and North East Somerset. In the South West, this figure stands at 38% while the national average of B space jobs is around 41%.

In the neighbouring areas, the B space employment level is generally quite high, mostly drawing from employment in industrial space. On the other hand, amongst the wider geographic comparators, B space employment is driven primarily by offices. The proportion of total B space jobs in these areas is marginally higher than Taunton and much greater at in Swindon, where B-space employment stands at almost 50%.

Taunton therefore is different from its immediate neighbours and exhibits a pattern similar to major employment centres like Exeter, Bournemouth, and Bath.

Non B-space employment

We identify Non B-space jobs in the same way as B space employment using employee data[7] by specific sectors from the Standard Industrial Classification (SIC) 2003. The sectors are divided into use classes based on use class definitions and their best fit to them[8].

Non-B employment accounts for 67% (36,753 employees) of total employee numbers in Taunton Deane. A1 ‘Shops’ use class supports 15.3% of Taunton Deane’s employment, which is third highest proportion among all areas shown in Table 4 after Bournemouth and Mendip and higher than regional and national averages. Whilst this reveals the Borough as a shopping destination its tourism offer is weaker, which can be seen from the proportions of A3, A4, A5, and C1 Hotels employment.

Employment in C2 Residential Institutions is highest in Taunton Deane compared to all reference areas boosted by its strong health care and social care with accommodation sectors. D1 Non-Residential Institutions[9] employment is above the national average but below regional, perhaps due to limited employment in higher education, which is strong in such areas as Bath and Bournemouth. Mendip has the highest proportion of employment

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[7] Self-employment is not included

[8] This is approximate as some of the sectors have two use classes corresponding to their activities (e.g. the education sector can appear in C2 and D1).

[9] Includes some C2 employment in education establishments with boarding and residential provision.

in this use class due to a very large primary and secondary education sector, larger than in Taunton Deane.

D2 Assembly and Leisure employment stands at 2.1% - very high compared to other areas -due to many sports facilities operating in the Borough.

Table 4 Non B-space employment by use class, 2008

	A1 Shops	A3 Restaurants and cafés, A4 Drinking establ., A5	C1 Hotels	C2 Residential institutions	D1 Non-residential institutions	D2 Assembly and leisure	Sui Generis
Mendip	16.2%	5.7%	1.7%	5.3%	21.1%	2.1%	11.1%
Mid Devon	11.2%	4.6%	1.2%	5.3%	15.3%	1.8%	15.0%
Sedgemoor	12.7%	5.8%	1.1%	5.2%	17.1%	1.1%	13.0%
South Somerset	13.1%	3.8%	0.6%	8.0%	13.6%	1.5%	11.5%
BANES	12.9%	5.6%	2.0%	10.0%	19.1%	1.7%	14.5%
Bournemouth	16.7%	5.7%	4.2%	4.4%	19.3%	1.3%	8.6%
Exeter	11.3%	3.5%	0.6%	10.3%	14.2%	1.3%	17.1%
Swindon	12.4%	2.8%	0.9%	5.6%	11.3%	1.1%	12.5%
Taunton Deane	**15.3%**	**3.8%**	**0.9%**	**13.2%**	**15.9%**	**2.1%**	**13.7%**
South West	12.9%	4.6%	2.0%	7.6%	16.4%	1.6%	13.6%
Great Britain	11.9%	4.4%	1.3%	7.0%	15.5%	1.8%	13.4%

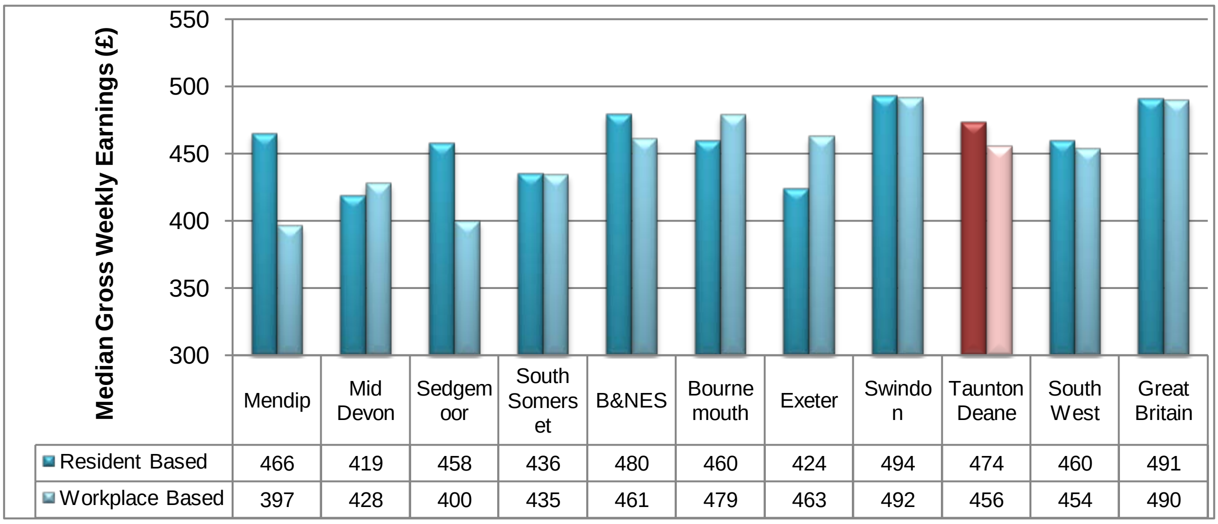
Source: Annual Business Inquiry, RTP.

The Labour Market

Resident- and workplace-based earnings

The graph below illustrates resident and workplace based earnings for Taunton Deane and the comparator areas.

Figure 9 Resident- and Workplace-based Average Gross Weekly Earnings, 2009



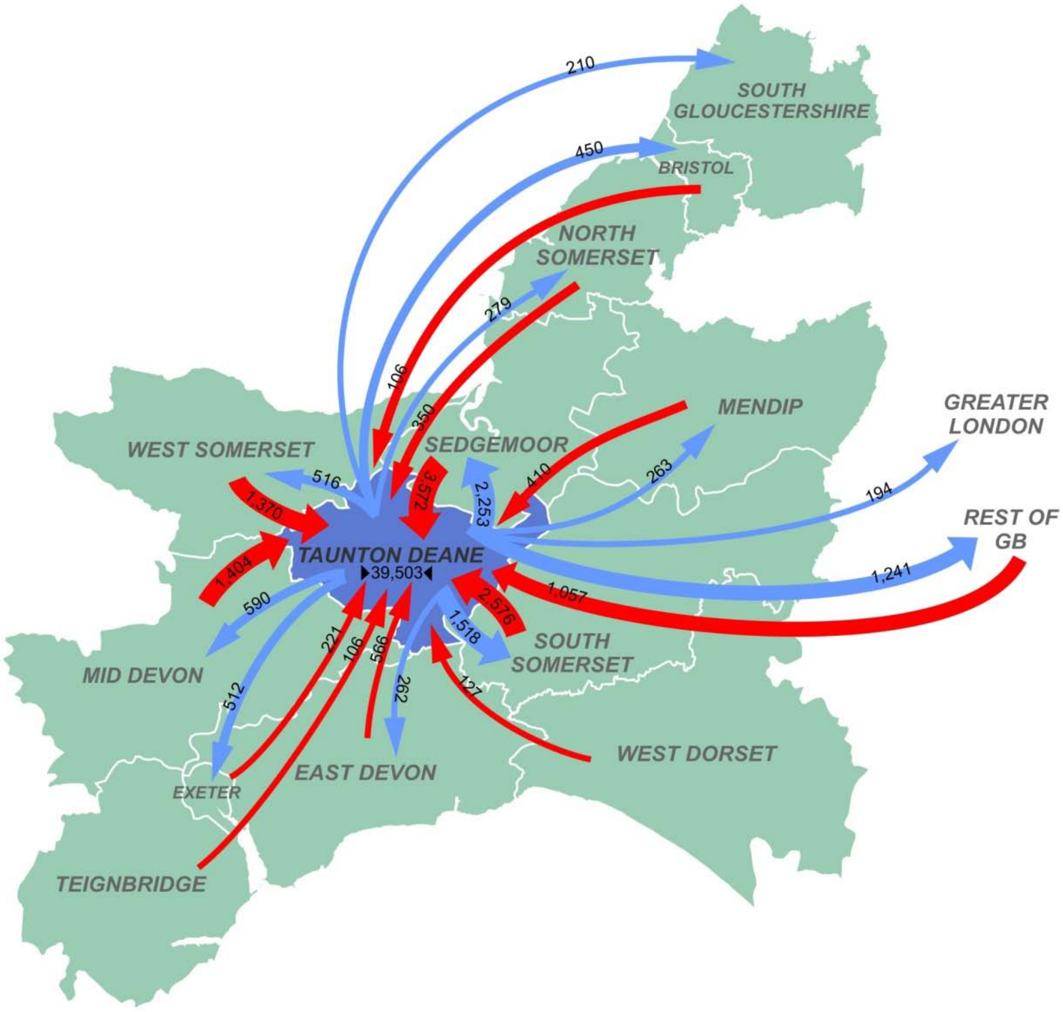
	Mendip	Mid Devon	Sedgemoor	South Somerset	B&NES	Bournemouth	Exeter	Swindon	Taunton Deane	South West	Great Britain
■ Resident Based	466	419	458	436	480	460	424	494	474	460	491
■ Workplace Based	397	428	400	435	461	479	463	492	456	454	490

Source: Annual Population Survey

Resident-based earnings (£559) are noticeably higher in Taunton Deane relative to workplace-based earnings (£527). This suggests that residents commute outside Taunton in search of higher paying employment. Moreover, resident based earnings in Taunton are higher than the levels found amongst neighbouring districts; instead, it is more in line with BANES, Bournemouth, Exeter and Swindon. Workplace earnings, also, are higher in Taunton relative to neighbouring areas; however, they remain considerably lower than the levels found in the wider comparator districts.

Commuting pattern

Figure 10 Commuting Flows, Taunton Deane



Source: Census, RTP

The most dominant commuting patterns are shown in the map above. They are also presented below in the table for clarity. Unsurprisingly, most of Taunton's out-commuting and in-commuting takes place amongst neighbouring local authorities, especially Sedgemoor and South Somerset.

