



Members of the Cabinet  
(Councillors A H Trollope-Bellew (Leader), M J Chilcott (Deputy  
Leader), M O A Dewdney, K M Mills, C Morgan, S J Pugsley,  
K H Turner and D J Westcott)

Our Ref DS/KK  
Your Ref

Contact Krystyna Kowalewska kkowalewska@westsomerset.gov.uk  
Extension 01984 635307  
Date 21 May 2015

**THE PRESS AND PUBLIC ARE WELCOME TO ATTEND THE MEETING  
THIS DOCUMENT CAN BE MADE AVAILABLE IN LARGE PRINT, BRAILLE, TAPE FORMAT  
OR IN OTHER LANGUAGES ON REQUEST**

Dear Councillor

I hereby give you notice to attend the following meeting:

**CABINET**

**Date: Wednesday 3 June 2015**  
**Time: 4.30 pm**  
**Venue: Council Chamber, Council Offices, Williton**

Please note that this meeting may be recorded. At the start of the meeting the Chairman will confirm if all or part of the meeting is being recorded.

You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during the recording will be retained in accordance with the Council's policy.

Therefore unless you advise otherwise, by entering the Council Chamber and speaking during Public Participation you are consenting to being recorded and to the possible use of the sound recording for access via the website or for training purposes. If you have any queries regarding this please contact Committee Services on 01984 635307.

Yours sincerely

A handwritten signature in black ink, appearing to read "Bruce Lang".

**BRUCE LANG**  
Proper Officer

## RISK SCORING MATRIX

Report writers score risks in reports uses the scoring matrix below

**Risk Scoring Matrix**

<b>Likelihood</b>	5	Almost Certain	Low (5)	Medium (10)	High (15)	Very High (20)	Very High (25)
	4	Likely	Low (4)	Medium (8)	Medium (12)	High (16)	Very High (20)
	3	Possible	Low (3)	Low (6)	Medium (9)	Medium (12)	High (15)
	2	Unlikely	Low (2)	Low (4)	Low (6)	Medium (8)	Medium (10)
	1	Rare	Low (1)	Low (2)	Low (3)	Low (4)	Low (5)
			1	2	3	4	5
			Negligible	Minor	Moderate	Major	Catastrophic
<b>Impact</b>							

<b>Likelihood of risk occurring</b>	<b>Indicator</b>	<b>Description (chance of occurrence)</b>
1. Very Unlikely	May occur in exceptional circumstances	< 10%
2. Slight	Is unlikely to, but could occur at some time	10 – 25%
3. Feasible	Fairly likely to occur at same time	25 – 50%
4. Likely	Likely to occur within the next 1-2 years, or occurs occasionally	50 – 75%
5. Very Likely	Regular occurrence (daily / weekly / monthly)	> 75%

- Mitigating actions for high ('High' or above) scoring risks are to be reflected in Service Plans, managed by the Group Manager and implemented by Service Lead Officers;
- Lower scoring risks will either be accepted with no mitigating actions or included in work plans with appropriate mitigating actions that are managed by Service Lead Officers.

## CABINET

**Meeting to be held on 3 June 2015 at 4.30 pm**

**Council Chamber, Williton**

### AGENDA

1. **Apologies for Absence**

2. **Minutes**

Minutes of the Meeting of Cabinet held on 1 April 2015 to be approved and signed as a correct record – **SEE ATTACHED.**

3. **Declarations of Interest**

To receive and record declarations of interest in respect of any matters included on the agenda for consideration at this meeting.

4. **Public Participation**

The Leader to advise the Cabinet of any items on which members of the public have requested to speak and advise those members of the public present of the details of the Council's public participation scheme.

For those members of the public wishing to speak at this meeting there are a few points you might like to note.

A three-minute time limit applies to each speaker and you will be asked to speak before Councillors debate the issue. There will be no further opportunity for comment at a later stage. Your comments should be addressed to the Chairman and any ruling made by the Chair is not open to discussion. If a response is needed it will be given either orally at the meeting or a written reply made within five working days of the meeting.

5. **Forward Plan**

To approve the latest Forward Plan – **SEE ATTACHED.**

6. **Cabinet Action Plan**

To update the Cabinet on the progress of resolutions and recommendations from previous meetings – **SEE ATTACHED.**

7. **Cabinet Appointments to Outside Bodies**

To appoint representatives to serve on outside bodies for the period to the Annual Meeting in 2016 (except where specific periods are stated) – **SEE ATTACHED.**

8. **Housing Benefit Overpayment Write Off Request**

To consider Report No. WSC 78/15, to be presented by Councillor M Chilcott, Lead Member for Resources and Central Support – **SEE ATTACHED.**

The purpose of the report is to seek cabinet approval in accordance with the Financial Regulations to authorise an individual write off in excess of £5,000.

**9. HPC Planning Obligations Board – Allocations of CIM Funding**

To consider Report No. WSC 79/15, to be presented by Councillor M Chilcott, Lead Member for Resources and Central Support – **SEE ATTACHED**.

The purpose of this report is to present the recommendations of the Hinkley Point C Planning Obligations Board, for the allocation of monies from the Community Impact Mitigation (CIM) Fund secured through the Section 106 legal agreement for the Site Preparation Works at Hinkley Point

**10. Hinkley Point C – Economic Development Allocation**

To consider Report No. WSC 77/15, to be presented by Councillor K Mills, Lead Member for Regeneration and Economic Growth – **SEE ATTACHED**.

The purpose of the report is to outline proposals relating to the Economic Development allocation that forms part of the HPC Site Preparation S106 Agreement, and to take into consideration the recommendations of the HPC Planning Obligations Board.

**11. HPC Section 106 Agreement – Allocations of Housing Fund - Administration Fees**

To consider Report No. WSC 80/15, to be presented by Councillor K H Turner, Lead Member for Housing, Health and Wellbeing – **SEE ATTACHED**.

The purpose of this report is to present the recommendations of the Hinkley Point Planning Obligations Board (POB) of 7 April 2015 for the allocation of Housing Fund monies secured through the Section 106 legal agreement for the Site Preparation Works at Hinkley Point, and to request that Cabinet recommend to Full Council the approval of the allocation.

**12. Member Reporting on Membership of Outside Body for Information**

- The Safer Somerset Partnership by Councillor D J Westcott – **SEE ATTACHED**

**COUNCILLORS ARE REMINDED TO CHECK THEIR POST TRAYS**

**The Council's Vision:**

**To enable people to live, work and prosper in West Somerset**

**The Council's Corporate Priorities:**

- Local Democracy:  
Securing local democracy and accountability in West Somerset, based in West Somerset, elected by the people of West Somerset and responsible to the people of West Somerset.
- New Nuclear Development at Hinkley Point  
Maximising opportunities for West Somerset communities and businesses to benefit from the development whilst protecting local communities and the environment.

**The Council's Core Values:**

- Integrity
- Respect
- Fairness
- Trust

**CABINET****MINUTES OF THE MEETING HELD ON 1 APRIL 2015****AT 4.30 PM****IN THE COUNCIL CHAMBER, WILLITON****Present:**

Councillor T Taylor ..... Leader

Councillor K V Kravis  
Councillor C Morgan  
Councillor A H Trollope-Bellew  
Councillor D J WestcottCouncillor K M Mills  
Councillor S J Pugsley  
Councillor K H Turner**Members in Attendance:**Councillor G S Dowding  
Councillor A Hadley  
Councillor E May  
Councillor D J Sanders  
Councillor M A SmithCouncillor S Y Goss  
Councillor A F Knight  
Councillor I R Melhuish  
Councillor L W Smith**Officers in Attendance:**Chief Executive (P James)  
Assistant Chief Executive (B Lang)  
Director of Operations (S Adam)  
Assistant Director – Resources (P Fitzgerald)  
Assistant Director – Energy Infrastructure (A Goodchild)  
Asset Manager (T Child)  
Principal Estates Officer (A Priest)  
Principal Benefits Officer (M Antonelli)  
Media and Communications Officer (D Rundle)  
Meeting Administrator (K Kowalewska)**Also in Attendance:**Councillor Anne Fraser, Sedgemoor District Council (Item 9)  
Phillip Adams, Sedgemoor District Council (Item 9)  
Doug Bamsey, Sedgemoor District Council (Item 9)  
Allison Griffin, Sedgemoor District Council (Item 9)

At the start of the meeting the Leader introduced and welcomed Councillor Anne Fraser and officers from Sedgemoor District Council.

**CAB114 Apologies for Absence**

No apologies for absence were received.

**CAB115 Minutes of the Meeting held on 4 March 2015**

(Minutes of the Meeting of Cabinet held on 4 March 2015 - circulated with the Agenda.)

**RESOLVED** that the Minutes of the Meeting of Cabinet held on 4 March 2015 be confirmed as a correct record.

**CAB116 Declarations of Interest**

Members present at the meeting declared the following personal interests in their capacity as a Member of a County, Parish or Town Council:

Name	Minute No.	Member of	Action Taken
Councillor K H Turner	All	Brompton Ralph	Spoke and voted
Councillor D J Westcott	All	Watchet	Spoke and voted
Councillor S Y Goss	All	Stogursey	Spoke
Councillor L W Smith	All	Minehead	Spoke

In addition, the following interests were declared:

Name	Minute No.	Description of interest	Personal or Prejudicial	Action Taken
Cllr A H Trollope-Bellew	CAB124	Private landlord	Personal	Spoke and voted
Cllr K H Turner	CAB124	Private landlord	Personal	Spoke and voted

**CAB117 Public Participation**

No members of the public spoke at the meeting on any items on the agenda.

**CAB118 Forward Plan**

(Copy of latest Forward Plan published 17 March 2015 – circulated with the Agenda.)

The purpose of this item was to approve the latest Forward Plan published 17 March 2015.

**RESOLVED** that the latest Forward Plan published 17 March 2015 be approved.

**CAB119 Cabinet Action Plan**

(Copy of the Action Plan – circulated with the Agenda.)

**RESOLVED (1)** that CAB106 – HPC Section 106 Agreement – Allocations of Housing Fund relating to the Routes Youth Hub and the former Withycutter site be deleted as actioned, and the two bids at Paragon Laundry and Monmouth Street, Bridgwater be carried forward.

**RESOLVED (2)** that CAB107 – HPC Planning Obligations Board – Allocations of CIM Funding be deleted as actioned.

**RESOLVED (3)** that CAB110 – Discretionary Reduction in Council Tax Liability Policy and Discretionary Housing Payment Policy be deleted as actioned.

**RESOLVED (4)** that CAB111 – Creation of the Somerset Building Control Partnership be carried forward.

**RESOLVED (5)** that CAB112 – HPC Project Update and S106 Agreement Staff Allocations for Approval be deleted as actioned.

**CAB120 Wheddon Cross Public Conveniences Proposed Transfer**

(Report No. WSC 58/15 – circulated with the Agenda.)

The purpose of the report was to consider leasing the West Somerset District Council owned public conveniences at Wheddon Cross to the Parish Council, along with a capital contribution of up to £12,000

The Lead Member for Regeneration and Economic Growth presented the item and reported on the positive discussions that had taken place with Cutcombe Parish Council regarding the public conveniences at Wheddon Cross and the best way forward. She drew Members' attention to the financial reasons for leasing the building to the parish council and advised that both the Asset Management Group and the Corporate Policy Advisory Group had considered the proposal. She emphasised the proposal was in line with the Invest to Save principle.

The Lead Member proposed the recommendation of the report which was seconded by Councillor S J Pugsley.

The main points raised during the discussion included:

- It was emphasised that the outcome of this process was initiated some time ago when talks were held with parish and town councils on the devolution of services and it was responded to favourably.
- The parish council were thanked for their willingness to progress the matter.
- It was hoped that more public conveniences would be secured in the long term.
- Clarification was provided on the fixed annual rental, the break clause in the lease and the cost of refurbishment works.
- It was envisaged that, on past experience, the workspace would be let out very easily.

**RESOLVED** that it be recommended to Council to approve:

- A lease with a term of up to 99 years of the Wheddon Cross public conveniences to Cutcombe Parish Council at a nominal rent of £25 per annum, exclusive of outgoings.
- A Supplementary Estimate for the 2015/16 Capital Programme of £12,000, funded by revenue reserves. This is for a capital contribution of up to £12,000 to enable the Parish Council to reconfigure the

building to provide workspace and two public conveniences, both of which will be operated and managed by the Parish Council.

- All other terms and conditions of the lease to be agreed by the Assistant Director for Property and Development in association with the Lead Member.

**CAB121 Grant to Exford Parish Council for Future Public Convenience Provision**

(Report No. WSC 59/15, circulated with the Agenda.)

The purpose of the report was to consider formally terminating the Council's lease of the current public conveniences building and giving a grant to Exford Parish Council of up to £9,000 as a contribution to the provision of new public toilet facilities in Exford.

The Lead Member for Regeneration and Economic Growth presented the item and advised that the proposal would provide a better sited set of facilities and the long standing issues over disability compliance and access would be overcome. She again emphasised that the proposal was in line with the Invest to Save principle.

