

**Thursday, 28th October, 2021,  
6.15 pm**

**The John Meikle Room - The Deane  
House**

---

**Members:** Libby Lisgo (Chair), Dave Mansell (Vice-Chair), Simon Coles, Steve Griffiths, John Hunt, Dawn Johnson, Richard Lees, Mark Lithgow, Janet Lloyd, Andy Milne, Andy Pritchard, Vivienne Stock-Williams, Ray Tully and Sarah Wakefield

### **Agenda**

**1. Apologies**

To receive any apologies for absence.

**2. Minutes of the previous meeting of the Community Scrutiny Committee**

To approve the minutes of the previous meeting of the Community Scrutiny Committee held on 30<sup>th</sup> September 2021.

(Pages 7 - 12)

**3. Declarations of Interest**

To receive and note any declarations of disclosable pecuniary or prejudicial or personal interests in respect of any matters included on the agenda for consideration at this meeting.

(The personal interests of Councillors and Clerks of Somerset County Council, Town or Parish Councils and other Local Authorities will automatically be recorded in the minutes.)

**4. Public Participation**

The Chair to advise the Committee 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 who have submitted any questions or statements, please note, a three minute time limit applies to each speaker and you will be asked to speak

before Councillors debate the issue.

### **Temporary measures during the Coronavirus pandemic**

Due to the temporary legislation (within the Coronavirus Act 2020, which allowed for use of virtual meetings) coming to an end on 6 May 2021, the council's committee meetings will now take place in the office buildings at the John Meikle Room, Deane House, Belvedere Road, Taunton. Unfortunately due to capacity requirements the Chamber at West Somerset House is not able to be used at this current moment.

Following the Government guidance on measures to reduce the transmission of coronavirus (COVID-19), the council meeting rooms will have very limited capacity. With this in mind, we will be encouraging those members of the public who have registered to speak to attend the meetings in person at the office buildings, if they wish. (We will still be offering to those members of the public that are not comfortable in attending, for their statements to be read out by a member of the Governance team). Please can we urge all members of the public who are only interested in listening to the debate to view our live webcasts from the safety of their own home to help prevent the transmission of coronavirus (COVID-19).

- 5. Community Scrutiny Request/Recommendation Trackers** (Pages 13 - 14)

To update the Community Scrutiny Committee on the progress of resolutions and recommendations from previous meetings of the Committee.
- 6. Community Scrutiny Forward Plan** (Pages 15 - 16)

To receive items and review the Forward Plan.
- 7. Executive and Full Council Forward Plans** (Pages 17 - 20)

To review the Forward Plans of the Executive and Full Council.
- 8. Review of Voluntary and Community Sector Grants** (Pages 21 - 40)

This matter is the responsibility of the Chair of the Working Group and Executive Councillor for Community, Cllr Chris Booth.

This report is pertaining to the results of the Member's Working Group regarding the Annual Review for Voluntary and Community Sector (VCS) Grants and makes a future spending proposal.

**9. Access to Information - Exclusion of the Press and Public**

During discussion of the following items (Item 10, Appendix 3 and 6 and 7) it may be necessary to pass the following resolution to exclude the press and public having reflected on Article 13 13.02(e) (a presumption in favour of openness) of the Constitution. This decision may be required because consideration of this matter in public may disclose information falling within one of the descriptions of exempt information in Schedule 12A to the Local Government Act 1972. The Community Scrutiny Committee will need to decide whether, in all the circumstances of the case, the public interest in maintaining the exemption, outweighs the public interest in disclosing the information.

The Community Scrutiny Committee to resolve:

That under Section 100A(4) of the Local Government Act 1972 the public be excluded from the next items of business (Item 10, Appendix 3 and 6 and 7 only) on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 respectively of Part 1 of Schedule 12A of the Act, namely information relating to the financial or business affairs of any particular person (including the authority holding that information).

**10. North Taunton Woolaway Project - Authorisation to make a Compulsory Purchase Order in relation to the North Taunton Woolaway Project**

(Pages 41 - 116)

This matter is the responsibility of Executive Councillor Member Francesca Smith.

The Report has two purposes:

- To reinforce the Council's willingness to progress a Compulsory Purchase Order (CPO) to achieve vacant possession of the North Taunton Woolaway Project (the Project) development area to achieve the successful regeneration of North Taunton. The Council throughout the CPO process enthusiastically attempt to purchase by mutual consent wherever possible.
- To request permission from the Executive to purchase two privately owned dwellings in the North Taunton Woolaway Project (the Project), if purchased this will avoid CPO activity in relation to these properties.