Table 5 Commuting Flows, Taunton Deane, 2001

Residents of Taunton Out Commute to:			Workers in Taunton In-commute from:		
Destination	**#**	**%**	**Origin**	**#**	**%**
Taunton Deane	39,503	82.7%	Taunton Deane	39,503	76.9%
Sedgemoor	2,253	4.7%	Sedgemoor	3,572	7.0%
South Somerset	1,518	3.2%	South Somerset	2,576	5.0%
Mid Devon	590	1.2%	Mid Devon	1,404	2.7%
West Somerset	516	1.1%	West Somerset	1,370	2.7%
Exeter	512	1.1%	East Devon	566	1.1%
Bristol, City of	450	0.9%	Mendip	410	0.8%
North Somerset	279	0.6%	North Somerset	350	0.7%
Mendip	263	0.6%	Exeter	221	0.4%
East Devon	262	0.5%	West Dorset	127	0.2%
South Gloucestershire	210	0.4%	Bristol, City of	106	0.2%
Greater London	194	0.4%	Teignbridge	106	0.2%
Rest of UK	1,241	2.6%	Rest of UK	1,057	2.1%
Total	47,791	100.0%	Total	51,368	100.0%

Source: Census. 2001

The table below shows the commuting balance amongst Taunton and its benchmarks. Taunton has a negative balance indicating that there is a higher level of jobs in the area relative to resident workers; hence, net in-commuting takes place. South Somerset and Swindon also have marginal net inflows, while the net balance in Exeter shows that a significant level of more jobs compared to resident workers exists.

On the other hand, neighbouring districts including Sedgemoor and Mid Devon exhibit net outflows of commuting, where total resident worker levels exceed locally available jobs.

Table 6 Commuting Balance and Resident Retention Rates

	Total Workers	Total Jobs	Net Balance	% Retained Resident Workers	% Jobs Absorbed by Local Residents
Mendip	45,853	42,600	3,253	74%	80%
Mid Devon	32,679	26,848	5,831	68%	82%
Sedgemoor	47,880	40,953	6,927	70%	82%
South Somerset	70,467	71,635	-1,168	83%	82%
BANES	76,724	73,228	3,496	74%	77%
Bournemouth	71,684	71,539	145	65%	65%
Exeter	51,367	71,179	-19,812	82%	59%
Swindon	89,640	94,419	-4,779	89%	84%
Taunton Deane	47,791	51,368	-3,577	83%	77%

Source: Census, 2001

The table also reveals the retention levels of resident workers as well as the proportion of jobs that these retained workers absorb. Taunton has a relatively high local job retention rate of 83%; this proportion takes up around 77% of the local jobs. High retention and jobs take-up rates are also demonstrated by South Somerset and Swindon. Despite a high retention level in Exeter, only about 60% of the jobs are taken up by local resident workers.

Retention levels are slightly lower in Mendip, Med Devon, Sedgemoor relative to Taunton and the other districts. However, in all these areas, local workers take up around 80% of the local jobs.

APPENDIX 2

Sector Definitions and Conversions to Space Requirements

Converting Employment to Business Space Requirements

Using the employment sector forecasts, we translate jobs into demand for employment space by following three steps:

- Step 1: Sector-to-Space Mapping
- Step 2: Translating Employment into Demand for Space
- Step 3: Converting Floorspace into Land Area (Plot ratios)
    - To this end, there are three main areas where the assumptions are applied:
        - The definition of employment sectors and land use sectors
        - Employment density assumptions
        - Plot ratio assumptions

We look at each of these stages below.

Step 1: Sector-to-Space Mapping

The starting point for any modelling process is the definition of land use sectors, which comprises office jobs, industrial and warehousing jobs and is often referred to as business or B-space jobs.

We translate jobs by sector into jobs by type of space, using sector-to-space mapping.

To identify these jobs we use a range of economic sectors based on the Standard Industrial Classifications (SIC'03), which are listed below. Broadly, our analysis assumes that offices (which include R&D) are occupied by financial and business services, a sub section of public administration, and publishing. Industrial space is occupied by manufacturing, sewage and refuse disposal, some parts of construction, and motor repairs and maintenance. Warehousing is occupied by a variety of transport and distribution activities.

We merge production and distribution space (industrial and warehousing) into one category, called "industrial/warehousing" because our experience suggests that data on the supply of space - such as CLG floorspace statistics and planning data on completions and commitments – do not distinguish accurately between industrial factories and warehouses. This is not surprising since production and distribution can generally operate in the same buildings and, furthermore, subject to size limitations, space can be transferred between production and distribution without planning permission.

RTP Offices 2003 SIC

SIC 2003 class (4 digit)

7460 : Investigation and security activities

7485 : Secretarial and translation services

7486 : Call centre activities

7487 : Other business activities not elsewhere classified

9111 : Activities of business and employers organisations

9112 : Activities of professional organisations

9120: Activities of trade unions

9132 : Activities of political organisations

9133 : Activities of other membership organisations not elsewhere classified

9211 : Motion picture and video production

9212 : Motion picture and video distribution
9220 : Radio and television activities
9240 : News agency activities

SIC 2003 group (3 digit)

221 : Publishing
741 : Legal, accounting, book-keeping and auditing activities; tax consultancy; market research and public opinion polling; business and management consultancy; holdings
742 : Architectural and engineering activities and related technical consultancy
743 : Technical testing and analysis
744 : Advertising
751 : Administration of the State and the economic and social policy of the community
753 : Compulsory social security activities

SIC 2003 division (2 digit)

65 : Financial intermediation, except insurance and pension funding
66 : Insurance and pension funding, except compulsory social security
67 : Activities auxiliary to financial intermediation
70 : Real estate activities
72 : Computer and related activities
73 : Research and development

RTP Industrial 2003 SIC

SIC 2003 class (4 digit)

5020: Maintenance and repair of motor vehicles
5040 : Sale, maintenance and repair of motorcycles and related parts and accessories

SIC 2003 group (3 digit)

222 : Printing and services activities related to printing
223 : Reproduction of recorded media
453 : Building installation
454 : Building completion

SIC 2003 division (2 digit)

15 : Manufacturing of food and beverages
16 : Manufacture of tobacco products
17 : Manufacture of textiles
18 : Manufacture of wearing apparel; dressing and dyeing of fur
19 : Tanning and dressing of leather; manufacture of luggage, handbags, saddlery, harness and footwear
20 : Manufacture of wood and products of wood and cork, except furniture; manufacture of articles of straw and plaiting materials
21 : Manufacture of pulp, paper and paper products
23 : Manufacture of coke, refined petroleum products and nuclear fuel
24 : Manufacture of chemicals and chemical products
25 : Manufacture of rubber and plastic products

26 : Manufacture of other non-metallic mineral products
27 : Manufacture basic metals
28 : Manufacture of fabricated metal products, except machinery and equipment
29 : Manufacture of machinery and equipment not elsewhere classified
30 : Manufacture of office machinery and computers
31 : Manufacture of electrical machinery and apparatus not elsewhere classified
32 : Manufacture of radio, television and communication equipment and apparatus
33 : Manufacture of medical, precision and optical instruments, watches and clocks
34 : Manufacture of motor vehicles, trailers and semi-trailers
35 : Manufacture of transport equipment
36 : Manufacture of furniture; manufacturing not elsewhere classified
37 : Recycling
90 : Sewage and refuse disposal, sanitation and similar activities

RTP Warehousing 2003 SIC

SIC 2003 class (4 digit)
6024 : Freight transport by road
6311 : Cargo handling
6312 : Storage and warehousing
6321 : Other supporting land transport activities
6411 : National post activities
6412 : Courier activities other than national post activities
7482 : Packaging activities
SIC 2003 division (2 digit)
51 : Wholesale trade and commission trade, except of motor vehicles and motorcycle

Step 2: Translating Employment into Demand for Space

To translate these employment forecasts into demand for space, we use the standard employment densities based on a 1997 study by Roger Tym & Partners for SERPLAN (Roger Tym & Partners for SERPLAN, The Use of Business Space: Employment Densities and Working Practices in South East England, 1997). These are as follows:

- Offices: 18 sq m per worker
- Industrial/warehousing: 35 sq m per worker, or

We prefer to use the densities above to the available alternatives because they are supported by a large and statistically rigorous survey. However, a more recent (albeit not statistically confident) survey by DTZ Pieda (2004) for SEERA found similar densities (18 sq m net for B1, 34 sq m for B2 and 41 sq m per B8). And similarly, Government Guidance on Use of Employment Densities (2001) offers a compendium of employment densities which also average around those reported above.

It is often asserted that employment densities are rising, especially in offices, because of changing working practices such as hot-desking, teleworking and homeworking, and increasing competitive pressure on corporate occupiers to use space cost-effectively. There is some evidence to support these views, with examples such as IBM and BP seeking ratios of 10-11 sq m per person, and the HM Treasury building refurbishment, which aims for a good, modern standard for use by the public sector, has around 8 sq m of space per job through use of flexible working patterns.

However, the view that office employment densities are rising overall – as opposed to rising in particular businesses or groups of businesses - is not supported by statistically reliable evidence so far. Indeed DTZ Pieda's recent study for SEERA concluded that employment densities have not changed significantly from those in the RTP SERPLAN study.

Certainly it is possible that the average office density will increase substantially in the future. But, on the evidence available to date, it would not be right to incorporate such an increase into our forecasts. Even if we wanted to create a contingent 'worst-case' scenario to explore the impact of a possible rise in densities, from the data available we would not know what size of increase we should test. Therefore, we use constant employment densities.

Step 3: Converting Floorspace into Land Area

Planners have to make land allocations in development plans, which are normally controlled by site area (as opposed to floorspace) it is sometime necessary to translate floorspace into land. As a general 'rule of thumb' RTP adopts a 40% plot ratio, which is equivalent to 4,000 sq m per hectare. However, a sample survey covering recent development sites within Taunton Deane show an average of 25% (2,500 sq m per hectare) being developed. This suggests that the 40% ratio may be too high for Taunton Deane, and therefore we use the lower (25%) ratio because this is the local trend.

However, a 25% ratio is probably reasonable for most industrial and warehouse sites, but for offices densities it may be considerably higher, at some sites, especially in town and city centres. Therefore, where possible, the 25% ratio should be replaced by site-specific figures which take account of local circumstances.

Converting Employment to Non B-class Space Requirements

TO ADD

Future Housing Requirements

TAUNTON DEANE BOROUGH COUNCIL

Taunton Deane Borough Council

Locally based housing projections: 2008-2026

August 2010

fordham RESEARCH

Foreword

This report is in the new spirit of Localism. It takes the published population and household projections, carried out nationally by the Office for National Statistics (ONS) and uses local data to make the projections more relevant to Taunton Deane.