She went on to propose the recommendation of the report which was seconded by Councillor S J Pugsley.

The main points raised during the discussion included:

- The parish council were thanked for their willingness to progress the matter.
- This was a very good example of cooperative working between the parish council, the Exmoor National Park Authority and WSC.
- It was suggested an update be included in the Community Newsletter on what was being achieved regarding to the provision of public conveniences.
- Confirmation was provided on the parish council's responsibility of the public conveniences.

**RESOLVED** that it be recommended to Council to approve:

- A Supplementary Estimate for the 2015/16 Capital Programme of up to £9,000, funded by revenue reserves. This is for a capital contribution to Exford Parish Council to enable the Parish Council to build new facilities in Exford.
- Terms and conditions to be agreed by the Assistant Director for Property and Development in association with the Lead Member.
- Terminating the lease on the current public convenience building which is leased by the District Council from the Exmoor National Park Authority.

**CAB122 HPC Section 106 Agreement – Allocations of Housing Funding**

(Report No. WSC 69/15, circulated with the Agenda.)

The purpose of the report was to present to Members a combination of:



- the recommendations of the Planning Obligations Board (POB) relating to bids from LV Property Rentals Ltd at Paragon Laundry and Monmouth Street in Bridgwater;
- a reminder of the recommendations made by Cabinet on 4th March 2015 relating to these bids; and
- an update from officers in relation to continued discussions that have taken place since Cabinet.

The report requested that Cabinet make its recommendations to full Council regarding these bids.

The item was presented by the Lead Member for Housing, Health and Wellbeing who briefed Members on the background information and provided a summary of the two bids. The Assistant Director – Energy Infrastructure went on to provide an update on discussions held between officers from WSC and Sedgemoor District Council (SDC) following the Cabinet meeting on 4 March 2015 when Members expressed concerns and requested that several points of information be clarified or revised. He confirmed that the financial viability appraisals were robust and did stack up and there should be no cause for concern regarding land value and profit derived from the two proposals. Additional information and confirmation had also been received on matters relating to the rental arrangements of the units, the type of accommodation and the trend of the rental market in Bridgwater. The Assistant Director reported that officers were comfortable with the financial due diligence process and any risks identified would be reflected in the requirements of the funding agreement, and advised this would provide the reassurance that the risk to WSC was as minimal as possible.

The Leader invited Councillor Anne Fraser to speak, who stated that she fully understood the concerns raised by Members at the March Cabinet meeting. She believed that the subsequent discussions had addressed and resolved these issues and hoped the matter could now be progressed. The two schemes were very important due to the Sedgemoor district already experiencing the impacts of the displacement of residents.

During the discussion Cabinet requested for further reassurance to be provided that WSC would not be responsible for paying back the Section 106 monies to EDF should the two schemes not proceed. Confirmation was provided by SDC officers that this would be covered by conditions in the funding agreement, advising the first payment would not be released until 50% of the units were completed and the second payment on completion. The agreement would also be cash limited and the overspend risk would lie with the developer and other funding agencies. An acceptable timeframe for delivery would also be put in place.

Other issues raised during the discussion included the following:

- The affordability of the properties after the 10 year period.
- Lessons were being learnt together on how schemes were submitted and dealt with in the future, and there would be a need for creative thinking.
- Consideration should be given on how to manage and minimise risks associated with the large amounts of housing fund monies for future projects.

- The Council could run the risk of not spending the Section 106 money and lose the opportunity of providing much needed affordable housing.

The Lead Member proposed that it be recommended to Council to approve the two bids at Paragon Laundry and Monmouth Street, Bridgwater subject to the conditions listed in paragraph 5.21 of the report, which was duly seconded by Councillor D J Westcott.

**RESOLVED** that it be recommended to Council to approve the two bids at Paragon Laundry and Monmouth Street, Bridgwater subject to the conditions listed in paragraph 5.21 of the report.

**CAB123 Proposed Asset Transfer - Flatner Boat Museum, Watchet**

(Report No. WSC 60/15, circulated with the Agenda.)

The purpose of the report was to consider the freehold transfer of the Watchet Flatner Boat Museum building and surrounding land to the Onion Collective (OC) Community Interest Company in exchange for a peppercorn i.e. £1 consideration. Any transfer would be within the basis of a Community Asset Transfer. The transfer would enable significant investment through OC enabling the Museum to continue operating from the building, albeit with improved facilities, complemented by a new build Visitor Centre housing a revitalised visitor information service, the existing taxi occupier as well as co-location of the Town Council offices and shared use of public space for Town Council meetings.

The Lead Member for Resources and Central Support presented the item and outlined the details in the report, highlighting the proposed terms and conditions of the transfer. She advised that the proposal would give the community a chance to really make the most of the asset with no financial risk to WSC. She went on to propose the recommendation which was duly seconded by Councillor K M Mills.

Members were fully supportive of the proposal and it was acknowledged that this was another fantastic example of collaborative working.

**RESOLVED** that it be recommended to Council to approve:

- The freehold transfer for a peppercorn of the building and surrounding land, edged red on plan attached to the report, to the Onion Collective. This plan is indicative only.
- The granting of additional rights necessary over adjacent land and as detailed later in report.
- Detailed terms and conditions to be approved by Assistant Director, Property & Development in association with Lead Member. These terms to be consistent with a Community Asset Transfer.

**CAB124 Universal Credit and Local Support**

(Report No. WSC 62/15, circulated with the Agenda.)

The purpose of the report was to provide Members with information about the introduction of Universal Credit within the local area as part of the phased roll out of the scheme nationally.

The Lead Member for Community and Customer presented the item in detail. He provided Members with the background information, drawing attention to the eligibility criteria detailed in the appendix to the report. He proposed the recommendations of the report which were duly seconded by Councillor A H Trollope-Bellew.

The Principal Benefits Officer explained the DWP's approach to implementing Universal Credit and confirmed that the DWP funding given to WSC in 2015/16 would be adequate to provide local support to customers.

**RESOLVED (1)** that the preparation to date and the proposed arrangements to provide local support for Universal Credit claimants in West Somerset be noted.

**RESOLVED (2)** that the recommendation to deliver Universal Credit to claimants in West Somerset through DWP funding of £24,952 in 2015/16, with no impact on the Council's Net Budget, be approved.

In recognition of this being the last Cabinet meeting before the May elections, the Leader took the opportunity to thank Cabinet Members for their continued support, and in particular acknowledged the contribution and commitment of the Finance Portfolio Holder during her term of office. On behalf of the Cabinet Members he offered best wishes to the retiring Councillors and thanked them for their service and attendance at meetings.

The Chairman of Council thanked the Leader for his leadership over the last quadrennium, stating he had done a magnificent job for West Somerset Council and the local community, and went on to wish him a very happy and peaceful retirement

The meeting closed at 5.55 pm



9  
Weekly version of Cabinet Forward Plan published on 20 May 2015

Forward Plan Ref / Date proposed decision published in Forward Plan	Date when decision due to be taken and by whom	Details of the proposed decision	Documents and background papers to be available to decision maker	Does the decision contain any exempt information requiring a resolution for it to be considered in private and what are the reasons for this?	Contact Officer for any representations to be made ahead of the proposed decision
FP/15/7/01  10/02/2015	1 July 2015  By Lead Member Resources & Central Support	Title: <b>Allocation of Section 106 funds held – Quarter 1</b>  Decision: to make proposals for the allocation of monies secured through planning obligations to individual schemes, and to update members with the current funding position		No exempt / confidential information anticipated	Tim Burton Assistant Director Planning and Environment 01823 358403
FP/15/7/02  10/02/2015	1 July 2015  By Leader of Council	Title: <b>Corporate Performance Report 2014-15 Quarter 4</b>  Decision: to provide Members with an update on progress in delivering corporate priorities and performance of council services		No exempt / confidential information anticipated	Paul Harding, Corporate Strategy and Performance Manager 01823 356309
FP/15/7/03  10/02/2015	1 July 2015  By Lead Member Resources & Central Support	Title: <b>Budget Monitoring Report Quarter 4</b>  Decision: to provide Members with details of the Council's expected financial outturn position in 2014/15 for both revenue and capital budgets, together with information relating to predicted end of year reserve balances		No exempt / confidential information anticipated	Paul Fitzgerald, Assistant Director Resources 01823 358680
FP/15/7/04	1 July 2015	Title: <b>Review of Financial Regulations [FR2]</b>		No exempt / confidential information anticipated	Paul Fitzgerald, Assistant Director Resources

Forward Plan Ref / Date proposed decision published in Forward Plan	Date when decision due to be taken and by whom	Details of the proposed decision	Documents and background papers to be available to decision maker	Does the decision contain any exempt information requiring a resolution for it to be considered in private and what are the reasons for this?	Contact Officer for any representations to be made ahead of the proposed decision
10/02/2015	By Lead Member Resources & Central Support	Decision: to offer comment on the Financial Regulations.			01823 358680
FP/15/7/05 10/02/2015	1 July 2015 By Lead Member Resources & Central Support	Title: <b>Medium Term Financial Plan Update</b> Decision: to present the updated Medium Term Financial Plan.		No exempt / confidential information anticipated	Shirlene Adam, Section 151 Officer 01984 635259
FP/15/7/06 10/02/2015	1 July 2015 By Lead Member for Energy Infrastructure	Title: Hinkley Point Decision: to consider key issues relating to Hinkley Point		No exempt / confidential information anticipated	Andrew Goodchild, Assistant Director Energy Infrastructure 01984 635245
FP/15/7/08 09/01/2015	1 July 2015 By Lead Member Resources & Central Support	Title: West Somerset's New Corporate Debt Policy Decision: to recommend to Council to approve the new corporate debt policy		No exempt / confidential information anticipated	Steve Perkins, Senior Debt Recovery Officer 01984 635247
FP/15/7/09 30/04/2015	1 July 2015 By Lead Member Housing, Health and Wellbeing	Title: Empty Property Regeneration Initiatives Decision: to recommend to Council to approve to offer the grants and loans approved for the Empty Property Regeneration initiatives		No exempt / confidential information anticipated	Andrew Goodchild, Assistant Director Energy Infrastructure 01984 635245
FP/15/8/01 10/02/2015	5 August 2015 By Lead Member for Energy Infrastructure	Title: Hinkley Point Decision: to consider key issues relating to Hinkley Point		No exempt / confidential information anticipated	Andrew Goodchild, Assistant Director Energy Infrastructure 01984 635245

Forward Plan Ref / Date proposed decision published in Forward Plan	Date when decision due to be taken and by whom	Details of the proposed decision	Documents and background papers to be available to decision maker	Does the decision contain any exempt information requiring a resolution for it to be considered in private and what are the reasons for this?	Contact Officer for any representations to be made ahead of the proposed decision
FP/15/9/01 10/02/2015	2 September 2015 By Leader of Council	Title: <b>Corporate Performance Report 2015-16 Quarter 1</b>  Decision: to provide Members with an update on progress in delivering corporate priorities and performance of council services		No exempt / confidential information anticipated	Paul Harding, Corporate Strategy and Performance Manager 01823 356309
FP/15/9/02 10/02/2015	2 September 2015 By Lead Member Resources & Central Support	Title: <b>Budget Monitoring Report Quarter 1</b>  Decision: to provide Members with details of the Council's expected financial outturn position in 2014/15 for both revenue and capital budgets, together with information relating to predicted end of year reserve balances		No exempt / confidential information anticipated	Paul Fitzgerald, Assistant Director Resources 01823 358680
FP/15/9/03 10/02/2015	2 September 2015 By Lead Member for Energy Infrastructure	Title: Hinkley Point  Decision: to consider key issues relating to Hinkley Point		No exempt / confidential information anticipated	Andrew Goodchild, Assistant Director Energy Infrastructure 01984 635245
FP/15/10/01 10/02/2015	7 October 2015 By Lead Member Resources & Central Support	Title: <b>Allocation of Section 106 funds held – Quarter 2</b>  Decision: to make proposals for the allocation of monies secured through planning obligations to individual schemes, and to update members with the current funding position.		No exempt / confidential information anticipated	Tim Burton Assistant Director Planning and Environment 01823 358403

Forward Plan Ref / Date proposed decision published in Forward Plan	Date when decision due to be taken and by whom	Details of the proposed decision	Documents and background papers to be available to decision maker	Does the decision contain any exempt information requiring a resolution for it to be considered in private and what are the reasons for this?	Contact Officer for any representations to be made ahead of the proposed decision
FP/15/10/02  10/02/2015	7 October 2015  By Lead Member for Energy Infrastructure	Title: Hinkley Point  Decision: to consider key issues relating to Hinkley Point		No exempt / confidential information anticipated	Andrew Goodchild, Assistant Director Energy Infrastructure 01984 635245
FP/15/11/01  10/02/2015	4 November 2015  By Lead Member for Energy Infrastructure	Title: Hinkley Point  Decision: to consider key issues relating to Hinkley Point		No exempt / confidential information anticipated	Andrew Goodchild, Assistant Director Energy Infrastructure 01984 635245
FP/15/12/01  10/02/2015	2 December 2015  By Leader of Council	Title: <b>Corporate Performance Report 2015-16 Quarter 2</b>  Decision: to provide Members with an update on progress in delivering corporate priorities and performance of council services		No exempt / confidential information anticipated	Paul Harding, Corporate Strategy and Performance Manager 01823 356309
FP/15/12/02  10/02/2015	2 December 2015  By Lead Member Resources & Central Support	Title: <b>Budget Monitoring Report Quarter 2</b>  Decision: to provide Members with details of the Council's expected financial outturn position in 2014/15 for both revenue and capital budgets, together with information relating to predicted end of year reserve balances		No exempt / confidential information anticipated	Paul Fitzgerald, Assistant Director Resources 01823 358680
FP/15/12/03  10/02/2015	2 December 2015  By Lead Member for Energy Infrastructure	Title: Hinkley Point  Decision: to consider key issues relating to Hinkley Point		No exempt / confidential information anticipated	Andrew Goodchild, Assistant Director Energy Infrastructure 01984 635245



Forward Plan Ref / Date proposed decision published in Forward Plan	Date when decision due to be taken and by whom	Details of the proposed decision	Documents and background papers to be available to decision maker	Does the decision contain any exempt information requiring a resolution for it to be considered in private and what are the reasons for this?	Contact Officer for any representations to be made ahead of the proposed decision
FP/16/1/01  10/02/2015	6 January 2016  By Lead Member Resources & Central Support	Title: <b>Allocation of Section 106 funds held – Quarter 3</b>  Decision: to make proposals for the allocation of monies secured through planning obligations to individual schemes, and to update members with the current funding position		No exempt / confidential information anticipated	Tim Burton Assistant Director Planning and Environment 01823 358403
FP/16/1/02  10/02/2015	6 January 2016  By Lead Member Resources & Central Support	Title: <b>Draft Capital Programme 2015-16 and Capital Strategy</b>  Decision: to present the draft Capital Programme 2015/16 and draft Capital Strategy for recommendation to Council.		No exempt / confidential information anticipated	Paul Fitzgerald, Assistant Director Resources 01823 358680
FP/16/1/03  10/02/2015	6 January 2016  By Lead Member for Energy Infrastructure	Title: Hinkley Point  Decision: to consider key issues relating to Hinkley Point		No exempt / confidential information anticipated	Andrew Goodchild, Assistant Director Energy Infrastructure 01984 635245
FP/16/2/01  10/02/2015	3 February 2016  By Lead Member Resources & Central Support	Title: <b>Annual Budget &amp; Council Tax Setting 2016-17</b>  Decision: to provide Members with all the information required for Council to approve the revenue budget and capital programme for 2016/17 for recommendation to Council.		No exempt / confidential information anticipated	Paul Fitzgerald, Assistant Director Resources 01823 358680
FP/16/2/02  10/02/2015	3 February 2016  By Leader of Council	Title: <b>Draft Corporate Plan for 2016-17</b>  Decision: to introduce the draft		No exempt / confidential information anticipated	Paul Harding, Corporate Strategy and Performance Manager 01823 356309

Forward Plan Ref / Date proposed decision published in Forward Plan	Date when decision due to be taken and by whom	Details of the proposed decision	Documents and background papers to be available to decision maker	Does the decision contain any exempt information requiring a resolution for it to be considered in private and what are the reasons for this?	Contact Officer for any representations to be made ahead of the proposed decision
		West Somerset Council Corporate Plan 2016/17 for recommendation to Council.			
FP/16/2/03  10/02/2015	3 February 2016  By Lead Member Resources & Central Support	Title: <b>Fees and Charges</b>  Decision: to propose levels of fees and charges for the period 1 April 2016 to 31 March 2017 (in some cases fee increases will be implemented earlier, this will be stated in the relevant sections of the report)		No exempt / confidential information anticipated	Paul Fitzgerald, Assistant Director Resources 01823 358680
FP/16/2/04  10/02/2015	3 February 2016  By Lead Member for Energy Infrastructure	Title: Hinkley Point  Decision: to consider key issues relating to Hinkley Point		No exempt / confidential information anticipated	Andrew Goodchild, Assistant Director Energy Infrastructure 01984 635245
FP/16/3/01  10/02/2015	2 March 2016  By Leader of Council	Title: <b>Corporate Performance Report 2015-16 Quarter 3</b>  Decision: to provide Members with an update on progress in delivering corporate priorities and performance of council services		No exempt / confidential information anticipated	Paul Harding, Corporate Strategy and Performance Manager 01823 356309
FP/16/3/02  10/02/2015	2 March 2016  By Lead Member Resources & Central Support	Title: <b>Budget Monitoring Report Quarter 3</b>  Decision: to provide Members with details of the Council's expected financial outturn position in 2014/15 for both revenue and capital budgets, together with information relating		No exempt / confidential information anticipated	Paul Fitzgerald, Assistant Director Resources 01823 358680

Forward Plan Ref / Date proposed decision published in Forward Plan	Date when decision due to be taken and by whom	Details of the proposed decision	Documents and background papers to be available to decision maker	Does the decision contain any exempt information requiring a resolution for it to be considered in private and what are the reasons for this?	Contact Officer for any representations to be made ahead of the proposed decision
		to predicted end of year reserve balances			
FP/16/3/03 10/02/2015	2 March 2016 By Lead Member for Energy Infrastructure	Title: Hinkley Point Decision: to consider key issues relating to Hinkley Point		No exempt / confidential information anticipated	Andrew Goodchild, Assistant Director Energy Infrastructure 01984 635245
FP/16/4/01 10/02/2015	6 April 2016 By Lead Member Resources & Central Support	Title: <b>Allocation of Section 106 funds held – Quarter 4</b> Decision: to make proposals for the allocation of monies secured through planning obligations to individual schemes, and to update members with the current funding position.		No exempt / confidential information anticipated	Tim Burton Assistant Director Planning and Environment 01823 358403
FP/16/4/02 10/02/2015	6 April 2016 By Lead Member for Energy Infrastructure	Title: Hinkley Point Decision: to consider key issues relating to Hinkley Point		No exempt / confidential information anticipated	Andrew Goodchild, Assistant Director Energy Infrastructure 01984 635245

Note (1) – Items in bold type are regular cyclical items.

Note (2) – All Consultation Implications are referred to in individual reports.

The Cabinet comprises the following: Councillors A H Trollope-Bellew, M Chilcott, M Dewdney, K M Mills, C Morgan S J Pugsley, K H Turner and D J Westcott.

The Scrutiny Committee comprises: Councillors P H Murphy, R Lillis, D Archer, G S Dowding, B Maitland-Walker, J Parbrook, R Clifford, R Woods and A Behan.



## CABINET ACTION PLAN

1 APRIL 2015	
<p><b>Minute Number</b></p> <p><b>Action Required</b></p> <p><b>Action Taken</b></p>	<p>CAB120 Wheddon Cross Public Conveniences Proposed Transfer</p> <p><b>RESOLVED</b> that it be recommended to Council to approve:</p> <ul style="list-style-type: none"> <li>• A lease with a term of up to 99 years of the Wheddon Cross public conveniences to Cutcombe Parish Council at a nominal rent of £25 per annum, exclusive of outgoings.</li> <li>• A Supplementary Estimate for the 2015/16 Capital Programme of £12,000, funded by revenue reserves. This is for a capital contribution of up to £12,000 to enable the Parish Council to reconfigure the building to provide workspace and two public conveniences, both of which will be operated and managed by the Parish Council.</li> <li>• All other terms and conditions of the lease to be agreed by the Assistant Director for Property and Development in association with the Lead Member.</li> </ul> <p>At the Council meeting on 15 April 2015 it was <b>RESOLVED</b> that the following be approved:</p> <ul style="list-style-type: none"> <li>• A lease with a term of up to 99 years of the Wheddon Cross public conveniences to Cutcombe Parish Council at a nominal rent of £25 per annum, exclusive of outgoings.</li> <li>• A Supplementary Estimate for the 2015/16 Capital Programme of £12,000, funded by revenue reserves. This is for a capital contribution of up to £12,000 to enable the Parish Council to reconfigure the building to provide workspace and two public conveniences, both of which will be operated and managed by the Parish Council.</li> <li>• All other terms and conditions of the lease to be agreed by the Assistant Director for Property and Development in association with the Lead Member.</li> </ul>
<p><b>Minute Number</b></p> <p><b>Action Required</b></p> <p><b>Action Taken</b></p>	<p>CAB121 Grant to Exford Parish Council for Future Public Convenience Provision</p> <p><b>RESOLVED</b> that it be recommended to Council to approve:</p> <ul style="list-style-type: none"> <li>• A Supplementary Estimate for the 2015/16 Capital Programme of up to £9,000, funded by revenue reserves. This is for a capital contribution to Exford Parish Council to enable the Parish Council to build new facilities in Exford.</li> <li>• Terms and conditions to be agreed by the Assistant Director for Property and Development in association with the Lead Member.</li> <li>• Terminating the lease on the current public convenience building which is leased by the District Council from the Exmoor National Park Authority.</li> </ul> <p>At the Council meeting on 15 April 2015 it was</p>

	<p><b>RESOLVED</b> that the following be approved:</p> <ul style="list-style-type: none"> <li>• A Supplementary Estimate for the 2015/16 Capital Programme of up to £9,000, funded by revenue reserves. This is for a capital contribution to Exford Parish Council to enable the Parish Council to build new facilities in Exford.</li> <li>• Terms and conditions to be agreed by the Assistant Director for Property and Development in association with the Lead Member.</li> <li>• Terminating the lease on the current public convenience building which is leased by the District Council from the Exmoor National Park Authority.</li> </ul>
<p><b>Minute Number</b></p> <p><b>Action Required</b></p> <p><b>Action Taken</b></p>	<p>CAB122 HPC S106 Agreement – Allocations of Housing Funding</p> <p><b>RESOLVED</b> that it be recommended to Council to approve the two bids at Paragon Laundry and Monmouth Street, Bridgwater subject to the conditions listed in paragraph 5.21 of the report.</p> <p>At the Council meeting on 15 April 2015 it was <b>RESOLVED</b> that the following bids be approved:</p> <p>a) £302,662 grant to LV Property Rentals Ltd for the Paragon Laundry affordable housing (for 10 years) enabling scheme providing 93 bed spaces;</p> <p>b) £302,236 grant to LV Property Rentals Ltd for the Monmouth Street affordable housing (for 10 years) enabling scheme to provide 142 bed spaces;</p> <p>subject to the conditions listed in the recommendation of report no. WSC 76/15</p>
<p><b>Minute Number</b></p> <p><b>Action Required</b></p> <p><b>Action Taken</b></p>	<p>CAB123 Proposed Asset Transfer – Flatner Boat Museum, Watchet</p> <p><b>RESOLVED</b> that it be recommended to Council to approve:</p> <ul style="list-style-type: none"> <li>• The freehold transfer for a peppercorn of the building and surrounding land, edged red on plan attached to the report, to the Onion Collective. This plan is indicative only.</li> <li>• The granting of additional rights necessary over adjacent land and as detailed later in report.</li> <li>• Detailed terms and conditions to be approved by Assistant Director, Property &amp; Development in association with Lead Member. These terms to be consistent with a Community Asset Transfer.</li> </ul> <p>At the Council meeting on 15 April 2015 it was <b>RESOLVED</b> that the following be approved:</p> <ul style="list-style-type: none"> <li>• The freehold transfer for a peppercorn of the building and surrounding land edged red on attached plan to OC. This plan is indicative only.</li> <li>• The granting of additional rights necessary over adjacent land and as detailed later in the report.</li> <li>• Detailed terms and conditions to be approved by the Assistant Director Property and Development in association with the Lead Member. These terms to be consistent with a Community Asset Transfer.</li> </ul>
<p><b>Minute Number</b></p> <p><b>Action Required</b></p>	<p>CAB111 Creation of the Somerset Building Control Partnership</p> <p><b>RESOLVED</b> that it be recommended to Council to approve</p> <p>1. To approve the creation of a Somerset Building Control Partnership, as outlined in the Business Case appended to the report, and subject to the approval of the other proposed partner Councils.</p>

<p><b>Action Taken</b></p>	<p>2. To approve the creation of a 'Joint Committee' to oversee the strategic direction, performance and budget of the partnership.</p> <p>3. To nominate the Portfolio Holder and Assistant Director (Operational Delivery) to represent the Council on the Joint Committee.</p> <p>4. To delegate responsibility to the Section 151 Officer, the Monitoring Officer and the Assistant Director (Operational Delivery) in consultation with the Portfolio Holder and the Chair of Scrutiny Committee, to finalise legal agreements, partnership budgets and cost/income sharing arrangements, shared redundancy payments and detailed governance arrangements.</p> <p>At the Council meeting on 15 April 2015 it was <b>RESOLVED (1)</b> that the creation of a Somerset Building Control Partnership as outlined in the appended Business Case, and subject to the approval of the other proposed partner Councils be approved.</p> <p><b>RESOLVED (2)</b> that the creation of a 'Joint Committee' to oversee the strategic direction, performance and budget of the partnership be approved.</p> <p><b>RESOLVED (3)</b> that the Portfolio Holder and Assistant Director (Operational Delivery) be nominated to represent the Council on the Joint Committee.</p>
----------------------------	---