Such forecasts are regularly produced at a local scale, but without the use of local household information on what is actually happening. The Strategic Housing Market Assessment (SHMA) of 2008 contains a household survey which provides the local data which is required.

Fordham Research has developed a new method of using this local data in conjunction with the ONS projections to produce more locally relevant figures.

Acknowledgements

We are extremely grateful to Nick Bryant of the Borough Council for consistent support and the provision of as much information as he was able to find to support our work.

Executive Summary

S1 This report summarises the results of an innovative project based on Localism. The new requirement to produce independent household estimates, with the abolition of the Regional Spatial Strategy (RSS), and the growth agenda sought by the Borough combined to encourage this.

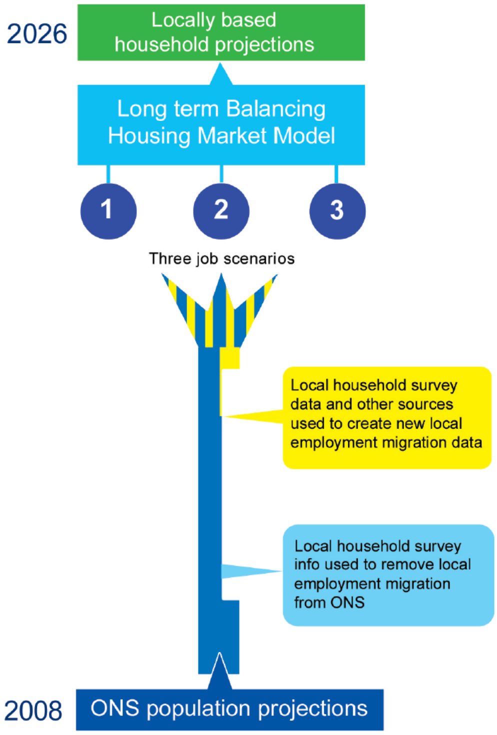
S2 Taunton Deane Borough Council asked us to examine the implications for future dwelling provision of three levels of job growth in the context of the abolition of RSS targets.

Projection based on Localism

S3 The new approach derives from using local household survey data to produce local in-migration information. This is then combined with the existing ONS population and household projections to produce a much more locally based projection than has been available before now.

S4 The structure of the approach is described in the following diagram.

Figure S1 Structure of the approach



Source: Fordham Research (2010)

Existing evidence on growth

S5 Taunton has been envisaged as a sub-regional growth centre for some time. It lies between the Bristol conurbation and Exeter with quite a wide catchment area in a region that is seeing quite rapid growth. The neighbouring town of Bridgwater also has growth aspirations, but its workforce and retail profile are more modest than Taunton's. Taunton has a clear advantage as a growth centre.

S6 Historical job growth rates are quite substantial: a growth rate of around 600 per annum was measured by Baker Associates in their report for the county and borough in 2005. At present Roger Tym associates are assessing job-led growth for the borough ('Taunton Economy Topic Paper' 2010). Their base projection 2006-2026 is for 11,000 new jobs.

S7 We were asked to consider job growth to 2026 of 11,000 (Scenario A); 15,000 (Scenario B) and 8,000 (Scenario C). Early analysis of the jobs-led dwelling requirements by Tym suggested an additional 14,000 new homes were required. The former Regional Spatial Strategy (RSS) target had been 22,000 new homes, and so clearly the difference warranted some examination.

Existing evidence on housing markets and housing need

S8 Fordham Research carried out a Strategic Housing Market Assessment (SHMA) for four Somerset Councils including Taunton Deane which was published in February 2009. This suggested that on the basis of CLG defined housing need a target for affordable housing of 40% was justified across the Taunton housing market area, which includes Taunton Deane, Sedgemoor and West Somerset. Of this 40% and to best address the need, some 26% should be social rented and 14% intermediate. Intermediate housing is defined as priced between a social rent and market entry, which in practice means the bottom end of the private rented market. The Housing Needs Survey done for Taunton Deane at the same time, and specific to the borough, estimated a target of 45% of affordable housing to be justifiable.

New model for local migration adjusted forecasts

S9 The main expected driver of growth in Taunton (which contains 81% of the population of the Borough) is in-migrants taking jobs within the area. This is where the local household survey can be expected to provide much more realistic information than the ONS projections which are based on broad regional and national factors.

S10 In effect we removed the in-migrant component of the ONS population projection and replaced it with one derived from analysis of the household survey. There was more to it than that, since we used other information such as evidence on employment change in the recent past, derived from estimated newbuild employment floorspace.

S11 We analysed both the turnover of existing jobs, and the likely impact of new jobs, based on the evidence of both employment and housing moves from the 2006-08 database provided by the 2008 SHMA.

S12 An important assumption was that the growth would be ‘commuting-neutral’. In other words the new population would largely live and work in the Taunton area. At present there is substantial in-commuting to jobs in Taunton from outside the Borough (about 5,000 in 2001). If this assumption were removed from our analysis, there would be little difference between our projections and the ONS ones. The ONS ones do not formally take account of the growth dimension but may in some way do so. But we would suggest that the no extra net commuting assumption (mainly likely to be inward) is reasonable since:

i) It is not likely that enough extra new dwellings would be created within easy in-commuting distance of Taunton but outside the Borough to house such large extra numbers

ii) It is in principle not desirable for general sustainability reasons to build in substantial net commuting assumptions.

S13 For both these reasons we suggest that our assumption is preferable.

Results for overall dwelling requirements

S14 The results of this new local migration adjusted ONS projection are shown below:

Table S1 Total new homes implied 2008-26 under 3 job growth assumptions

Basis for projection	*Mainstream household increase*	*Total new homes including 3% vacancy allowance*	*Requirement for new specialist accommodation*
A (11,000 new jobs)	14,957	15,406 (15,000)	1,536
B (15,000 new jobs)	18,039	18,580 (19,000)	1,614
C 8,000 new jobs)	12,641	13,020 (13,000)	1,476

This appears as Table 4.1 of the main text. It provides estimates of new homes for the stated numbers of job to be provided over the 18 years 2008-2026. Source: Fordham Research (2010)

S15 The R Tym jobs-led homes forecast for the 11,000 employment level is about 14,000, but this is based on the 2006 ONS population projection. We have used the 2008 ONS projection which shows some 18,000 fewer people in Taunton than the 2006 ones. There is no Taunton specific explanation for this big change, which also affects neighbouring districts. But we are bound to assume that the latest ONS projection is the most reliable.

S16 The forecast requirement for new homes with 11,000 new jobs is therefore 15,000.This figure assumes that all extra employment will be self contained within Taunton Deane, with no extra commuting to work in the Borough beyond what it happening now. There is at present significant net in-commuting. However it would not be very sustainable to assume this in future. Although 'no extra in-commuting' is clearly the most desirable outcome, it is not fully realistic: there is likely to be some extra in-commuting. We therefore suggest that a target of 15,000 new homes including the specialist accommodation is a realistic target.

Use of the Long-Term Balancing Housing Markets model (LTBHM)

S17 The household forecasts produced in the above stage were then put into our existing LTBHM model which is designed to indicate the tenure and size mixes to be aimed at for long-term planning purposes.

S18 A key feature of the LTBHM is that it is designed to remove existing poor housing conditions (unsuitable housing) over a period. This assumption usually indicates more affordable housing, since there is typically a shortage of it. This shortage is endemic in the South West region, and Taunton is not an exception. Taunton is not as badly off as much of the region, but still shows a lower figure than the national proportion of 18% of affordable housing in the stock.

S19 In terms of size mix there is a clear distinction between market and affordable housing. In the former case about half of it should be three-bed to meet the demand, a quarter two-bed and most of the rest four-bed. In the affordable sector the focus is upon two-bed houses (43%) with three-bed houses still important (33%). But the remainder is split almost evenly between four-bed and one- and two-bed flats.

S20 The broad results can be summarised as follows. These conclusions clearly do not apply to the small specialist housing element, but to the mainstream newbuild.

Table S2 Tenure and size mix of the newbuild based on Scenario A

	Market	*Affordable*
Current stock (SHMA 2008)	86%	14%
Tenure of newbuild	74%	26%
Size of newbuild: % 3 bed	47%	33%
Size of newbuild: % 2-bed house	27%	43%
Size of newbuild: % 1/2-bed flats and 4-bed	26%	24%

This appears as Tale 5.2 of the main report. Note that these are rounded percentages based on Scenario A.

Source: Fordham Research (2010)

S21 Clearly these results are only broad indications for policy purposes. They do not take account of the varying requirements of different neighbourhood contexts. But their purpose is a long-term policy one at the Borough level. As such the combination of the new migration adjusted population projection and the LTBHM provide new insights into the future possibilities for jobs and homes in Taunton.

Implications for affordable housing targets

S22 Analysis of household survey data for Taunton Borough carried out as part of the 2008 SHMA suggested an affordable housing target of 45%. As can be seen from the table above, the long-term projection to 2026 suggests that 26% of the housing would need to be affordable. Both calculations assume that the housing need is removed, but the housing need calculation (following the CLG Guidance) assumes that it is removed over five years. The present calculation assumes its removal over 18 years.

S23 There is a further complication in the LTBHM which is the removal of unsatisfactory housing conditions in the stock. This does not imply any extra dwellings, but rather a reorganisation and repair of some of them. Hence in terms of newbuild the main issue is the housing need target.

S24 An affordable target is not normally met fully in reality: it is just a target. The outturn proportion of affordable housing is usually at least 5% and often 10% plus lower than its face value. So if Taunton Deane followed the housing need suggestion and set a 45% target, it would probably achieve about 35% at best over the plan period. From the table below it can be seen that this would remove all the existing housing need over about nine years.

Table S4 Years to reach tenure balance in Taunton Deane: Scenario A, different targets

Possible affordable housing target	*Theoretical time to reach tenure balance*
20%	> 25 years
25%	20 years
30%	13 years
33%	10 years
35%	9 years
40%	7 years
50%	5 years

Source: Fordham Research (2010)

S25 If the housing need were removed over 18 years (the table shows 20) then an outcome target of about 25% would achieve this. The implication might be a formal affordable target of 35%: about 10% more than the expected outcome.

S26 This is guidance for policy setting, not policy. It is hoped that this information will permit a policy debate within the Council which will result in an agreed affordable target.

Conclusions

S27 The preferred jobs target is 11,000 for 2026. If there were no net in-commuting for the new jobs, this would imply about 15,000 new homes over the period. Although reality is bound to be less clear than such a simple assumption, it is the only sensible one in terms of coherent planning and sustainability.