**CABINET APPOINTMENTS (by virtue of office)**

<b>ORGANISATION</b>	<b>INFORMATION</b>	<b>REPS 2014/15</b>	<b>NOMINATIONS 2015/16</b>
Somerset Cultural Forum	Meets 4-6 times a year. Need not be a Portfolio Holder.	Lead Member for Community and Customer – Councillor D Westcott	Lead Member for Community and Customer – Councillor D Westcott
ARTlife	Meets 6 times a year. A Deputy can be appointed.	Lead Member for Community and Customer– Councillor D Westcott Deputy: B Heywood	Councillor B Heywood
CLOWNS	Meets 6 times a year.	Lead Member for Community and Customer– Councillor D Westcott	Lead Member for Community and Customer– Councillor D Westcott
South West Councils Employers Panel	Portfolio Holder (HR) or Leader. Meets twice a year in the South West.	Leader – Councillor T Taylor Deputy Leader – Councillor K V Kravis	Leader – Councillor A Trollope-Bellew Deputy Leader – Councillor M Chilcott
LGA General Assembly	Normally the Leader and Deputy Leader.	Leader – Councillor T Taylor Deputy: Councillor K Kravis	Leader – Councillor A Trollope-Bellew Deputy Leader – Councillor M Chilcott
Somerset Strategic Leaders Board		Leader – Councillor T Taylor	Leader – Councillor A Trollope-Bellew
South West Councils	Meets twice a year to discuss issues and offer opinions. One vote only.	Leader – Councillor T Taylor Deputy Leader – Councillor K Kravis	Leader – Councillor A Trollope-Bellew Deputy Leader – Councillor M Chilcott
SPARSE	Meets quarterly.	Councillor S J Pugsley	Councillor S Pugsley
Dunster Working Group	Meets as and when required, not more than 2 or 3 times per year.	Lead Member for Regeneration and Economic Growth – Councillor K M Mills	Lead Member for Regeneration and Economic Growth – Councillor K Mills
Williton Regeneration Forum	Meets 4 times a year. POSTPONED	Councillors H J W Davies, E May, K M Mills and K H Turner	Councillors H J W Davies, I Aldridge, K Mills and K Turner
Watchet Harbour Advisory Committee	Quarterly meetings.	Councillor A F Knight Councillor A H Trollope-Bellew (PH) Deputy: Councillor D J Westcott	Councillor D Westcott Councillor M Dewdney (PH) Deputy: Councillor R Woods

Somerset Waste Board	Quarterly Board meetings.	Lead Member for Environment – Councillor A H Trollope-Bellew <sup>22</sup> Councillor M Dewdney	Lead Member for Environment – Councillor M Dewdney Councillor B Maitland-Walker
Safer Somerset Partnership		Lead Member for Community and Customer – Councillor D Westcott	Lead Member for Community and Customer – Councillor D Westcott
Local Action for Rural Communities (LARC)	Meets approx' ten times per year	Councillor K M Mills	Councillor K Mills
Exmoor Tourism	Meets approx six times per year	Councillor K M Mills	Councillor K Mills
Somerset Nuclear Energy Group (SNEG)	Meets every 2 months	Councillor T Taylor – Leader Councillor C Morgan – Lead Member for Environment – Hinkley Councillor K M Mills – Lead Member for Regeneration & Economic Growth Councillor S Y Goss Deputy: Councillor A H Trollope-Bellew	Councillor A Trollope-Bellew – Leader Councillor C Morgan – Lead Member for Energy Infrastructure Councillor K Mills – Lead Member for Regeneration & Economic Growth Councillor S Goss
West Somerset Health Forum	Meets four times a year at Minehead Hospital	Councillor K Turner	Councillor K Turner
Somerset Rivers Authority	Meets quarterly	Leader – Councillor T Taylor Deputy: Councillor A H Trollope-Bellew	Leader – Councillor A Trollope-Bellew Deputy: Councillor M Dewdney
Somerset Growth Board	Meets quarterly	Lead Member for Regeneration and Economic Growth - Councillor K M Mills	Lead Member for Regeneration and Economic Growth - Councillor K Mills
Somerset Strategic Housing Partnership	Meets every 2 months	Lead Member for Housing, Health and Wellbeing – Councillor K H Turner	Lead Member for Housing, Health and Wellbeing – Councillor K Turner
West Somerset Housing Forum	Meets quarterly	Lead Member for Housing, Health and Wellbeing – Councillor K H Turner	Lead Member for Housing, Health and Wellbeing – Councillor K Turner

23

*Report Number:* WSC 78/15

*Presented by:* Cllr M Chilcott, Lead Member for Resources and Central Support

*Author of the Report:* Steve Perkins – Senior Debt and Recovery Officer

*Contact Details:*

*Tel. No. Direct Line* 01984 635247

*Email:* srperkins@westsomerset.gov.uk

*Report to a Meeting of:* Cabinet

*To be Held on:* 1 April 2015

*Date Entered on Executive Forward Plan Or Agreement for Urgency Granted:*

## HOUSING BENEFIT OVERPAYMENT WRITE OFF REQUEST

### 1. PURPOSE OF REPORT

- 1.1 To seek cabinet approval in accordance with the Financial Regulations to authorise an individual write off in excess of £5,000.

### 2. CONTRIBUTION TO CORPORATE PRIORITIES

- 2.1 None

### 3. RECOMMENDATIONS

- 3.1 To agree the write off for the sum of £5,780.50 as uncollectable.

### 4. RISK ASSESSMENT (IF APPLICABLE)

#### Risk Matrix

Description	Likelihood	Impact	Overall
No risks identified			

### 5. BACKGROUND INFORMATION

- 5.1 The overpayment of £7,213.84 was created on 4 September 2012 following a Fraud investigation into the occupants of the property. The overpayment was being recovered at the maximum rate from the claimant ongoing entitlement to Housing Benefit and repayments up to the date of death totalled £1,433.34. The claimant was only in receipt of state benefits and died on 29 November 2014 leaving no estate. The insolvent estate was confirmed by the remaining resident on 19 March 2015.

### 6. FINANCIAL/RESOURCE IMPLICATIONS

- 6.1 The overpayment of £7,213.84 was classified as “claimant error”. The Authority was entitled to 40% subsidy of this overpayment in accordance with the Income-related Benefits (Subsidy

to Authorities) Order 1988. The figure was reduced from ongoing benefit deductions up to the claimant's deaths and these deductions totalled £1,433.34. A further amount of £2,885.54 (40% of the £7,213) was included in the 2012-13 subsidy claim, which was approved by the Audit Commission on 26 November 2013. Taking these two amounts into account the actual loss to the Authority is only £2,894.96.

## **7. COMMENTS ON BEHALF OF SECTION 151 OFFICER**

7.1 The service has pursued appropriate recovery action to date, and it is evident that the outstanding balance is irrecoverable leaving no option but to write off the debt. It is anticipated the loss of income will be offset by accounting provisions made for such circumstances therefore council reserve balances should not be affected.

## **8. EQUALITY & DIVERSITY IMPLICATIONS**

8.1 **Members need to demonstrate that they have consciously thought about the three aims of the Public Sector Equality Duty as part of the decision making process.** The three aims the authority **must** have due regard for are:

- Eliminate discrimination, harassment, victimisation
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

8.2 None

## **9. CRIME AND DISORDER IMPLICATIONS**

9.1 None

## **10. CONSULTATION IMPLICATIONS**

10.1 None

## **11. ASSET MANAGEMENT IMPLICATIONS**

11.1 None

## **12. ENVIRONMENTAL IMPACT IMPLICATIONS**

12.1 None

## **13. HEALTH & WELLBEING**

Demonstrate that the authority has given due regard for:

- People, families and communities take responsibility for their own health and wellbeing;
- Families and communities are thriving and resilient; and
- Somerset people are able to live independently.

13.1 None

## **14. LEGAL IMPLICATIONS**

14.1 None

**AUTHORISATION TO WRITE-OFF IRRECOVERABLE DEBT(S) OWED TO  
WEST SOMERSET DISTRICT COUNCIL OVER £5,000**

APPENDIX A

25

18 March 2015

**TO: CABINET**

- 1** From: 151 Officer
- 2** System: Non-Domestic Rates  Council Tax  Homelessness   
(mark relevant box) Housing Benefit Debtor  Corporate Debtor  Other

**3** Debtor(s) Details:  
Name/Business MR JOSEPH FINNERTY  
Address 5 SCHOOL CLOSE  
WATCHET  
SOMERSET  
TA23 0JN

Address of Overpayment 5 SCHOOL CLOSE  
WATCHET  
SOMERSET

**4** Ref No:

**5** Dates/Periods relating to Overpayment:

**6** Total amount of debt(s) less any court costs to be written-off (excl VAT): **£5,780.50**

**7** Court Cost to be written –off (if applicable) **N/A**

**8** Recovery Action taken:

**9** Brief Reason(s) for Write-Off:

**10** I recommend that the above debt(s) be written-off as irrecoverable

Signed Shirlene Adam: *S Adam.* Date: 18.3.15

**11** Date agreed at Cabinet: ..... Minute Number: CAB.....

**Official Use Only Action taken by Officer/Section Manager:**  
Actioned by ..... Date .....



27

*Report Number:* WSC 79/15

*Presented by:* Cllr M Chilcott, Lead Member for Resources and Central Support

*Author of the Report:* Lisa Redston, CIM Fund Manager

*Contact Details:*

*Tel. No. Direct Line* 01984 635218

*Email:* lredston@westsomerset.gov.uk

*Report to a Meeting of:* Cabinet

*To be Held on:* 3<sup>rd</sup> June 2015

*Date Entered on Executive Forward Plan Or Agreement for Urgency Granted:* 29/04/2014

## HPC PLANNING OBLIGATIONS BOARD – ALLOCATIONS OF CIM FUNDING

### 1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to present the recommendations of the Hinkley Point C Planning Obligations Board, for the allocation of monies from the Community Impact Mitigation (CIM) Fund secured through the Section 106 legal agreement for the Site Preparation Works at Hinkley Point.

### 2. CONTRIBUTION TO CORPORATE PRIORITIES

- 2.1 The allocation of these funds will enable the Council to deliver against the Corporate Priority of *'maximising opportunities for West Somerset communities and businesses to benefit from the Hinkley development whilst protecting local communities and the environment'*.

### 3. RECOMMENDATIONS

- 3.1 That Cabinet endorses the recommendations of the Hinkley C Planning Obligations Board as follows:
- To award £22,000 from the CIM Fund to Kolve Cricket Club for improvements to the club, storage shed and equipment.
- 3.3 That Cabinet makes a recommendation to Full Council to endorse the recommendations of the Hinkley C Planning Obligations Board as follows:
- To not award funding of £200,000 from the CIM Fund to Bridgwater College Academy for the Gym and exercise area on the basis that the application did not demonstrate how the project would deliver maximum benefits to the community and did not meet the CIM fund criteria in relation to partnership support or sustainability.
  - To award funding of £250,000 from the CIM Fund to Williton Parish Council to deliver the Williton Pavilion Project subject to the agreement of a spending and

payment schedule and the securing of match funding to meet the full costs of the project.

- To not award funding of £151,000 to The Angling Trust to deliver the Sea Angling project on the basis that the application did not demonstrate how the project would deliver value for money in relation to maximising benefits to the community and mitigating the identified impacts.
- To award funding of £243,119 from the CIM Fund to the Onion Collective to deliver the Watchet Boat Museum and Visitor Centre project.

#### 4. RISK ASSESSMENT (IF APPLICABLE)

##### Risk Matrix

Risk Description	Current Score	Existing and planned control measures	Target Score after control
Lack of quality approvable bids to the CIM Fund due to communities not having the means (skills/resources) to make quality bids and deliver projects resulting in a lack of effective impact mitigation projects	Medium (12)	Community development officers in post in WSC/TDBC and Sedgemoor District councils and Engage WS contracted to support communities in WS in making bids and project delivery. Risk remains feasible as capacity of community development officers is limited.	Medium (9)
Risk of future community impacts not being mitigated due to early demand for funding exceeding available budget resulting an inability to respond to future or unknown impacts.	Medium (12)	Annual contribution payments (2015 and 2016) will ensure a budget is available to respond to future demand. Planning Obligations Board to continue to develop funding strategy that includes mechanisms for review and reprioritisation and trigger points for release of funding to reflect changes in circumstances and impacts.	Low (8)
Failure of the Planning Obligations Board to allocate CIM fund by 2016 resulting in continued requirement for staff resource to manage application/decision making process, finances and to support community.	Medium (9)	Planning Obligations Board to continue to develop funding strategy to provide direction for release of funding.	Low (4)
Failure of the Planning Obligations Board to monitor the actual and potential impacts of the development due to the lack of a defined impact monitoring procedure resulting in the inability of the Planning Obligations Board to apply funding to achieve maximum mitigation of impacts.	Medium (16)	Planning Obligations Board to develop process and procedures for monitoring the impact and potential impact of the development and reflect this in the funding strategy.	Low (8)

- 4.1 The scoring of the risks identified in the above table has been based on the WSC and TDBC council's risk assessment scoring matrix. Only those risks that score medium or high are detailed in this report. The full risk assessment is available on request from the CIM Fund Manager.



## 5. **BACKGROUND INFORMATION**

### 5.1 **Community Impact Mitigation (CIM) Fund**

Applications are considered by the Planning Obligations Board against nine criteria outlined in the Section 106 legal agreement for the Site Preparation Works at Hinkley Point. A recommendation is subsequently made to West Somerset Council's Cabinet. Any proposals above £25,000 also require approval by West Somerset's Full Council.

<b>Criteria</b>	<b>Evaluation Criterion</b>
<b>Priority Impact Zones</b>	<p>Priority shall be given to those areas that are anticipated in the Environmental Statement to experience or which actually experience the greatest adverse impact from the project in accordance with the following hierarchy:</p> <ol style="list-style-type: none"> <li>1) Directly adjacent to the site</li> <li>2) Directly adjacent to the main transport routes to and from the site within West Somerset, Sedgemoor and Somerset</li> <li>3) Within West Somerset and/or Sedgemoor and directly affected by adverse impacts of the project</li> <li>4) In Somerset but beyond West Somerset and Sedgemoor and experiencing the next greatest degree of adverse impact, with projects which benefit West Somerset and Sedgemoor as well as its immediate area</li> <li>5) In Somerset and experiencing indirect adverse impacts or in relation to a measure which benefits West Somerset and/or Sedgemoor.</li> </ol>
<b>Quality of Life</b>	The principal purpose of the contribution shall be to enhance the quality of life of communities affected/potentially affected by the Project.
<b>Sustainability</b>	To what extent will the project contribute to achieving sustainable communities, contribute to regeneration objectives and raising environmental sustainability?
<b>Extent of benefit</b>	To what extent has the applicant demonstrated that the project will ensure a positive benefit and/or legacy to an adequate proportion of people within that community?
<b>Community Need</b>	To what extent has the applicant demonstrated a need for the project
<b>Community Support</b>	To what extent is there demonstrable local community and and/or business support for the project?
<b>Partner Support</b>	To what extent is there demonstrable local partner support for the project?
<b>Governance</b>	Demonstrate that good governance arrangements are in place, including financial and project management to ensure deliverability?
<b>Value for Money</b>	Can the applicant demonstrate value for money and that reasonable effort has been made to maximise the impact of any investment? Has match funding been secured where appropriate?

## 6. APPLICATIONS CONSIDERED BY THE HPC PLANNING OBLIGATIONS BOARD

6.1 Five new applications were presented to the HPC Planning Obligations Board for consideration on 7<sup>th</sup> April 2015. Summaries of each application are presented below, with commentary, observations and further detail in relation to the recommendations of the HPC Planning Obligations Board.

### 6.2 Kilve Cricket Club

Project Name:	Future proofing Kilve Cricket Club - improvements to storage and equipment
Organisation Applying:	<b>Kilve Cricket Club</b>
Summary of Project:	To make the club more attractive to new and existing residents while offering extended sport and fitness opportunities. Funding is required to replace the substandard storage shed and scoreboard. The current facility is not fit for its purpose of storing ground equipment and the scorer.
Impacts mitigated as stated in application:	Hinkley C development accessible via cliff path, aiming to offer Hinkley C workers opportunities to access Cricket as an option for sporting activity locally and to expand the club to offer additional sport and fitness opportunities to local people and children.
Start Date: 01/06/2015	Total Project Costs: £24,560
Completion Date: 01/08/2015	<b>Amount applied for: £22000</b>
CIM Manager Comments:	Organisation has already secure funding for new pavilion. Project aims to expand and partner with other organisations to offer other sporting and leisure activities. Project aims to offer additional evenings to train, grow team numbers, and provide more opportunities for young people. HPC development is likely to have a higher proportion of male workers who could be attracted to Cricket as a sport and leisure activity. Project aims to link with and offer places for HPC workers. Any offer of funding should be subject to planning permission. Grant Agreement should contain robust monitoring arrangements to ensure the aims are met.
HPC POB recommendation:	Approve bid for £22000 subject to planning permission.

### 6.3 Bridgwater College Academy

Project Name:	Gym and exercise area at Bridgwater College Academy
Organisation Applying:	<b>Bridgwater College Academy</b>
Summary of Project:	Project aims to build and equip an affordable 'not for profit' gym and fitness area to improve the health and wellbeing of the community of Sydenham.
Impacts mitigated as stated in application:	Population growth due to HPC worker campuses in Sydenham. Predicted growth in population creates need for additional facilities.

Start Date: April 2015	Total Project Costs: £504,000
Completion Date: March 2016	<b>Amount applied for: £200,000</b>
CIM Manager Comments:	<p>Sydenham will be host to worker campuses. Deprived and vulnerable households are more likely to be susceptible to change, increased demands on services and socio-economic impacts of campuses.</p> <p>Good community project, especially beneficial to local young children that would not usually be able to access this type of facility.</p> <p>Lack of evidence of partner support or integration with other community projects in the area.</p> <p>Lack of plans to offer facilities to workers and their families to encourage integration.</p> <p>Sustainability of the project uncertain - plans to offer affordable memberships uncertain after third year.</p>
HPC POB recommendation:	<p>Refuse - Application did not demonstrate how the project adequately meets several of the CIM fund criteria, including partner support, value for money and sustainability.</p> <p>CIM Fund Manager to work with Bridgwater College Academy to provide feedback.</p>

#### 6.4 Williton Parish Council

Project Name:	Williton Pavilion Project
Organisation Applying:	<b>Williton Parish Council</b>
Summary of Project:	To improve sport and recreational facilities in Williton. Replacing existing substandard community building with a new multi-use pavilion, to include changing facilities and a public space for indoor sports and social activities, improving accessibility to the Pavilion, a new assembly area, 2 disabled car parking bays, improved pedestrian links and improved landscaping in preparation for the installation of a multi-use games area to encourage more sporting activity.
Impacts mitigated as stated in application:	During construction phase Williton will host a park and ride facility that will act as a main transport hub for the expected workforce. This is expected to create additional traffic with workers travelling to and from Williton in their cars and a regular bus service to and from the construction site. A new roundabout is also being constructed. Impacts on the centre of the village, residents and local businesses have already been reported, including loss of on street parking, loss of revenue, interruptions to pedestrian access and interruptions to the bus service, delays caused by accident road closures and a lack of diversionary routes. It is likely that workers and families will locate within Williton, creating a need for additional services and community facilities. The project aims to mitigate these impacts by increasing the leisure facilities available locally, providing additional disabled parking spaces and improving pedestrian links to the war memorial ground.

Start Date: 30/9/15	Total Project Costs: £1,300,000
Completion Date: 31/12/17	Amount applied for: <b>£250,000</b>
CIM Manager Comments:	<p>Assists in the delivery of the Somerset Health and Wellbeing Strategy 2013-2018 and West Somerset Sports and Leisure Strategy to develop opportunities outside of Minehead.</p> <p>Well planned design incorporating specific needs of young people and people with dementia or other disabilities.</p> <p>High standard and frequency of community consultation carried out and planned, ensuring project meets community needs and is owned by the community.</p> <p>Wide ranging partner engagement to influence design and share resources.</p> <p>Not all match funding secured to meet full costs of project.</p>
HPC POB recommendation:	Approve application for £250,000 subject to the agreement of an actual cost spending and payment profile and secured match funding to meet the full costs of the project.

## 6.5 The Angling Trust

Project Name:	Somerset Coast Sea Angling Project
Organisation Applying:	<b>The Angling Trust</b>
Summary of Project:	The project aims to actively promote sustainable sea fishing along the coast between Porlock and Brea, teaching local people about beach, boat and harbour fishing and shoreline awareness, install bait cutting stations and fishing information boards, providing digital and printed brochures, and training fishermen to become fishing coaches. The project will include free schools and public educational and awareness initiatives in relation to sea fishing and conservation.
Impacts mitigated as stated in application:	<p>Perceived devaluing of the Somerset Coastline as a community asset during the preparation and construction of the new build at Hinkley Point. The project seeks to promote a culture of conservation angling in preparation for the incoming migrant workforce.</p> <p>Other impacts include difficulty in accessing popular angling hotspots, traffic congestion affecting access to shoreline, opportunities for increased economic activity through workers that fish, increased isolation of rural communities due to congestion, increase in demand for leisure facilities from workers, reduction in available holiday accommodation taken up by workers, need for increased tourism offer, need to promote sustainable angling to workers, devaluing of the coastline due to stigma as a Nuclear coastline.</p>

Start Date: 1/7/2015	Total Project Costs: £169,537.92
Completion Date: 21/1/17	<b>Amount applied for: £150,998.92</b>
CIM Manager Comments:	<p>26 letters of support were received with the application from a wide range of parish and town councils, tourism agencies and businesses in West Somerset and Sedgemoor, WSC received objections to this scheme from 2 Parish Councils in West Somerset.</p> <p>It is difficult to evidence how the HPC development will have a direct negative impact on sea angling (only 37% of anglers consulted with agreed that it would have a negative impact), however project aims to help to mitigate other identified impacts through benefits to tourism and leisure, education and health and wellbeing and the local environment.</p> <p>Project will run for 18 months. Providing limited long term benefits. Project is likely to be finished before main development and worker numbers peak.</p> <p>Applying for 90% of project costs. Relationship between significance of impact on community, length of time the community will benefit and value added through other contributions does not demonstrate value for money. 58% of the project costs (£89,028) will be spent on wages and office costs for an 18 month project. This does not maximise the impact of the funding directly to the community.</p> <p>Some aspects of the project (such as the school workshops) do not relate to the impacts the project aims to mitigate.</p>
HPC POB recommendation:	<p>Refuse - the application did not demonstrate how the project will deliver value for money in relation to maximising benefits to the community and mitigating the identified impacts.</p> <p>CIM Fund Manager to advise applicant to reapply for funding during peak construction, and to re-evaluate some aspects of the project to ensure the project is mitigating the impacts stated and providing value for money.</p>

## 6.6 The Onion Collective

Project Name:	Watchet Boat Museum and Visitor Centre
Organisation Applying:	<b>Onion Collective</b>
Summary of Project:	<p>The project aims to enhance the Boat Museum, create a new Visitor Centre and co-locate with the Town Council offices.</p> <p>Funding is required for the capital build element of the project:</p> <ul style="list-style-type: none"> <li>• Repair existing Boat Museum – making it safe and fit for purpose</li> <li>• Modernise Boat Museum – including large glazing enabling visitors to see into the museum</li> <li>• Reclaim the unused land at the junction to create public realm, and gateway to Watchet to welcome visitors to the town.</li> <li>• New build extension as an 'insert' to the Boat Museum to house Visitor Centre and civic offices, toilet and kitchen.</li> </ul>

Impacts mitigated as stated in application:	<p>Watchet will suffer impact in terms of transport disruption, congestion and related negative economic effects, especially on tourism. Watchet is a deprived area with an economy that is largely dependent on tourism. The town is especially reliant on day-visitors and traders are already feeling the impact from the works at Washford Cross.</p> <p>Watchet will likely suffer significantly from reduced visitors due to traffic congestion and negative perceptions of the area leading to negative socio-economic impacts. Watchet is also likely to be a settlement area for workers and families creating more community need and increasing transport issues. Impacts are likely to affect quality of life of residents in Watchet.</p>
Start Date: 1/7/15	Total Project Costs: £365,619
Completion Date: 31/3/16	<b>Amount applied for: £243,119</b>
CIM Manager Comments:	<p>The project will be delivered by Onion Collective in partnership with Watchet Boat Museum and Watchet Town Council.</p> <p>A very comprehensive application, with significant attention to detail in terms of planning, delivery and long term sustainability of the project.</p> <p>Project has full support of WSC Economic Development team.</p> <p>Operational costs for the visitor centre will be dependent on securing external funding. (WTC and Boat museum will be self-funding).</p> <p>Watchet town council contribution to explicitly fund new accommodation in the building. CIM fund will not contribute to these costs. Town Council partly contributing to shared costs of other facilities.</p> <p>Match funding not yet secured to cover full projects costs, applications pending.</p>
HPC POB recommendation:	Approve bid for £243,119 subject to full planning permission, securing ownership of the building through asset transfer and secured match funding to cover full project costs.