S28 About 26% of this housing should be affordable if the aim is to remove all existing housing need over that period. The implied requirement is probably for about a 35% affordable target.

Chapter Listing

1. Introduction

Purpose of this report

1.1 This report embodies a novel approach to a familiar problem: forecasting the future numbers of households for longer term planning purposes. The reason for the new approach is that it is 'post RSS'. Only in late May 2010 did the Secretary of State for Communities and Local Government issue a statement indicating that he was minded to abolish Regional Strategies. Previous to this all local authority plans for future housebuilding were keyed to an annual figure which was the RSS target. As a result, there was no need to worry about what the future level of housebuilding was, at the Plan level, because it was set. Now it is not.

1.2 This is an entirely separate matter from the numbers of new dwellings which the housing market was actually delivering, which was affected in the recent period by the Credit Crunch. This had meant that RSS rates were not being achieved across the country. But that was not, in the planning context, treated as a major matter, since it was assumed that over a 20 year Plan period this was going to be a 'blip' in the upwardly rising market. Whether this was a sound view or not, it was firmly maintained by CLG.

1.3 But in the post RSS world a new issue has arisen. It is to construct a forecast for new housing that is based on something other than a largely top-down RSS figure for newbuild. The purpose of this report is to produce such a figure.

Remit for the work

1.4 In essence the brief for this work is twofold:

i) To review the household projections in the post-RSS world

ii) To consider the implications of job growth of 8,000, 11,000 and 15,000 new jobs by 2026 for these household projections.

1.5 In carrying out the work it was intended that we should use detail on household characteristics and mobility that is held within the substantial database of the 2008 Strategic Housing Market Assessment (SHMA) which we carried out for the Council. This means that instead of looking at the period 2006-26 we will in effect be looking at 2008-26. However, we have taken the full job totals listed above, since the evidence from Roger Tym and Partners is that relatively few net new jobs were created in 2006-8. The full totals were therefore considered to arise 2008-2026.

The circumstances of Taunton Deane

1.6 Taunton Deane, and in particular the county town of Taunton (about 81% of the total population of the Borough) has been envisaged as a sub-regional growth centre for some years. Work has been done to prepare for this growth, most recently a programme of masterplanning various sites around the town. The major site is at Monckton Heathfield just to the north.

1.7 Its nearest competitor centre is Bridgwater, in Sedgemoor district to the north. Bridgwater is a bit nearer to the regional centre of Bristol, but has a less skilled workforce and although the two towns overlap, Taunton has a much higher profile in the retail sphere. It clearly has better scope to attract more skilled jobs.

1.8 Partly because it serves quite a wide rural area and partly for historical reasons, Taunton is a net importer of workers. A net commuting inflow of about 5,000 was estimated in 2001. In relation to 'homes and jobs' this raises an issue as to whether some attempt is justified to narrow this gap, by building more homes than jobs.

1.9 The borough grew at about 757 workers per annum in the period 1995-2003. This clearly shows that growth rates of this order have been achieved in Taunton. Its attractive location within a growth region makes it likely that a growth agenda can be pursued in future.

Localism

1.10 The other major change, in addition to the post-RSS world, is that 'Localism' has become a material planning consideration. This is fortunate in the present context. That is because it is not sensible to use the published household and population forecasts as the basis for the present work. Not only is there the jobs initiative, but also the complex interaction of migration and commuting to consider.

1.11 The Localism agenda has to do with what is in Europe called 'Subsidiarity': taking decisions at the lowest feasible level. In order that such decisions may be taken in a way that achieves the greatest local consensus, such decisions have to be based on evidence. The importance of evidence based policy has been a theme of the past decade. But Localism has given it further impetus.

1.12 This project uses the SHMA household survey (carried out by Fordham Research in 2008) as a major input. This is because such surveys contain data that is essential to producing a locally based and relevant future projection for new homes. Examples of why this is can be given in the form of a list of local information that is only obtainable from such household surveys:

i) Household income

ii) Household savings/debt

iii) Household wealth: mainly the equity held by owner-occupiers

iv) Information on past house moves

v) Information on planned future moves

vi) Information on employment and commuting patterns

1.13 This is just the bare bones of what is available from such surveys. No reliable alternative exists. It is always possible to deduce, from national data sources, rates of one kind or another which can be applied to national datasets to produce what may appear to be local information. Such attempts are doomed to be of poor quality. There is good evidence that the number of assumptions required to produce local estimates from national datasets has such a wide 'reasonable range' for each key variable as to imply that the results are in fact meaningless.

Strategic Housing Market Assessment February 2009

1.14 This study, carried out by Fordham Research in 2008-9 covered Taunton Deane, Sedgemoor, South Somerset and West Somerset. It produced a wide range of detailed results and policy implications. For the present study the main ones are that a 40% affordable housing policy was justified by the examination of the housing needs situation, using the CLG needs model approach for the housing market area of the three districts. The Housing Needs Survey carried out for Taunton Deane at the same time considered that a borough-specific target of 45% of affordable housing was justified.

Affordable Housing Viability 2008 and 2010

1.15 Fordham Research carried out 'deliverability' studies to complement the SHMA in 2008 with an Annex in 2010. The current, 2010, viability situation is that an affordable housing target of 20% across the Borough is the most that can be justified. However the Dynamic Viability procedure that is attached to this report will ensure that as and when the housing market recovers, the affordable target will rise with it. Clearly it cannot exceed 40% so long as the current SHMA findings remain valid.

Tym and Partners: Taunton Economy Topic Paper

1.16 In parallel to this report, the council commissioned Tym and Partners to carry out a study of employment prospects for . This has resulted in a 'best estimate' of some 11,000 new jobs between 2006 and 2026. Their work is based on the 2006 ONS population and household projections. Our work (as explained in the next chapter) is based on the 2008 ONS projections. We were asked to consider job growth to 2026 of 11,000 (Scenario A); 15,000 (Scenario B) and 8,000 (Scenario C).

Summary

1.17 CLG has asked all councils to reassess their housing growth targets in the light of evidence. New targets are required to replace the old Regional Spatial Strategy (RSS) ones.

1.18 Fordham Research was also asked to model the effects on new housing requirements of a range of job-growth scenarios developed by Tym and Partners in a parallel research project. They involve growth totals of 11,000 (main estimate), 8,000 and 15,000 new jobs

1.19 In order to address the various issues in the 'post-RSS' world Fordham Research has developed a new method of approaching household projections in situations like that of Taunton: where there is a job-led growth project as well as the normal demographic changes. The approach and its outputs are described in the following chapters.

2. Employment and migration

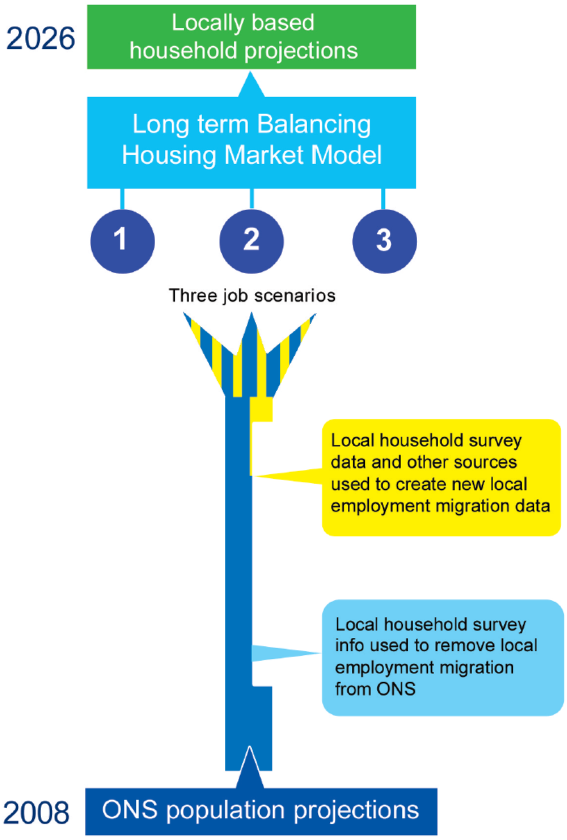
Introduction

2.1 The aim of this study is to consider the possible impact of increasing levels of employment in Taunton Deane on the requirement for housing in the Borough to 2026. To produce a genuinely local forecast of the population and household consequences, it is important to use local data.

Modelling approach

2.2 In order to model the results of employment scenarios on numbers, tenure and dwelling size requirements we have combined elements of ONS population projections with major elements of the household survey carried out as part of the SHMA in 2008 and other information to produce a local population and household projection. This can then be fed into a long-term housing market model to produce housing requirement figures. The process is illustrated by the diagram below:

Figure 2.1 Structure of the approach



Source: Fordham Research (2010)

2.3 The main driver of growth in the job scenarios is in-migration from other parts of the UK. The complex interactions which result in the eventual requirements of households for homes can best be modelled using the dynamic information that is contained within the household survey. This obtained information on household movements in the period 2006-2008.

2.4 The basic method is to modify the ONS population projections for Taunton Deane, by removing the existing component of employment-related migration, and replacing it with a component based on local employment projections. The rest of this chapter describes the detailed method by which this has been done, and the summary outputs of the model.

The ONS projections used

2.5 We considered carefully whether to use the 2006-based or newly released 2008-based ONS population projections for the modelling work. Since the Plan period is 2006-2026, there might be an argument for using the earlier projections. In addition, these may have been used in other recent work carried out for Taunton Deane.

2.6 The 2008 projections are substantially lower than the 2006 ones. The decrease in the number of people projected for 2026 between 2006 and 2008 is about 17,900. There was no obvious reason for this: Taunton is in the South West, which is a growth region and is in a good position within that region.

2.7 In order to try to understand why there has been so large a reduction in the increased forecast of population we held detailed discussions with ONS and also considered a number of background papers on the subject, notably *'Improving migration and population statistics: overview of the package of improvements'* published by ONS in 2010.

2.8 On consideration, we felt that the latest projections contain the best current ONS view of the future and have adopted the 2008 figures, despite the large changes made from the 2006-based projections. The Council agreed with this position.

2.9 Hence this analysis uses the latest, 2008 based, projections from ONS published in mid-2010.

The scenarios

2.10 We were asked by Taunton Deane Borough Council to consider three possible employment scenarios, covering the period 2008-2026:

- Scenario A – 11,000 additional jobs (610 per annum)
- Scenario B – 15,000 additional jobs (830 per annum)
- Scenario C – 8,000 additional jobs (440 per annum)

2.11 To provide evidence of the likely impact of these levels of additional job provision on the Taunton Deane population, we have used past evidence of links between employment and migration from the 2006-08 period. This period was chosen because of the availability of data from the Strategic Housing Market Assessment household survey, carried out in March/April 2008.