## 7. FINANCIAL/RESOURCE IMPLICATIONS

- 7.1 On 6<sup>th</sup> May 2015, EDF has made the payment for the first anniversary of phase two under the Site Preparation Work (SPW) agreement. Under this, the CIM fund has received £1,751,749, inclusive of inflation uplift. This is in addition to the £3,735,426 previously under phase two, bringing the total CIM Fund received to £5,487,175.
- 7.2 Financial information regarding allocated funding from the Community Impact Mitigation Fund can be found in Appendix A.
- 7.3 These proposals will not have an impact on the Council's own resources.
- 7.4 All organisations applying for funding are subject to financial viability checks to reduce risk associated with the award of grant funding.

## **8. COMMENTS ON BEHALF OF SECTION 151 OFFICER**

- 8.1 The rules relating to the Section 106 Agreement have been adhered to by bringing this report to Full Council for a decision. All monies are accounted for within the Community Impact Mitigation (CIM) Fund received from EDF and held by West Somerset Council.

## **9. EQUALITY & DIVERSITY IMPLICATIONS**

- 9.1 Members must demonstrate that they have consciously thought about the three aims of the Public Sector Equality Duty as part of the decision making process.

The three aims the authority **must** have due regard for:

- Eliminate discrimination, harassment, victimisation
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 9.2 Organisations applying to the CIM and Stogursey Contributions Funds are required to describe how their project will promote equal opportunities and will be accessible to all people in the community regardless of background, ability or personal circumstances.
- 9.3 Projects that restrict membership or access to services without being able to 'objectively justify' their reasons for doing so will not be eligible to be considered for funding. Projects that wish to limit access must be able to show that the less favourable treatment contributes to a 'legitimate' aim and that it is 'proportionate.'
- 9.4 Organisations are required to provide a copy of their Equal Opportunity Policy with their application to demonstrate awareness of their responsibility to deliver accessible services that advance equality.
- 9.5 Wider community benefit and the ability of the project to promote cohesive communities are both taken into account when scoring applications and making recommendations.

## **10. CRIME AND DISORDER IMPLICATIONS**

- 10.1 There are no direct implications on crime and disorder in West Somerset as a result of the recommendations within this report.

## **11. CONSULTATION IMPLICATIONS**

- 11.1 Applications to the CIM Fund are considered Planning Obligations Board. The Board consists of representatives from EDF, Sedgemoor District Council, West Somerset District Council and Somerset County Council.
- 11.2 All applicants are required to demonstrate that they have consulted with their local and wider communities on project proposals with the aim of informing their need appraisal and to shape delivery of their project.

## **12. ASSET MANAGEMENT IMPLICATIONS**

- 12.1 There are no direct asset management implications as a result of this report

### **13. ENVIRONMENTAL IMPACT IMPLICATIONS**

- 13.1 There are not considered to be direct implications of approving the release of these monies associated with the Community Impact Mitigation Fund. However, there are obviously environmental impacts associated with the wider proposed development of Hinkley Point C. These have been assessed within the Environmental Statement submitted by NNB Genco with the application to carry out Site Preparation Works at Hinkley Point C (West Somerset Council Planning Application No: 3/32/10/037) and mitigation measures have been secured.
- 13.2 Applicants are required to describe how their projects will promote environmental sustainability.

### **14. HEALTH & WELLBEING**

- 14.1 The Community Impact Contribution and Stogursey Contribution have been paid to West Somerset Council for the purpose of mitigating the impacts of the Hinkley C development on local communities through projects that promote or improve the economic, social or environmental wellbeing of local communities.
- 14.2 The application and scoring process has been developed to prioritise funding of projects that aim to improve the health and wellbeing of people, families and communities affected by the development.
- 14.3 Applications are required to evidence and demonstrate that
- The communities is taking responsibility for their own health and wellbeing;
  - Projects provide benefits which empower communities to be thriving and resilient
  - Projects provide benefits which support people to live independently.

### **15. LEGAL IMPLICATIONS**

- 15.1 These funds have been paid by a developer (NNB Genco) due to the signing of a Section 106 legal agreement for planning permission to carry out the site preparation works at Hinkley Point C (West Somerset Council Planning Application No: 3/32/10/037). As part of this legal agreement West Somerset Council shall take into account the recommendations of the Planning Obligations Board when deciding how to apply those elements of the Community Impact Mitigation Contributions (Schedule 1 – General, Para. 5.3 of the S106).



# APPENDIX A:

## Hinkley Fund Community Impact Mitigation Fund Approval Balances

	£	£
CIM Fund received under SPW Phase 2		3,735,426
CIM Fund received under SPW Phase 2+1		<u>1,751,749</u>
		<b><u>5,487,175</u></b>
 <u>Less previously approved allocation</u>		
Stogursey Parish Council - Burgage Road Play Area	(90,373)	
Wembdon Village Hall - New VH & Play Area	(250,000)	
Somerset Youth & Community Sailing Association	(9,600)	
Tropiquaria - Relocation of primates	(40,000)	
Tropiquaria - Relocation of play area	(37,350)	
Porlock Shellfish Project	(800)	
Westfield United Reform Church - Street Café	(110,000)	
Williton Bowling Club	(13,000)	
	<hr/>	(551,123)
<b>Current Uncommitted Balance</b>		<b><u>4,936,052</u></b>
 <u>Less current applications recommended for approvals</u>		
Kilve Cricket Club	(22,000)	
Onion Collective	(243,119)	
Williton Parish Council	(250,000)	
	<hr/>	(515,119)
		<b><u><u>4,420,933</u></u></b>



*Report Number:* WSC 77/15

*Presented by:* Cllr Karen Mills, Lead Member for Regeneration and Economic Growth

*Author of the Report:* Corinne Matthews, Economic Regeneration Manager

*Contact Details:*

*Tel. No. Direct Line* 01984 635287

*Email:* cmatthews@westsomerset.gov.uk

*Report to a Meeting of:* Cabinet

*To be Held on:* 3<sup>rd</sup> June 2015

*Date Entered on Executive Forward Plan Or Agreement for Urgency Granted:* 14/4/15

## HINKLEY POINT C: ECONOMIC DEVELOPMENT ALLOCATION

### 1. PURPOSE OF REPORT

- 1.1 To outline proposals relating to the Economic Development allocation that forms part of the HPC Site Preparation S106 Agreement, and to take into consideration the recommendations of the HPC Planning Obligations Board.

### 2. CONTRIBUTION TO CORPORATE PRIORITIES

- 2.1 The Council's 2<sup>nd</sup> Corporate Priority is in relation to New Nuclear Development at Hinkley Point: Maximising opportunities for West Somerset communities and businesses to benefit from the nuclear development whilst protecting local communities and the environment.
- 2.2 Objective 4 of the Corporate Plan is that the economic opportunities that arise from the development and associated activities are maximised.

### 3. RECOMMENDATIONS

Cabinet recommends to Council to approve the drawdown of the HPC S106 Economic Development allocation of £66,641 to support the delivery of the areas of activity as detailed in paragraph 6.2 and Appendix A.

### 4. RISK ASSESSMENT (IF APPLICABLE)

#### Risk Matrix

Description	Likelihood	Impact	Overall
The Council fails to deliver or meet its Corporate priorities and objectives	Possible (3)	Major (4)	Medium (12)
<i>The Council has ensured that its corporate priority for Hinkley Point C makes specific reference to maximising opportunities for West Somerset businesses</i>	Possible (3)	Moderate (3)	Medium (9)
The initiatives set out in the Economic Development paper are not delivered	Possible (3)	Major (4)	Medium (12)

<i>Delivery of the project activity is embedded in the targets of the Service Plan and will be monitored on a quarterly basis</i>	Possible (3)	Moderate (3)	Medium (9)
---	--------------	--------------	------------

The scoring of the risks identified in the above table has been based on the scoring matrix. Each risk has been assessed and scored both before and after the mitigation measures have been actioned.

## **5. BACKGROUND INFORMATION**

- 5.1 Appendix A sets out details of two phases of Economic Development activity and funding. Phase One (related to the first draw down of funding), has been delivered. The second phase (in planning terms referred to as 1<sup>st</sup> Anniversary of Phase 1) relates to proposals from the Economic Development Team of the Council for utilising the second phase.
- 5.2 The funds are allocated within the Section 106 legal agreement to carry out Site Preparation Works at Hinkley Point C (West Somerset Council Planning Application No: 3/32/10/037). The legal agreement requires the Council to take into account the recommendations of the Planning Obligations Board when deciding how to apply those elements
- 5.3 The first tranche of £64,000 for Economic Development activity was approved by Council in March 2013. Funds have been used to target support to where it is most needed and to lever in further funds to extend activity where opportunities exist to do so. Appendix A (2.3) sets out the detail of how funds have been spent / allocated by the Economic Development team in line with Council and Planning Obligations Board approval.
- 5.4 The proposals for delivery of the second tranche of funding are contained in Appendix A (3) and are divided into three broad areas of business support; supply chain enhancement, small business enterprise support and support for local economic initiatives.
- 5.5 The HPC Planning Obligations Board considered these proposals at their meeting on 7 April 2015. They reviewed the impact of the first allocation and were pleased to note the very positive outcomes in respect of additional funds levered in and specific outputs achieved. Their opinion was that the projects proposed for the second tranche provided practical interventions to assist business and aligned with the criteria set out in the Section 106 legal agreement. Therefore they agreed that these proposals should be forwarded to West Somerset's Cabinet / Council with the recommendation to approve.

## **6. FINANCIAL/RESOURCE IMPLICATIONS**

- 6.1 The Phase 2 Economic Development Allocation of £66,171 (which includes indexation) has been received by West Somerset Council.
- 6.2 The following table summarises the activity within the Action Plan that will require funding.

<b>Site Prep Works Phase Two Allocation</b>	<b>2015/2016</b>
Supply Chain Enhancement	£20,470
Small Business and Enterprise Support	£26,171
Local Economic Initiatives Support	£20,000
<b>Total</b>	<b>£66,641</b>

The activity within each area, where specific work packages are commissioned will be subject to normal procurement and contractual regulations to ensure best value for money as well as the delivery of contractual obligations.

## **7 COMMENTS ON BEHALF OF SECTION 151 OFFICER**

- 7.1 As the accountable body for the S106 funding, the total expenditure of £66,171 will be recorded in the Council's accounts. It is important to note that the S106 funding is one-off monies and it is advisable to use this to support one-off spending in order to prevent an ongoing budgetary commitment for the Council. It is not expected that there will be any associated costs, other than staff time and minimal administration, in respect of this item.
- 7.2 To aid monitoring and reporting against financial approvals, it is recommended that the sum of £66,171 is added to the Revenue Budget creating an agreed budget for the expenditure, with a matching income budget of £66,171 and be funded from S106 contributions received. This will not impact on Council's Net Budget position.

## **8 EQUALITY & DIVERSITY IMPLICATIONS**

- 8.1 **Members need to demonstrate that they have consciously thought about the three aims of the Public Sector Equality Duty as part of the decision making process.** The three aims the authority **must** have due regard for are:
- Eliminate discrimination, harassment, victimisation
  - Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
  - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it
- 8.2 The Council's commitment to equalities and diversity is reflected in the Council's Core Values of the Corporate Plan.

## **9 CRIME AND DISORDER IMPLICATIONS**

- 9.1 There are no direct implications

## **10 CONSULTATION IMPLICATIONS**

- 10.1 Consultations have been undertaken with EDF (via the Local Supply Chain Engagement Forum), the Hinkley Enabling Team (Supply Chain Support), Hinkley Point Tourism Action Partnership and with local businesses. We have also discussed our proposals with Sedgemoor District Council and we will be looking to procure some of the business support services jointly, to ensure that there is no duplication of activity and we improve our 'purchase power' with external agencies.

## **11 ASSET MANAGEMENT IMPLICATIONS**

- 11.1 There are no direct implications.

## **12 ENVIRONMENTAL IMPACT IMPLICATIONS**

- 12.1 There are no direct implications.

## **13 HEALTH & WELLBEING**

Demonstrate that the authority has given due regard for:

- People, families and communities take responsibility for their own health and wellbeing;
- Families and communities are thriving and resilient; and
- Somerset people are able to live independently.

13.1 The overall aim of the proposals is to help make local businesses more sustainable, effectively maintaining and increasing employment opportunities in the local area. Active engagement in employment has been linked to mental health benefits providing a sense of purpose as well as helping families and communities to thrive and people to live independently.