2.12 Rather than using a generic national approximation for the relationship between job generation and migration, this locally-sourced SHMA household survey data permits the use of information more accurately reflecting the local situation in Taunton Deane to be used.

Linking employment to migration

2.13 The SHMA survey gathered a wide variety of information, including details of those households that had moved within the 2006-08 period, and the location of employment of household members. This allows estimates of the level of migration into the Borough motivated by household members gaining local employment to be produced. About 73% of gross population migration into Taunton Deane during 2006-08 was found to be caused by people moving into the area due to local employment, including other household members.

2.14 Because of the need to integrate this information (as will be seen at a later stage in this chapter) into the ONS population projections, base figures taken from the SHMA were adjusted to fit the gross migration level already shown by ONS projections. This was because although the SHMA data implied a significantly lower level of in-migration, unlike the ONS projections it could not assess out-migration, and so could not be used as a sole base. The result was to indicate a total gross inflow of 6,250 people each year.

2.15 The assumption has been made for the purposes of this study that the level of employment-related migration produced will generally be proportional to the number of jobs made available. It is important to include in this not only any brand new additional jobs created, but also jobs made available due to turnover in the jobs market. This would include existing jobs made available by people moving away from Taunton Deane, or leaving the labour market for retirement or other reasons.

2.16 While the turnover of local jobs cannot be measured directly using readily available data, it can be estimated for the purposes of the model by combining multiple data sources, including the SHMA household survey, Labour Force Survey, and ONS mid-year population estimates. By combining the result of this estimate with evidence provided by Taunton Deane Borough Council on the level of additional employment floorspace generation during this period, it is possible to estimate the total number of jobs made available during the 2006-08 period.

2.17 In addition, by comparing the net change in the number of jobs available from 2006 to 2008 (supplied by Taunton Deane Borough Council) with the change in the number of locally employed residents (from the sources above), it is also possible to produce an approximation for the number of additional commuters each year into Taunton Deane from outside the Borough. These are taken into account when producing estimates of migration caused by employment opportunities in the Borough, since ideally those working in the Borough would also live within the Borough, in the interests of sustainability.

2.18 The product of this series of calculations is a ratio, which links together the number of local jobs made available and the number of people migrating into the area for reasons of local employment. In the case of Taunton Deane, it was found that approximately 1.52 people moved into the Borough for each job made available in 2006-08. This would increase to 1.75 people if all the additional out-of-Borough commuters were instead housed within the Borough boundaries, holding commuting at the current level.

An important assumption

2.19 The model assumes that the new jobs will not generate any in-commuting, in addition to that currently occurring in Taunton Deane, resulting in 1.75 people migrating into the area per job made available. This seems the most reasonable assumption, since the new homes and jobs are intended to match. Increasing commuting levels in line with job creation would face at least two significant problems:

i) It is not likely that enough extra new dwellings could be sustainably created within easy in-commuting distance of Taunton in neighbouring Local Authorities to house such large extra numbers.

ii) Increasing commuting would bring substantial costs for transport infrastructure, as well as having a range of social and environmental impacts. It is therefore in principle not desirable to build additional commuting into the model.

2.20 This assumed limitation on additional in-commuting is a major reason why the modified projections are considerably higher than those produced by ONS. The final population totals are shown below, both with and without changing the level of commuting. We have used the figures in the top row of Table 2.1 as the basis for the remainder of the analysis.

Table 2.1 Modified population projections for 2026: increased employment

Assumption	*ONS projection*	*Scenario A**	*Scenario B**	*Scenario C**
Commuting curtailed	122,900	136,900	143,900	131,600
Increase in commuting continues**		124,000	130,080	119,431

* Fordham Research employment-based projections, rounded to the nearest 100 ** Continuing with 2006-2008 trend, from 2008 SHMA survey.

Source: Fordham Research (2010), ONS 2008-based population projections (2010). Please note that the ONS projection does not directly address the issue of commuting, so its figure is put between the two rows as a reference point.

Creating a modified population projection

2.21 This ratio, and the other information gathered above, can then be used to produce a modified population projection for Taunton Deane. This is carried out by first removing the in-migration due to local employment from the original ONS projection. To do this, we assume that since the ONS projections are based on past trends, the total proportion of projected migration into the Borough attributable to local employment will be approximately the same as that recorded in the SHMA.

2.22 After subtracting this from the population projections, we add in modified figures for each job scenario, based on the ratio of 1.75 people moving into the Borough per local job made available, produced by the method outlined above. This assumes that all new requirements for housing generated by employment should be met inside the Borough.

2.23 Although we have now determined the total number of people expected to be in the Borough as of 2026 for each employment scenario, further detail is required to produce a comprehensive population projection useful for the purposes of predicting housing requirements. In particular, age bands are required to determine the type of housing this additional population might require. A breakdown of the in-migrant group into five year age bands can be obtained by considering the age distribution of those recorded in the SHMA survey as moving in to take up local employment in 2006-08.

2.24 An allowance has to be made for the fact that after 18 years, the age distribution of this group will be different to the time at which they arrive. This is done by dividing the new population into two-year cohorts and performing a simple forward projection, allowing for the ageing of the new in-migrants over time, and the likely birth rate that could be attributed to each five year age group, again based on data from the SHMA survey. This creates a form of cohort analysis in order to fully envisage the outcomes. Death rates were not included in the projection since the group of new in-migrants taking local employment are predominantly young, with few reaching retirement age during the period of the projection.

2.25 The resulting alternative population projections for the three job scenarios are shown in the table below. These projections are then used in the following chapter as inputs for the long-term market balance model, which considers the link between population and housing requirements.

Table 2.2 Modified population projections for 2026: increased employment				
Age group, 2026	*Standard projection*	*Scenario A**	*Scenario B**	*Scenario C**
0 – 4	6,300	7,500	8,000	7,000
5 – 9	6,700	7,700	8,200	7,400
10 – 14	7,100	8,000	8,400	7,600
15 – 19	7,200	7,900	8,200	7,700
20 – 24	5,000	5,700	6,100	5,500
25 – 29	6,000	7,100	7,600	6,700
30 – 34	6,800	8,200	8,900	7,600
35 – 39	7,500	9,000	9,800	8,400
40 – 44	7,200	8,600	9,300	8,100
45 – 49	6,700	7,900	8,500	7,400
50 – 54	7,100	8,000	8,500	7,700
55 – 59	8,300	9,000	9,400	8,700
60 – 64	8,500	9,000	9,300	8,800
65 – 69	7,500	7,900	8,100	7,800
70 – 74	6,600	6,800	6,900	6,700
75 – 79	6,900	7,100	7,100	7,000
80 – 84	5,200	5,300	5,300	5,200
85+	6,200	6,300	6,300	6,300
Total	**122,900**	**136,900**	**143,900**	**131,600**
Base extra jobs	**-**	**11,000**	**15,000**	**8,000**

* Fordham Research employment-based projections, rounded to the nearest 100.

Source: Fordham Research (2010), ONS 2008-based population projections (2008)

2.26 It is worth summarising the overall population implications:

Table 2.3 Summary of population change projections		
Projection	*Total population*	*Population change 2006-2026*
Standard projection: 2008	108,600	n/a
Standard projection: 2026	122,900	+ 14,300
Fordham Scenario A (11,000 new jobs)	136,900	+ 28,300
Fordham Scenario B (18,000 new jobs)	143,900	+ 35,300
Fordham Scenario C (8,000 new jobs)	131,600	+ 23,000

Source: Fordham Research (2010), ONS 2008-based population projections (2008)

2.27 Due to the innovative nature of the techniques used to reach these projections, the exact figures produced should be treated with caution. However, they are useful in illustrating the types of changes in the population that would be expected should the employment market in Taunton Deane expand, and provides broad indications of the probable magnitude of those changes.

Summary

2.28 This chapter describes a new model for adjusting ONS population projections to produce local household projections. It focuses upon removing the existing in-migration assumptions and replacing them with ones drawn from the local household survey contained within the SHMA. This provides detailed information on employment and mobility over the period 2006-2008.

2.29 The results suggest considerably higher overall household numbers than the original ONS projections. This is chiefly due to the assumption that there is no net change in in-commuting. This assumption seems justifiable, since if in-commuting on the required scale were allowed, not only would it call for major urban development outside the district to provide homes for the employees, but would build in undesirably long commuting trips for the employees involved.

3. Long-term market balance model

Introduction

3.1 This chapter develops the locally adjusted population projections generated in the previous chapter to produce implications for changes in the local housing stock. This employs our Long-Term Balancing Housing Markets (LTBHM) model.

3.2 It is important to consider newbuild housing from the long-term perspective because there is a lag in the planning system, which means that it is not possible to respond immediately to imbalances between the demand for accommodation and the supply response from the stock currently available. It is therefore desirable to consider the alterations required to the housing stock over the long-term to enable future action to be planned to cater for the prospective changes.

3.3 The model described below compares the current housing stock profile with the stock of housing that might be required in the future according to the three employment scenarios, using data from the SHMA household survey carried out in 2008.