#### **14 LEGAL IMPLICATIONS**

14.1 The recommendations that form part of this Report are in line with the requirements of the HPC Site Preparation S106 – Schedule 6

**Appendix A****Report to the HPC Planning Obligations Board – March 2015****Economic Development Allocation Site Prep Works - Phase 2****1) Summary**

- 1.1 This paper sets out West Somerset’s preferred approach to utilising the balance of the business support funding received from EDF Energy through the Site Preparation Works Section 106 (‘S106’).
- 1.2 Use of the second tranche of funding (received on the first anniversary of Phase 1) aims to build upon the groundwork laid down and successes achieved by the activities implemented within the first allocation (section 2.3 provides further detail). The work streams focussed on developing effective communications research, support for local businesses, capacity building for the supply chain and building resilience for our key towns and villages. The areas of activity are of strategic importance in terms of maximising benefit from the HPC project, ensuring West Somerset businesses have every opportunity to engage and participate to establish a longer term legacy for the area in terms of sustained economic growth.
- 1.3 West Somerset Council is now seeking the Board’s views on the new proposals in advance of activity, in accordance with the requirements of Paragraph 4.2, Schedule 6 of the Section 106 agreement.
- 1.4 It should be noted that this paper does *not* cover usage of the funds to be received through the first two years following DCO transition

**2) Background**

- 2.1 The table below outlines the Economic Development Allocation to West Somerset Council within both the Site Preparation Works Section 106 and Development Consent Order (DCO) Section 106. The subject of this paper is the Site Prep Works First Anniversary of Phase 1 allocation and remaining unallocated funds (£470) from Phase 1.

<b>S106 / Phasing</b>	<b>Amount</b>	<b>Status</b>
<b>Site Prep Works</b>		
Phase One	64,470	£64,000 Allocated in 2013
<i>1<sup>st</sup> Anniversary of Phase 1</i>	<i>£66,171</i>	<i>£66,641 (£66,171 + £470 unallocated from Phase 1) is the subject of this paper</i>
<b>Development Consent Order</b>		
Year 3 – Year 9	75,000 per annum	2015 - 2022
Year 10	37,500	

- 2.2 The section 106 (for site preparation works) Schedule 1 and Schedule 6 Paragraphs 4.1.1 – 4.1.6. refers to 6 purposes for which the contribution can be utilised:

- i. The cost of business support initiative and relevant projects to deliver proactive information and advice to existing and new businesses in relation to the Development and / or other elements of the Project
- ii. The cost to the Councils of coordinating between the Development and/or other elements of the Project and wider economic activity to seek to enhance local economic growth opportunities
- iii. The cost of liaising with existing and new businesses to build resilience and identify barriers to growth in sectors of the economy directly and indirectly linked to the development and / or other elements of the project and also those sectors not aligned to the development, so as to seek to develop a resilient and robust economy for the longer term
- iv. The cost of investing in creating the right conditions for growth through initiatives linked to infrastructure, land and premises
- v. The cost of undertaking assessment and analysis to generate intelligence and evidence to shape support initiatives and relevant projects
- vi. The cost of working alongside NNB Gen Co (EDF) in liaising with potential inward investors and supply chain related businesses to identify barriers and opportunities to realising economic growth and /or benefits within the Councils' areas

2.3 To date, West Somerset Council has spent/committed £64,000 on relevant Economic Development Activity (following POB and Council approvals). Funds have been carefully used to target support where it has been needed most and to lever in further funds to extend activity where opportunities exist to do so. Elements delivered have included the following:

<b>Element of Support</b>	<b>HPC S106</b>	<b>Match</b>
<b>Databases and Research</b> This element has assisted with researching business support needs and with the purchase of data in order to assist with businesses engagement and dissemination of business support and HPC supply chain information. The data sets developed have also enabled targeting of specific business sectors with key messages.	£15,000	NA
<b>Food and Drink</b> Engagement of the F&D sector in business networking and collaboration activity, primary through a project entitled 'Stepping Up to the Market'. Some of the businesses involved have gone on to engage with Somerset Larder. The project levered in outside funding from LEADER and SCC. A further opportunity levered in outside funding from Magnox to further strengthen collaboration within the sector and developed the skills of locally employed chefs in the creative use of local produce.	£4,000	£16,950
<b>Business Mentoring</b> The set-up of a voluntary professional business mentoring network, drawing on local expertise, enabling tailored support to be provided to local SMEs. Support has also been provided to the Social Enterprise 'Cornerstone' which was set up by a collective of volunteers who met through the original project. Their aim is to continue to develop the capacity of business mentoring locally. The original project levered in	£10,000	£21,000



additional support from LEADER. Funds have also been made available for workshops and to assist with specific certification of businesses in key sectors (eg ISO and SALSA).		
<b>Business Support for Tourism and Hospitality</b> Funds have been used strategically as part of a European bid which has levered in a further £33,000 for West Somerset. The Cool Project has established a strategic framework for the recently produced HTAP Strategy and has piloted a number of work streams that has seen tangible outcomes in terms of marketing / promotion products for the industry and a number of skills and training activities for the tourism and hospitality sector. We have also levered in a further £12,000 from the Local Response Fund to assist with training requirements in order to raise standards within the hospitality industry.	£15,000	£45,000
<b>Town / Village Centre Support</b> Largely used as a facilitating budget, support provided has developed networks and dialogue with business groups and provided appropriate workshop support and professional business advice. As well as stimulating High Street activity, the fund has also helped the Watchet business community by assisting with mitigation during the time of road works at Washford Cross. The budget has also provided technical support in respect of preparatory works for a recent Coastal Communities bid, the success of which has secured £637k for the construction of a major piece of transport and tourism infrastructure – part of the Steam Coast Cycle Trail, linking towns and villages in the area.	£20,000	£31,120
<b>Totals</b>	<b>£64,000</b>	<b>£114,070</b>

**The HPC outputs from the above activity has resulted in the following:**

HPC Output of Individuals accessing 1:1 programmes	248
HPC Output of Businesses attending training of over 2hrs	422
Number of businesses registered on the supply chain portal	307

**Further detail on outputs includes:**

Businesses Provided with a Mentor	44
Business Mentors recruited	32
Businesses receiving intensive IT support / using new IT tools	57
Successful business collaborations	16
Marketing Materials produced	4
Intensive business assist (direct dialogue and signposting to specific support)	148
Non-intensive business assist (receiving info on the HPC project)	1884

### 3) Proposal

3.1 It is proposed to separate the remaining Economic Development funding from the Site Preparation Works S106 into three distinct activity strands:

#### i. Supply Chain Enhancement (£20,470)

As the HPC project moves forward it is likely that the need for supply chain support will intensify. This element will seek to secure resources to support the local business community to access / compete for relevant contracts related to Hinkley Point C. The experiences of businesses involved in early consortium development (such as Somerset Larder) have taught us for example that legal and technical issues have been a hurdle and additional support in these areas may be required.

Support may include a contribution to the provision of a discrete officer/mentor within the supply chain to work in conjunction with wider partners, in proportion to the number of West Somerset based businesses that are involved. We understand District economic development officers will be invited to the supply chain work streams in due course and this will further inform and direct activities.

It is proposed to split activity into three elements:

- **Support for Supplier Consortiums** – Funding will be utilised to support the development of local supply consortia, either on legal, system or wider advice. Evidence from round one suggests that a mixture of mentoring and technical support can significantly improve the potential of local groups to both establish themselves as a viable partnership and to secure work from the development at HPC.
- **Wider Supply Chain Outreach** – Targeted visits and engagement with those still outside of the supply or whose businesses/ sectors have yet to be engaged within the project. In sectors where specific diagnostic support is not already provided (e.g. through MAS etc), the project will also seek to provide simple business diagnostics as part of the visit, illustrating opportunities to market and highlight likely barriers. Support will be provided on a one to one basis, as well as via wider workshop formats.
- **Development Support** – As supported in the previous allocation, an element of financial support for specific Hinkley related development activity (ISO, SALSA and other relevant certification, consortium development costs) will be provided. The proportion allocated to this element will be dependent on the cost of the first two areas of support, as well as upon the level of external and private sector match that can be secured.

#### ii. Small Business and Enterprise Support (£26,171)

The West Somerset economy is characterised by small businesses. Evidence suggests that whilst an element of the local business community will be able to compete (collaboratively) for direct contracts emerging from Hinkley, a far larger number may be more likely to benefit from down- stream activity. Therefore it is proposed to utilise a proportion of the funding to procure high quality local providers to support for small and micro business to assist in three key areas:

- **Digital Mentoring** – Building on previous work which has raised general awareness amongst the business community of the capabilities of social media for business, this project goes a step further to provide a service to advise more specific aspects of digital marketing for the individual business. It will offer both more advanced digital workshops as well as one-to-one support to ensure that knowledge imparted is incorporated into a digital strategy for the business. 1-2-1 sessions and opportunities for follow up support. This project is timed to follow the recent roll out of faster Broadband to many areas of West Somerset.

- **General Business Advice** – Providing a general referral service for advice on business regulation, business planning, finance and funding and other core matters. Early issues emerging around the project suggest that a part time resource, working closely with the core team, who could engage on such issues could be invaluable in the medium term. The referral service will also be able to link to the supply chain strand of the ED project and wider partners, on identifying opportunities for small business locally to both work together and alone to secure HPC related growth.
- **Business Mentoring for Upskilling and Expansion** – Building on past successful business mentoring programmes, this element will provide specific advice for those seeking to expand and take on more employees, helping businesses deal with transition matters and provide support for those encountering employment law, VAT registration and other matters for the first time.

### iii. Local Economic Initiatives Support (£20,000)

This element of support follows on from the Town and Village Centre support provided in the previous Site Preparation Works allocation, which has been successfully utilised as a facilitating budget to engage with the business community and respond to local business need and economic opportunities.

It is therefore proposed to utilise this budget in a similar way to support local business advice and information sessions which are responsive to local business need and to support local activity which has the potential to achieve economic benefit for businesses in the area.

Dialogue will continue with local Chambers, Minehead Vision Group and other regeneration focussed partnerships to help shape the scope of support required as well as the opportunities to exploit, utilising partner linkages to the immediate business community affected by the project.

## 4) Finance

4.1 It is proposed that the elements outlined above will draw funding down as follows:

Site Prep Works Phase Two Allocation	2015/2016
Supply Chain Enhancement	£20,470
Small Business and Enterprise Support	£26,171
Local Economic Initiatives Support	£20,000
<b>Total</b>	<b>£66,641</b>

4.2 As far as practicable, West Somerset Council will be seeking opportunities for leverage of further funding into relevant activity, maximising the impact for the local area.

## 5) Governance

5.1 Contracts and procurements will be managed in service, in line with West Somerset Council standing orders and financial regulations. In line with the agreed approach, quarterly update reports on performance and delivery activity relating to and outputs/outcomes will be fed into the DSG dashboard.

## 6) Procurement

6.1 Procurement will be split into three, reflecting the differing elements of the project:

**Supply Chain Enhancement** – We are aware of Sedgemoor DC’s Supply Chain Enhancement proposals and that they are aiming to secure a delivery partner for a very similar element of work as that described in 3.1i above. We are in dialogue with Sedgemoor DC and have discussed the possibility that an appropriate proportion of this allocation may be contributed to extend delivery of this contract into the West Somerset area. Given potential total size of this contract it is likely to be procured under the OJEU process by Sedgemoor DC.

**Small Business and Enterprise Support** – We are aware of Sedgemoor DC’s Small Business and Enterprise Support proposals and are in dialogue on potential for procurement and delivery of these elements of work across both Districts. The intention is to competitively tender this element of support. We are aware of a number of high quality business support providers covering the area with whom WSC or one of its partners has already worked. As far as possible, West Somerset Council will be seeking to utilise its funding to enhance existing capacity and increase leverage into the immediate area.

**Local Economic Initiatives Support** – The WSC Economic Regeneration Team is in regular dialogue with relevant partners. Appropriate procurement for small value contracts will be undertaken as priorities and proposals are finalised.

## 7) Next Steps

7.1 This proposal requires project approval from the Planning Obligations Board (POB) as required by the section 106 agreement and agreement from West Somerset Cabinet and Full Council. Procurement activity is expected to commence in Spring / Early summer 2015.

**March 2015**

*Report Number:* WSC 80/15  
*Presented by:* Councillor K Turner, Lead Member for Housing  
*Author of the Report:* Anjie Devine  
*Contact Details:* Anjie Devine  
*Tel. No. Direct Line:* 01984 635228  
*Email:* adevine@westsomerset.gov.uk  
  
*Report to a Meeting of:* Cabinet  
*To be Held on:* 3 June 2015  
*Date Entered on Executive Forward Plan Or Agreement for Urgency Granted:* 23/4/15

## **HPC SECTION 106 AGREEMENT – ALLOCATIONS OF HOUSING FUND – ADMINISTRATION FEES**

### **1. PURPOSE OF REPORT**

The purpose of this report is to present the recommendations of the Hinkley Point Planning Obligations Board (POB) of 7 April 2015 for the allocation of Housing Fund monies secured through the Section 106 legal agreement for the Site Preparation Works at Hinkley Point, and to request that Cabinet recommend to Full Council the approval of the allocation.

### **2. CONTRIBUTION TO CORPORATE PRIORITIES**

The Draft EDF Energy Housing Funding Strategy is directly related to the delivery of the WSC Corporate Plan, and associated targets, by setting out the proposals for meeting the Corporate Priority below:

*Corporate Priority: New Nuclear Development at Hinkley Point – Objective 5: The availability of housing supply within West Somerset is increased to mitigate the extra demands linked to Hinkley Point workers.*

### **3. RECOMMENDATIONS**

- (i) That Cabinet recommends to Full Council that, in accordance with the s106 agreement to contribute to the costs of both Councils, a fee of 5% of total project costs covering additional local authority administration in delivering the wider suite of initiatives should be applied to all Housing Contribution Fund projects, including £34,245 for the recently approved Withycutter (£4,000), Paragon Laundry (£15,133) and Monmouth Street (£15,112) enabling projects. The application of the administration fee and the percentage to be applied will be subject to reflection and appraisal by the Planning Obligations Board when assessing future bids to the Housing Contribution Fund.
- (ii) that Cabinet recommends that Full Council note that the Planning Obligations Board requested that SDC and WSC officers monitor the actual costs in relation to the development and delivery of Housing Contribution Fund projects and that the results of this monitoring are presented at the next meeting of the Board. The results of the monitoring will be used as a model to enable greater accuracy in prediction of actual administration costs for future Housing Contribution projects.

#### 4. **RISK ASSESSMENT (IF APPLICABLE)**

##### **Risk Matrix**

<b>Description</b>	<b>Likelihood</b>	<b>Impact</b>	<b>Overall</b>
Work across all 3 authorities and the need to balance resources, priorities or focus from partnership in delivery of Hinkley proposals (project management, embedding legacy projects etc)	2	3	6
<i>Commitment to prioritising and resourcing Hinkley in operational arrangements</i>	1	3	3
Uncertainty over future of SWELT as delivery agent for private sector Landlord & Tenant Services	3	4	12
<i>Committing resources to Project Teams for delivery of individual proposals</i>	1	4	4
Competing agendas across the districts, compounded by different perspectives at varying levels of project management may lead to confusion or threaten partnership approach	3	4	12
<i>Clarity and openness over lines of engagement</i>	2	4	8

*The scoring of the risks identified in the above table has been based on the scoring matrix. Each risk has been assessed and scored both before the mitigation measures have been actioned and after they have.*

#### 5. **HOUSING FUNDING STRATEGY**

- 5.1 The Housing Fund of £4m was secured to provide finance to deliver additional housing capacity to mitigate any potential adverse effects on the local private rented and low cost housing market that might arise from the Hinkley Point C development. The fund is provided under the Section 106 Agreement in relation to the Site Preparation Works, with a further £3.5m to be made available when EDF Energy elect to Transition to the Development Consent Order (minimum of £1m for Sedgemoor District Council (SDC) and £500,000 for West Somerset Council (WSC)).
- 5.2 The EDF Housing Funding Strategy, providing a summary of joint bids by WSC and SDC, was approved by the Planning Obligations Board (POB) on 7 October 2014, and adopted by West Somerset Full Council on 19 November 2014. All the individual initiatives contained in the Strategy are now being implemented. In addition, funding for a number of “enabling” bids have been approved and are now being developed.
- 5.3 Paragraph 3.6 of Schedule 2 – Accommodation and Housing - of the S106 Agreement in relation to the Site Preparation works states that: *the maximum amount of any payments made from the housing contribution that may be applied towards administration, expenses or other related costs shall be 5% of the relevant payment in addition to any payments for the purpose described in paragraph 3.2.12 (the employment of Councils Housing Initiative Implementation Officers).*
- 5.4 As the individual initiatives are being explored and developed with partners who need to be involved, it has become apparent that a range of additional resources are necessary (for example administration, procurement advice, legal agreements) to enable the project to proceed to the implementation stage and it is suggested that this is justifiably funded from the charging of the 5% fee. This is over and above the work that is being undertaken by the Housing Initiatives Implementation officers and is necessary to deliver the initiatives that have already been approved. The use of the funds is considered to be value for money in the context of the overall housing fund and will ensure that the required number of bed spaces are being delivered.
- 5.5 West Somerset and Sedgemoor District Councils’ approach has always been that the impact of the Hinkley C development and the costs to the Councils in representing the community and dealing with the direct and indirect impacts of the project does not fall to the local taxpayer.

The impact on staff resources funded from Section 106 agreements relating to the Hinkley Point C project in delivering the Councils' corporate priorities within their Corporate Plans, however, should not be underestimated.

- 5.6 A report on this issue was requested by POB members at the penultimate meeting to confirm the reasons for requesting this fee, particularly in relation to the three enabling applications presented to the members (Withycutter, Paragon Laundry and Monmouth Street sites). A fee of 5% is necessarily applied across the range of the housing fund applications to cover the additional costs of developing and implementing the initiatives. This report was presented to the POB on 7 April 2015 which agreed the recommendations below:
- (i) *The Planning Obligations Board agreed to recommend to Cabinet that, in accordance with the S106 Agreement to contribute to the costs of both Councils, a fee of 5% of total project costs covering additional local authority administration in delivering the wider suite of initiatives should be applied to all Housing Contribution Fund projects, including the recently approved Withycutter, Paragon Laundry and Monmouth Street enabling projects. The application of the administration fee and the percentage to be applied will be subject to reflection and appraisal by the Planning Obligations Board when assessing future bids to the Housing Contribution Fund.*
  - (ii) *The Planning Obligations Board requested that SDC and WSC officers monitor the actual costs in relation to the development and delivery of Housing Contribution Fund projects and that the results of this monitoring are presented at the next meeting of the Board. The results of the monitoring will be used as a model to enable greater accuracy in prediction of actual administration costs for future Housing Contribution projects.*

## **6. FINANCIAL IMPLICATIONS**

- 6.1 Members will appreciate that the financing of the bids comes directly from the Section 106 agreement for Site Preparation Works at Hinkley Point C and will recall that the Section 106 agreements funds two housing officers at WSC (and equivalents at SDC) who will be responsible for delivering some of the work, working with partners to deliver some of the work and monitoring partners delivering the remaining work. As such there are no significant financial or resource implications for the Councils General Fund – see Report and comments below. The Section 106 agreement also funds a Finance Officer who will work with the Housing Team and the Assistant Director – Energy Infrastructure to track spend and delivery.

## **7. SECTION 151 OFFICER COMMENTS**

- 7.1 The funding for the delivery of the Housing Strategy is from the s106 agreement for Site Preparation Works at Hinkley Point C, not the Council's own resources. However, we must be able to demonstrate to our stakeholders, in particular EDF Energy and other parties to the s106 agreement, that we have maximised the benefit from this fund in terms of mitigating of the impact of HPC on West Somerset and Sedgemoor. Within the Housing schedule set out in the s106 agreement, WSC on behalf of West Somerset and Sedgemoor District Councils received £4.004m (£3.750m plus inflation uplift), making this the largest single contribution received under the agreement.
- 7.2 Many projects and initiatives that the Housing contribution will fund are extending what the Council already provides. We do need to ensure in these circumstances that we separate the Hinkley-funded services from the Council's services and separate our resources. We must ensure that the s106 contribution only funds services where it links back to the Hinkley Point C project, and avoid funding anything that the councils should and would have funded normally. Any bids to the Planning Obligations Board / Cabinet / Council will need to clearly demonstrate this distinction.

- 7.3 Both Councils' approach has been that Councils' costs of dealing with the impact of both the direct and indirect costs of the HPC should not fall to the local council tax payer. The S106 Agreement in relation to the Site Preparation Works limits the amount each authority can spend on Housing Implementation Officers to £60,000 pa. However as individual initiatives are being developed with partners it has become apparent that a range of additional resources are necessary – for example administration, procurement advice, drawing up legal agreements - to enable the projects to proceed to implementation stage. The administration for some projects may be high (eg Somerset HomeLet ) but the 5% is small against the specific scheme. Conversely other projects may be of a high cost with a correspondingly high admin fee, for comparatively small administration requirement. Therefore by applying the 5% administration fee across all 14 of the current projects ensures the funding of the additional associated costs. Concern was expressed about the relatively high administrative fee because of the high value of the last 3 enabling bids. POB has requested that SDC and WSC officers monitor the actual costs in relation to the development and delivery of Housing Contribution Fund projects and that the results of this monitoring are presented at the next meeting of the Board. The results of the monitoring will be then be used as a model to enable greater accuracy in prediction of actual administration costs for future Housing Contribution projects.
- 7.4 The demand figures for number of bed spaces/houses are only an estimate within the Housing Strategy and may be subject to change, between schemes or between Councils, projects seeking formal allocations pursuant to the Housing Strategy will be considered by the Planning Obligations Board and subsequently WSC's Cabinet and Council in due course. The strategy has been designed to be flexible depending on the demand from landlords and residents, and can be adjusted. If adjustments are required, we must ensure that both councils and their communities still get their fair share of the fund. In the event of an overspend it is noted that over £900k of the total Housing contribution is currently unallocated.
- 7.5 Within the agreement, there is a further restriction. We can only spend a total of up to £2.000m on schemes other than Private Sector Initiatives and Social Housing services (except for Accreditation of landlords). We will need to monitor what we spend on these areas to avoid breaching this limit. Again, projects seeking formal allocations pursuant to the Housing Strategy will be considered by the Planning Obligations Board and subsequently WSC's Cabinet and Council in due course to provide a robust overview of how the money is allocated and spent.

## 8. EQUALITY & DIVERSITY IMPLICATIONS

**Members need to demonstrate that they have consciously thought about the three aims of the Public Sector Equality Duty as part of the decision making process.**

The three aims the authority **must** have due regard for:

- Eliminate discrimination, harassment, victimisation
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

The Hinkley Housing Funding Strategy complies with recommendations that the Council should maximise all opportunities to monitor and measure responses and outcomes against diversity criteria to help plan future housing provision in a way that reflects the needs of all groups within the community. The proposals are intended to increase the supply of accommodation available to all, with measures to assist vulnerable local residents access housing across West Somerset and Sedgemoor. All actions should be in compliance with the Human Rights Act.



## 9. **CRIME AND DISORDER IMPLICATIONS**

All housing developments should be designed to minimise the potential for crime and disorder. The Housing Fund proposals are designed to mitigate the impact of HPC workers on accommodation in the district, by meeting the needs and aspirations of the local community, improving the quality of housing across the district, increasing housing supply and housing options, so could be expected to have a positive impact on crime and disorder.

## 10. **CONSULTATION IMPLICATIONS**

All the Housing Fund proposals have been developed in consultation with Somerset West Private Sector Housing Partnership (SWPSHP), Somerset West Landlord & Tenant Services (SWELT), private sector landlords, the West Somerset Affordable Housing Group, and the West Somerset Housing Forum. This proposal was discussed by the members of the West Somerset Policy Advisory Group on 19 March.

## 11. **ASSET MANAGEMENT IMPLICATIONS**

There are no direct implications

## 12. **ENVIRONMENTAL IMPACT IMPLICATIONS**

There are no direct implications of approving the Housing allocations. However, there are obviously environmental impacts associated with the wider proposed development of Hinkley Point C. These have been assessed within the Environmental Statement submitted by NNB Genco with the application to carry out Site Preparation Works at Hinkley Point C (West Somerset Council Planning Application No: 3/32/10/037) and mitigation measures have been secured.

## 13. **HEALTH & WELLBEING**

Demonstrate that the authority has given due regard for:

- People, families and communities take responsibility for their own health and wellbeing;
- Families and communities are thriving and resilient; and
- Somerset people are able to live independently.

The Housing Fund proposals are designed to mitigate the impact of HPC workers on accommodation in the district, by meeting the needs and aspirations of the local community, improving the quality of housing across the district, increasing housing supply and housing options, so could be expected to have a positive impact on health and wellbeing.

## 14. **LEGAL IMPLICATIONS**

These funds have been paid by a developer (NNB Genco) due to the signing of a Section 106 legal agreement for planning permission to carry out the site preparation works at Hinkley Point C (West Somerset Council Planning Application No: 3/32/10/037). As part of this legal agreement West Somerset Council shall take into account the recommendations of the Planning Obligations Board when deciding how to apply those elements of the Housing Contributions.



## The Safer Somerset Partnership

The safer Somerset Partnership meets 4 times a year at Wells, Somerset. It consists of 1 representative from each of Somerset's District Councils, 1 representative from Somerset County Council, 1 senior representative from the Police, Fire Brigade, Probation Service, & Health Service. One of its statutory tasks is to look at cases of domestic homicide across Somerset, and decide whether a case study should be commissioned.

Other tasks this year included looking at the availability in the high street of 'legal highs', and to discuss ways of preventing the sale of such drugs. After our discussion a shop in Taunton selling these drugs was able to be closed down by the council authorities, and others have been discouraged from selling these items.

Another area looked<sup>at</sup> was domestic abuse. Somerset County Council have now commissioned Knightstone to take over the Domestic Abuse Service in the whole county. There were 26 cases of domestic abuse in West Somerset between April and December 2014.

The Police Crime Commissioner's Office also attends and give reports.

Cllr Dave Westcott