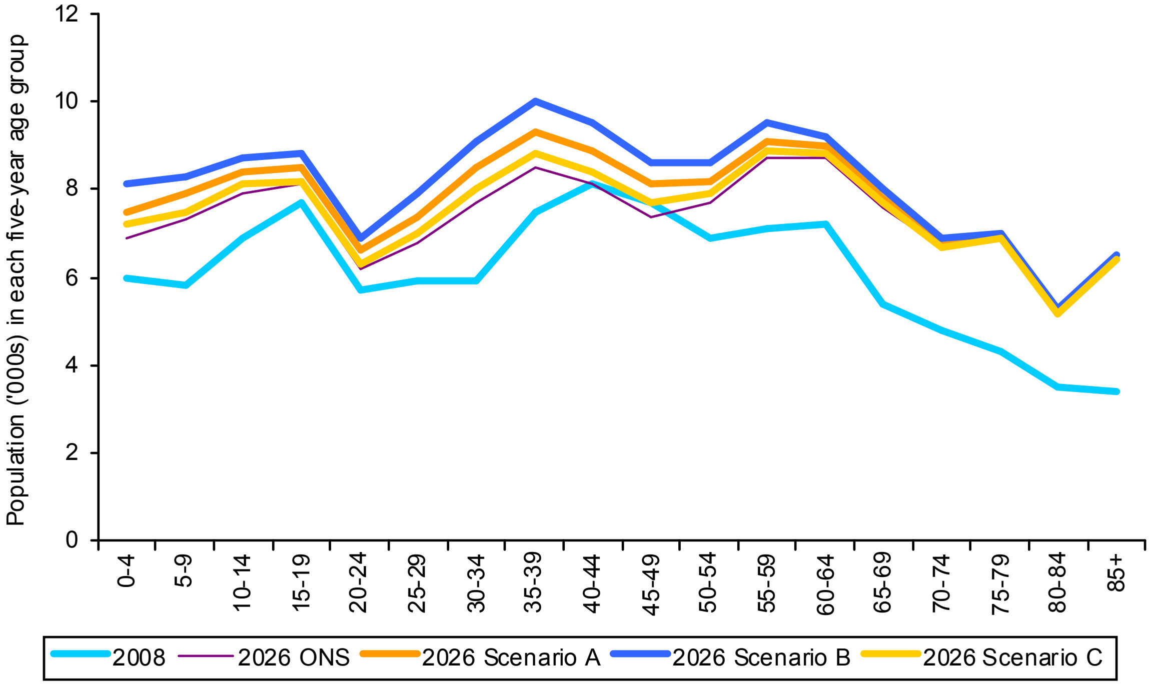
3.4 The purpose of the LTBHM model is to identify the new accommodation required to adequately house the future population in the Borough and in doing so to improve the housing market balance. This is a long-term goal; however the model is based on the assumption that it is better to move toward that goal than away from it. The information gained in the process on the nature of the imbalances in the market is also likely to be useful for housing and planning policy in both shorter and longer terms.

Demographic projections

3.5 The locally adjusted population projections produced in the previous chapter indicate that the population within Taunton Deane, dependent on the level of employment generated, could increase by between 21.2% and 32.5% between 2008 and 2026 (an increase of between 23,000 and 35,300 people). Figure 3.1 shows the projected population within each five-year age cohort for each of 2008 and 2026.

3.6 The largest total change is expected to be in the number of people aged 55 and over, while the proportion of people aged 15-25 and 40-50 is unlikely to change significantly. These changes may have implications in terms of the proportion of economically active people living in the Borough.

Figure 3.1 Forecast population profiles by age group in Taunton Deane, 2008 and 2026



Source: ONS 2006-based sub-national population projections (2008), Fordham Research (2010)

3.7 These population projections have been applied to the household survey dataset to provide an estimated household profile for 2026. Before the accommodation requirements of the future population are calculated it is important to describe the approach used to create an accommodation profile adequate for each of these household types.

Stock vs Flow models of future housing change

3.8 The LTBHM is a 'stock' model rather than a 'flow' model. Fordham Research has developed both, but the stock version is the more robust. The stock emphasis means that it deals in totals rather than differences. The outcome is that its results are much more accurate than flow based models. It does not take into account the likelihood that an individual household will move, or consider supply from turnover. That is the approach which generates error to the point of producing results that are more or less meaningless.

3.9 Instead, it considers the total stock in the area, and matches this to the stock that would be needed to house every household in the area adequately. It is assumed that the market (and social housing allocation system) will continue to function as now to allocate housing to the appropriate households.

3.10 The model projects forward from the current housing circumstances of existing households, so it avoids dealing in an 'ideal' allocation of housing to households. It incorporates the results of existing 'inefficiencies' in the market or allocation system (e.g. under-occupation by households whose children have left home) and assumes that these trends will remain largely unchanged into the future. There are some exceptions to this, intended to reduce the proportion of the population living in housing inadequate for their needs, as explained in the next section of this chapter.

3.11 The whole stock approach offers considerable advantages in terms of robustness and statistical reliability over flow-based models which attempts to estimate both likely demand and likely supply. Whether a household will move in the future (even in the short-term) is always subject to uncertainty, particularly in the current rapidly changing housing market; considering the stock as a whole leaves much less room for error.

3.12 The Long-term Balancing Housing Markets model developed by Fordham Research also fully integrates future expected demographic changes into the outputs; this is an advantage because when planning newbuild housing it is important to ensure that it is useful not just now but well into the future. Flows models can only predict future household moves for two or three years in advance, and may be heavily influenced by recent short-term trends. By incorporating the best estimates of future household growth for the area from population and household projections, the model here gives the Council an insight into the types of housing that could be useful to residents in the long-term.

3.13 It is worth noting that, in the interests of simplicity, and unlike the CLG Housing Needs model (CLG Practice Guidance 2007 Chapter 5) this model does not subtract any estimate of likely newbuild property. As a result, any new build housing that is to be (or has already been) constructed from the base date of the research (March 2008) forward can be counted as contributing to the total requirements produced by the model.

Key criterion of the LTBHM

3.14 For the purpose of LTBHM, the housing market is considered 'balanced' if the local population (now or in the future) is adequately accommodated. It is therefore initially appropriate to assess the adequacy of the current accommodation to house the residents of Taunton Deane. This is determined through responses to the household survey. The procedure is summarised in the table below:

Table 3.1: Basis for assessment of the suitability of housing

A household is considered adequately housed currently unless:

(i) They are in unsuitable housing (as defined by CLG Guidance) and cannot resolve this unsuitability without moving to a different property
(ii) Their property is overcrowded (according to the bedroom standard)
(iii) They are living in ordinary housing when they state that they need to live in sheltered, supported, extra care or other similar specialist housing

In each of these cases the household is allocated to a property with characteristics more suitable for their needs, of a different size, type or tenure.

Also if a household plans to move soon because it is unsuitably housed (for reasons of size, cost, type or tenure) it is 'moved' to a dwelling that would remove the problem.

Some further adjustments are also made to remove over the long-term any undesirable elements of market imbalance that exist currently:

(iv) Households living in social rented accommodation that can afford market or intermediate accommodation are re-allocated to these tenures to ensure that the stock is being most appropriately and efficiently used.
(v) Households resident in the private rented sector on Local Housing Allowance (LHA) are assumed to move into the form of affordable accommodation that they can afford (intermediate or social rented). The private rented sector on LHA is not an adequate long-term equivalent to affordable housing. There is not the same security of tenure or, as survey data shows, quality of housing within the private rented LHA stock as within most of the social rented sector.

It should be noted that adjustment number (v) counts toward the inadequate housing totals. Because of the inclusion of this additional group (and those needing to move from ordinary to sheltered or other specialist accommodation) the numbers are higher than those considered in housing need or in (more narrowly defined) unsuitable housing by the CLG model. The difference between the housing need figure and the LTBHM one based on inadequate housing does not in general require newbuild housing: there should be little difference in that respect. The difference is in the need to adapt or improve the existing housing stock.

Source: Fordham Research 2010

Implied requirements for change in Taunton Deane

3.15 The table below shows the proportion of each household type currently requiring alternative accommodation in order to be adequately housed. The table shows that some 6.3% of households are classified as inadequately housed currently. Lone parent households are the household group least likely to reside in adequate accommodation, with multiple pensioner households the most likely.

Table 3.2 Types of households inadequately housed currently

Household type	*Number inadequately housed*	*All households*	*Proportion inadequately housed*
Single pensioners	354	8,455	4.2%
Two or more pensioners	50	5,856	0.9%
Single non-pensioners	504	7,542	6.7%
Couple, no children	351	15,901	2.2%
Lone parent	802	1,906	42.1%
Two or more adults, one child	447	4,573	9.8%
Two or more adults, two or more children	605	5,367	11.3%
Total	**3,112**	**49,600**	**6.3%**

Source: Taunton Deane household survey (2008), Fordham Research (2010)

The meaning of LTBHM model outputs

3.16 The results of the model show the additional types and sizes of housing required by 2026. They focus on the mix of housing that would be required in 2026 assuming that the ONS projections are correct, and that households continue to require similar types of housing to what they require now. This seems reasonable: tastes change, but households of given size and financial capacity require much the same type of housing as they did 18 years ago, and we are forecasting the position 18 years hence.

3.17 The outputs presented here are not policy recommendations in themselves; but an intermediate stage on the way to policy. For policy purposes they must be viewed in conjunction with other information. Due to economic constraints, it is not always possible to address housing problems immediately: short-term priorities may sometimes differ from long-term aspirations. This issue is addressed in more detail in the last section of Chapter 5, in relation to varying affordable targets.

3.18 The model provides longer term objectives as to mix of tenure and size of dwelling. The analysis is carried out at the Borough level. Clearly there are many neighbourhoods within any district which require different treatment. This has to be borne in mind when considering the figures which follow: they are broad brush ones at the Borough level, rather than a template for more specific localities within it.

3.19 As a footnote, it is worth pointing out that negative figures in a given cell do not imply a requirement for demolition. All that they mean is that there is a surplus of that particular type and size of dwelling.

3.20 With that summary explanation, the following tables provide the outputs for the three job-led scenarios.

Tenure of housing required: Taunton Scenario A

3.21 Table 3.3 below shows the best fit tenure profile in the Borough in 2026 (if all households are to be adequately housed).

Table 3.3 Best fit tenure profile 2026: Scenario A*

Tenure	*Number of households*	*Percentage of households*
Market	51,882	83.0%
Intermediate	1,805	2.9%
Social rented	8,822	14.1%
Total	**62,509**	**100.0%**

* Excluding sheltered housing, nursing homes etc.

Source: Fordham Research (2010)

3.22 The following table shows the tenure profile required by households resident in the Borough in 2026 in comparison to the tenure profile at the base date of the survey. The difference between these two distributions is the change required to the housing stock over this period.

3.23 The table indicates that for the remaining period to 2026, around 74% of new dwellings should be market accommodation, around 16% social rented dwellings and around 10% intermediate housing, making a total of 26% affordable housing.

Table 3.4 Tenure of new accommodation required: Scenario A*

Tenure	*Tenure profile 2008*	*Tenure profile 2026*	*Change required, 2008-2026*	*% of change required*
Market	40,790	51,882	+ 11,091	74.2%
Intermediate	302	1,805	+ 1,503	10.1%
Social rented	6,460	8,822	+ 2,362	15.8%
Total	**47,552**	**62,509**	**+ 14,957**	**100.0%**

* Excluding sheltered housing, nursing homes etc.

Source: Fordham Research (2010)

3.24 In addition, there is a long-term requirement for specialist housing, such as sheltered or supported housing. The ability of the model to analyse this type of housing is limited, due to the unusual ways in which households pay for this housing, for example through equity release or through contributions from other family members. In addition a general household survey tends not to fully represent the needs of the most vulnerable households, who find it difficult to participate in surveys generally. The tenure split shown below should therefore be treated with caution.

Table 3.5 Tenure of new specialist accommodation required: Scenario A

Tenure	*Tenure profile 2008*	*Tenure profile 2026*	*Change required, 2008-2026*	*% of change required*
Market	594	1,340	+ 746	48.5%
Affordable	1,453	2,244	+ 791	51.5%
Total	**2,048**	**3,584**	**+ 1,536**	**100.0%**

Source: Fordham Research (2010)

3.25 The model is able to also provide detail on the size of new dwellings required within each of the three tenures. This analysis is presented in the following section.

Size of housing required within each tenure: Scenario A

3.26 The table below presents the size of market accommodation required by households resident in the Borough in 2026 in comparison to the size profile recorded in the sector currently. The quantity of newbuild housing required to move the housing stock from the current size profile to the 'ideal' 2026 profile is also presented. The table shows that 62.5% of new market dwellings should be three or four bedroom properties, with only a small requirement for one bedroom housing (9.4%). Three bedroom houses alone make up 47.0% of the total requirement.

Table 3.6 Size of new market accommodation required: Scenario A*

Dwelling size	*Size profile 2008*	*Size profile 2026*	*Change required, 2008-2026*	*% of change required*
One bedroom	1,951	2,995	+ 1,044	9.4%
Two bedroom flat	1,676	1,827	+ 151	1.4%
Two bedroom house	7,621	10,590	+ 2,969	26.8%
Three bedrooms	18,614	23,824	+ 5,210	47.0%
Four or more bedrooms	10,929	12,645	+ 1,716	15.5%
Total	**40,790**	**51,882**	**+ 11,091**	**100.0%**

* Excluding sheltered housing, nursing homes etc.

Source: Fordham Research (2010)

3.27 This analysis can be repeated for affordable housing and is presented in the table below. It shows that the majority of the long-term requirement for this type of housing is for mid-size dwellings, with 79.2% for two and three bedroom housing. Two bedroom houses alone make up 42.6% of the requirement.

Table 3.7 Size of new affordable accommodation required: Scenario A*

Dwelling size	*Size profile 2008*	*Size profile 2026*	*Change required, 2008-2026*	*% of change required*
One bedroom	1,511	1,864	+ 353	9.1%
Two bedroom flat	1,235	1,368	+ 133	3.4%
Two bedroom house	1,485	3,132	+ 1,648	42.6%
Three bedrooms	2,320	3,604	+ 1,284	33.2%
Four or more bedrooms	211	659	+ 448	11.6%
Total	**6,762**	**10,627**	**+ 3,865**	**100.0%**

*Excluding sheltered housing, nursing homes etc.

Source: Fordham Research (2010)

Tenure of housing required: Scenario B

3.28 This follows the same pattern as for Scenario A. Although the numbers are naturally bigger, it shows the same, market led, tenure profile as Table 3.2.

Table 3.8 Best fit tenure profile 2026: Scenario B*

Tenure	*Number of households*	*Percentage of households*
Market	54,416	83.0%
Intermediate	1,892	2.9%
Social rented	9,282	14.2%
Total	**65,591**	**100.0%**

* Excluding sheltered housing, nursing homes etc.

Source: Fordham Research (2010)

3.29 Comparison with the base date, shown in the next table produces a slightly higher market proportion than the equivalent for the lower job Scenario A: 76% market for the additional housing rather than 74% (Table 3.4). But this still implies about a quarter of the new housing being affordable, which is much higher than the 16% of the stock which it represented in 2001. This is not surprising given the overall 'balance' intention of the model.

Table 3.9 Tenure of new accommodation required: Scenario B*

Tenure	*Tenure profile 2008*	*Tenure profile 2026*	*Change required, 2008-2026*	*% of change required*
Market	40,790	54,416	+ 13,626	75.5%
Intermediate	302	1,892	+ 1,590	8.8%
Social rented	6,460	9,282	+ 2,822	15.6%
Total	**47,552**	**65,591**	**+ 18,039**	**100.0%**

* Excluding sheltered housing, nursing homes etc.

Source: Fordham Research (2010)

3.30 The final table in the sequence shows the requirement for specialist housing, with the same caveats as stated for Scenario A. In this case the market housing requirement is very slightly lower than for Scenario A.

Table 3.10 Tenure of new specialist accommodation required: Scenario B

Tenure	*Tenure profile 2008*	*Tenure profile 2026*	*Change required, 2008-2026*	*% of change required*
Market	594	1,363	+ 768	47.6%
Affordable	1,453	2,300	+ 846	52.4%
Total	**2,048**	**3,662**	**+ 1,614**	**100.0%**

Source: Fordham Research (2010)

Size of housing required within each tenure: Scenario B

3.31 The size mix for the predominant market housing is similar to Scenario A: nearly half of it should be three-bed, a quarter two-bed and most of the remainder four-bed. There is only about an 11% demand for one- or two-bed flats.

Table 3.11 Size of new market accommodation required: Scenario B*

Dwelling size	*Size profile 2008*	*Size profile 2026*	*Change required, 2008-2026*	*% of change required*
One bedroom	1,951	3,166	+ 1,215	8.9%
Two bedroom flat	1,676	1,930	+ 254	1.9%
Two bedroom house	7,621	11,139	+ 3,519	25.8%
Three bedrooms	18,614	24,975	+ 6,361	46.7%
Four or more bedrooms	10,929	13,206	+ 2,277	16.7%
Total	**40,790**	**54,416**	**+ 13,626**	**100.0%**

* Excluding sheltered housing, nursing homes etc.

Source: Fordham Research (2010)

3.32 In terms of affordable housing there are similar patterns between the two scenarios. Compared with market housing there is more demand for two-beds (41%) still a good deal for three-bed (a third) but more like a balance between four-beds and one- and two-bed flats. This illustrates the different expected family sizes in the two forms of tenure.

Table 3.12 Size of new affordable accommodation required: Scenario B*

Dwelling size	*Size profile 2008*	*Size profile 2026*	*Change required, 2008-2026*	*% of change required*
One bedroom	1,511	1,980	+ 469	10.6%
Two bedroom flat	1,235	1,449	+ 214	4.8%
Two bedroom house	1,485	3,283	+ 1,799	40.8%
Three bedrooms	2,320	3,766	+ 1,446	32.8%
Four or more bedrooms	211	696	+ 485	11.0%
Total	**6,762**	**11,174**	**+ 4,413**	**100.0%**

* Excluding sheltered housing, nursing homes etc.

Source: Fordham Research (2010)

Tenure of housing required: Scenario C

3.33 As with the other two scenarios, and this is the lowest job growth one, the outcome for 2026 is again overwhelmingly market: 83% (including private rented). The figure of 17% affordable is slightly higher that the 2001 figure of 16%, but given the purpose of the model to remove unsuitable housing it is quite a modest increase.

Table 3.13 Best fit tenure profile 2026: Scenario C*

Tenure	*Number of households*	*Percentage of households*
Market	49,978	83.0%
Intermediate	1,741	2.9%
Social rented	8,474	14.1%
Total	**60,193**	**100.0%**

* Excluding sheltered housing, nursing homes etc.

Source: Fordham Research (2010)

3.34 Again the overall change in stock required to 2026 is similar to the other scenarios: about 73% market housing but over a quarter affordable. This is of course much higher than the 2001 proportion of 16%, but required to improve the overall balance.

Table 3.14 Tenure of new accommodation required: Scenario C*

Tenure	*Tenure profile 2008*	*Tenure profile 2026*	*Change required, 2008-2026*	*% of change required*
Market	40,790	49,978	+ 9,188	72.7%
Intermediate	302	1,741	+ 1,439	11.4%
Social rented	6,460	8,474	+ 2,014	15.9%
Total	**47,552**	**60,193**	**+ 12,641**	**100.0%**

* Excluding sheltered housing, nursing homes etc.

Source: Fordham Research (2010)

3.35 In the case of the small number of specialist dwellings the proportions are about 50:50 as with the other scenarios.

Table 3.15 Tenure of new specialist accommodation required: Scenario C

Tenure	*Tenure profile 2008*	*Tenure profile 2026*	*Change required, 2008-2026*	*% of change required*
Market	594	1,323	+ 729	49.4%
Affordable	1,453	2,201	+ 748	50.6%
Total	**2,048**	**3,524**	**+ 1,476**	**100.0%**

Source: Fordham Research (2010)

Size of housing required within each tenure: Scenario C

3.36 The size pattern of the market housing is almost the same as for the other scenarios: just under half three-bed, a 29% two-bed and the majority of the rest four-bed.

Table 3.16 Size of new market accommodation required: Scenario C*

Dwelling size	*Size profile 2008*	*Size profile 2026*	*Change required, 2008-2026*	*% of change required*
One bedroom	1,951	2,869	+ 918	10.0%
Two bedroom flat	1,676	1,750	+ 74	0.8%
Two bedroom house	7,621	10,176	+ 2,555	27.8%
Three bedrooms	18,614	22,958	+ 4,344	47.3%
Four or more bedrooms	10,929	12,226	+ 1,297	14.1%
Total	**40,790**	**49,978**	**+ 9,188**	**100.0%**

* Excluding sheltered housing, nursing homes etc.

Source: Fordham Research (2010)

3.37 Again as found in the other scenarios, the size mix for affordable housing focuses on somewhat smaller dwellings: just under half two-bed, a third three-bed and rough balance between four-bed and one- and two-bed flats for the remainder.

Table 3.17 Size of new affordable accommodation required: Scenario C*

Dwelling size	*Size profile 2008*	*Size profile 2026*	*Change required, 2008-2026*	*% of change required*
One bedroom	1,511	1,777	+ 265	7.7%
Two bedroom flat	1,235	1,308	+ 72	2.1%
Two bedroom house	1,485	3,017	+ 1,532	44.4%
Three bedrooms	2,320	3,481	+ 1,162	33.6%
Four or more bedrooms	211	632	+ 421	12.2%
Total	**6,762**	**10,215**	**+ 3,453**	**100.0%**

* Excluding sheltered housing, nursing homes etc.

Source: Fordham Research (2010)

Summary

3.38 This chapter has used our LTBHM model to translate the overall population and household projections into tenure and size mixes. The overall numbers and tenure/size mixes are summarised in the next chapter.

4. General conclusions

Background

4.1 This report has been written because of the new situation created by the abolition of the Regional Spatial Strategy, which provided newbuild housing targets for local authorities. This has permitted a new and more locally based approach which is embodied in this report.

4.2 It is rooted in the ONS nationally produced local population and household projections. However it replaces the non-local assumptions about in-migration with ones that are truly locally based. They are derived from the household survey carried out as part of the 2008 SHMA.

4.3 We developed a fairly complex analysis which replaces the 'standard' in-migration assumptions of ONS with ones based on actual local past behaviour. This should be a more reliable indication of what will happen. From this, and the three levels of job growth we created three new population and household projections.

4.4 We then put the output into our LTBHM in order to generate tenure profiles and dwelling size estimates for the changed population, as a guide to future policy.

Conclusions on total new homes required

4.5 The former RSS target called for 22,000 new homes by 2026. However, the current job-led growth projections (Tym) suggest about 14,400 new dwellings are all that is required. The Tym calculations were based on the 2006 ONS projections which are some 18,000 people higher than the 2008 based projections used as the basis for this report.

4.6 The various levels of job growth we were asked to assume lead to the following implied dwelling requirements:

Table 4.1 Total new homes implied 2008-26 under 3 job growth assumptions

Basis for projection	*Mainstream household increase*	*Total new homes including 3% vacancy allowance*	*Requirement for new specialist accommodation*
A (11,000 new jobs)	14,957	15,406 (15,000)	1,536
B (15,000 new jobs)	18,039	18,580 (19,000)	1,614
C (8,000 new jobs)	12,641	13,020 (13,000)	1,476

Source: Fordham Research (2010)

4.7 The job forecasts are the starting point, and not the main focus of analysis here. However all three of the job growth rates are reasonably close to levels achieved around a decade ago (Table 2.12 indicates a rate just over 600 jobs per annum). The most relevant projection (A) implies 550 new jobs per annum so that it is within the historical trend. However it is recognised to be in part an aspirational target and hence the infrastructure planning and other work required to encourage its realisation.

4.8 As can be seen, the 11,000 job growth scenario implies 15,000 new homes under the substantially reduced 2008 ONS population projections. As commented earlier, we do not know which projection is better, but must assume that the latest ONS figures are the best educated guesses. To this 15,000 would be added some 1,500 units of specialist accommodation.

4.9 These figures assume that all extra employment will be self contained within Taunton Deane, with no extra commuting to work in the Borough beyond what it happening now. Although this is clearly the most desirable outcome, it is not fully realistic: there is likely to be some extra in-commuting. We therefore suggest that a target of 15,000 new homes including the specialist accommodation is a realistic target.

Conclusions on tenure of the new housing

4.10 The three scenarios have big effects on the overall total of new dwellings required, but they all show very similar tenure and size profiles. Around three quarters of the new housing should be market and a quarter affordable. This would rectify the current imbalance where there is not enough affordable housing: a problem common to almost the entire South West Region. Hence the suggestion is that the newbuild should contain more of it. But the overwhelmingly young and earning character of the in-migrants greatly reduces the scale of the correction. It must be borne in mind that this mix would essentially remove unsuitable housing as a problem by 2026, so it is quite ambitious. But in Scenario A it would only require a 26% affordable housing target. This issue is discussed further in the final section of this chapter.

4.11 The present study has explicitly modelled the new population expected to be drawn in by the forecast new jobs. They are predominantly young, and are in work. The proportion of housing need among them is very small. Hence the 26% of affordable housing suggested for the newbuild will not only meet the housing need generated by that new population but will also address many of the housing problems experienced by the existing Taunton population.

4.12 The 74% of new housing proposed as market housing (Scenario A) is based on the affordability indicated by the household survey database as regards in-migrants and should therefore be a fair indication of the types and sizes of dwellings which they could afford.

Conclusions on size mix

4.13 In terms of size mix there is a clear distinction between market and affordable housing. In the former case about half of it should be three-bed to meet the demand, a quarter two-bed and most of the rest four-bed. In the affordable sector the focus is upon two-bed houses (43%) with three-bed still important (33%). But the remainder is split almost evenly between four-bed houses and one- and two-bed flats.

4.14 The broad results can be summarised as follows. These conclusions clearly do not apply to the small specialist housing element, but to the mainstream newbuild.

Table 4.2 Tenure and size mix of the newbuild (Scenario A)

	Market	*Affordable*
Current stock (SHMA 2008)	86%	14%
Tenure of newbuild	74%	26%
Size of newbuild: % 3 bed	47%	33%
Size of newbuild: % 2-bed house	27%	43%
Size of newbuild: % 1/2-bed flats and 4-bed	26%	24%`

Note that these are rounded percentages based on Scenario A. Source: Fordham Research (2010)

4.15 This table is intended to give broad brush indications based on Scenario A, although all three scenarios were very similar. More detailed figures can be seen in the tables in Chapter 4.

4.16 Proportions of market and affordable housing and implications for affordable targets

4.17 It is worth discussing the meaning of the market/affordable housing balance in these figures. For reference, Report 2 of the SHMA for Taunton Deane, based on the same 2008 household survey as the present analysis, found that a target of 55% market housing and 45% affordable housing could be justified on the basis of the CLG's housing needs model.

4.18 The CLG model is based on a particular mode of calculation, which includes removing the existing backlog of housing need over five years. That is quite a demanding requirement. The LTBHM is looking at 18 years and using a slightly different criterion: the removing of unsuitable housing (as discussed in more detail in Chapter 4). So in broad terms the LTBHM is taking a much longer period for the removal of poor housing conditions. It is also looking at a larger total problem, since there are households in poor housing who do not fall into the CLG's definition of housing need. So the LTBHM is removing more housing problems than are envisaged in the CLG needs model.

4.19 The fact that nearly 83% of the new housing is projected to be market housing (Table 3.3) compares with 86% in 2008 (Taunton Deane HNS Report 2 Table S1). The 2008 figure of 86% contains just under 9% for the private rented sector. The social rented sector was therefore 14% in Taunton Deane in 2008. This is well below the national average of about 18%, and is in common with most of the South West Region, which has relatively low proportions of social rented housing.

4.20 The affordable proportion in the final 2026 housing mix in Table 3.3 is 17%, made up of about 3% intermediate and 14% social rented housing: a higher proportion of affordable housing than is now found in the total housing stock. Therefore the model is saying that providing 17% of the new housing as affordable, as compared with the current proportion of 14% will be enough to remove all foreseeable housing problems by 2026.

4.21 That this is 17% rather than a higher proportion is partly due to the fact that most of the in-migrants will be both employed and younger than the current average age for Taunton. Thus they will have much lower housing need. In the existing Taunton Deane population 46% are employed, whereas among the in-migrant population (based on 2008 household survey information) 55% are. This has strong implications both for the relatively low additional need for affordable housing and the relatively high proportion of market housing (it is worth reminding ourselves that 'market housing' includes both owner occupation and private renting. Councils cannot control that division, which is set by the market).

4.22 The final issue that requires consideration in this context is the period over which the housing problems are removed. This is assumed to be 18 years in the calculations in Chapter 3. The following tables show, for all three scenarios, what the implications are of different timescales of removal of the housing problems.

4.23 The following discussion will focus on Scenario A, the 11,000 jobs one, since that is the main one being examined by the Council and its other consultants.

Table 4.3 Years to reach tenure balance in Taunton Deane: Scenario A, different targets

Possible affordable housing achieved target	*Theoretical time to reach tenure balance*
20%	> 25 years
25%	20 years
30%	13 years
33%	10 years
35%	9 years
40%	7 years
50%	5 years

Source: Fordham Research (2010)

Table 4.4 Years to reach tenure balance in Taunton Deane: Scenario B, different targets

Possible affordable housing achieved target	*Theoretical time to reach tenure balance*
20%	> 25 years
25%	17 years
30%	11 years
33%	9 years
35%	8 years
40%	6 years
50%	4 years

Source: Fordham Research (2010)

Table 4.5 Years to reach tenure balance in Taunton Deane: Scenario C, different targets

Possible affordable housing achieved target	*Theoretical time to reach tenure balance*
20%	> 25 years
25%	24 years
30%	15 years
33%	12 years
35%	11 years
40%	9 years
50%	6 years

Source: Fordham Research (2010)

4.24 In Table 4.3 the effects of different levels of affordable target are shown. The left hand column shows the target level, and the right hand shows the period it would take to remove the housing need if that target were achieved. In practice affordable targets are rarely achieved: one can subtract 5% or 10% at least to indicate the likely outturn achievement.

4.25 The Taunton Deane household survey analysis had suggested a target of 45%. In terms of outturn this might be equivalent to 35% in Table 4.3 and therefore to removal of all housing need in nine years. This would be a considerable achievement. It may be more realistic to consider lower targets such as 30%, which might result in about 20%, which would mean that the housing need was indeed removed by the end of the Plan period in 18 years time in 2026.

4.26 The final point is to emphasise that Table 4.3 is showing housing need, not overall housing problems of the type addressed in the LTBHM methodology. However if the housing need were removed, over whatever horizon, by the target set, there should not be any need for extra house building. The wider problems that are addressed by the LTBHM do not involve extra house building beyond what the new population requires in terms of market and affordable housing. It would imply extra funding (public or private), in order to remove poor quality housing or to remodel existing dwellings to reduce or increase the number of rooms.

13/10/2010, Report:Firepool Compulsory Purchase Order
Reporting Officers:Joy Wishlade

13/10/2010, Report:Annual Scrutiny Report of the Task and Finish Reviews
Reporting Officers:Erin Taylor

13/10/2010, Report:Southwest One Procurement Strategy
Reporting Officers:Paul Harding

13/10/2010, Report:County-wide Civil Parking Enforcement Project
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13/10/2010, Report:Employment land off Bindon Road, Taunton
Reporting Officers:Adrian Priest

13/10/2010, Report:Taunton Deane Core Strategy - Affordable Housing Position/Target
Reporting Officers:Nick Bryant

10/11/2010, Report:Review of Essential Users and Car Allowances
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10/11/2010, Report:Quarterly Corporate Performance/Finance Update (Quarter 2)
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10/11/2010, Report:Taunton Town Centre Supplementary Planning Document
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01/12/2010, Report:Treasury Management Update 2010/2011 and Minimum Reserve Position for 2010/2011
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01/12/2010, Report:savings Delivery Plans 2011/2012
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Reporting Officers:Paul Fitzgerald

16/02/2011, Report:Housing Revenue Account, Revenue Estimates and Rent Levels and Deane Helpline for the 2011/2012 Financial Year
Reporting Officers:Paul Fitzgerald

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Reporting Officers:Paul Fitzgerald

16/02/2011, Report:Council Tax Setting 2011/2012
Reporting Officers:Paul Fitzgerald