A handwritten signature in black ink, appearing to read "James Hasset", written in a cursive style.

**JAMES HASSETT  
CHIEF EXECUTIVE**

Please note that this meeting will be recorded. At the start of the meeting the Chair will confirm if all or part of the meeting is being recorded and webcast. You should be aware that the Council is a Data Controller under the Data Protection Act 2018. Data collected during the recording will be retained in accordance with the Council's policy. Therefore unless you are advised 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 the officer as detailed above.

Members of the public are welcome to attend the meeting and listen to the discussions. There is time set aside at the beginning of most meetings to allow the public to ask questions. Speaking under "Public Question Time" is limited to 3 minutes per person in an overall period of 15 minutes. The Committee Administrator will keep a close watch on the time and the Chair will be responsible for ensuring the time permitted does not overrun. The speaker will be allowed to address the Committee once only and will not be allowed to participate further in any debate. Except at meetings of Full Council, where public participation will be restricted to Public Question Time only, if a member of the public wishes to address the Committee on any matter appearing on the agenda, the Chair will normally permit this to occur when that item is reached and before the Councillors begin to debate the item.

If an item on the agenda is contentious, with a large number of people attending the meeting, a representative should be nominated to present the views of a group. These arrangements do not apply to exempt (confidential) items on the agenda where any members of the press or public present will be asked to leave the Committee Room. Full Council, Executive, and Committee agendas, reports and minutes are available on our website: [www.somersetwestandtaunton.gov.uk](http://www.somersetwestandtaunton.gov.uk)

The meeting room, including the Council Chamber at The Deane House are on the first floor and are fully accessible. Lift access to The John Meikle Room, is available from the main ground floor entrance at The Deane House. The Council Chamber at West Somerset House is on the ground floor and is fully accessible via a public entrance door. Toilet facilities, with wheelchair access, are available across both locations. An induction loop operates at both The Deane House and West Somerset House to enhance sound for anyone wearing a hearing aid or using a transmitter. For further information about the meeting, please contact the Governance and Democracy Team via email: [governance@somersetwestandtaunton.gov.uk](mailto:governance@somersetwestandtaunton.gov.uk)

If you would like an agenda, a report or the minutes of a meeting translated into another language or into Braille, large print, audio tape or CD, please email: [governance@somersetwestandtaunton.gov.uk](mailto:governance@somersetwestandtaunton.gov.uk)



**SWT Community Scrutiny Committee - 30 September 2021**

Present:

Councillors Dave Mansell, Simon Coles, Steve Griffiths, Janet Lloyd, Andy Pritchard, Ray Tully and Sarah Wakefield

Officers:

Chief Inspector Justin French (Avon and Somerset Police)

Scott Weetch and Marcus Prouse (Somerset West and Taunton)

Also

Councillors Mark Blaker

Present:

Via Zoom: Councillors Cavill, R Lees, Lithgow, Milne, Weston, Whetlor

(The meeting commenced at 6.15 pm)

**31. Apologies**

Apologies were received from Cllrs Libby Lisgo, Dawn Johnson and John Hunt, who was substituted for by Cllr Mark Blaker.

**32. Minutes of the previous meeting of the Community Scrutiny Committee**

(Minutes of the meeting of the Community Scrutiny Committee meeting held on 29<sup>th</sup> July 2021 were circulated with the agenda)

**RESOLVED** that the minutes of the Community Scrutiny Committee meeting held on 29<sup>th</sup> July 2021 were confirmed as a correct record.

**33. Declarations of Interest**

Members present at the meeting declared the following personal interests in their capacity as a Councillor or Clerk of a County, Town or Parish Council or any other Local Authority:-

Name	Minute No.	Description of Interest	Reason	Action Taken
Cllr M Blaker	All Items	Wiveliscombe	Personal	Spoke and Voted
Cllr C Booth	All Items	Wellington and Taunton Charter Trustee	Personal	Spoke
Cllr S Coles	All Items	SCC & Taunton Charter Trustee	Personal	Spoke and Voted

Cllr R Lees	All Items	Taunton Charter Trustee	Personal	Spoke
Cllr M Lithgow	All Items	Wellington	Personal	Spoke
Cllr J Lloyd	All Items	Wellington & Sampford Arundel	Personal	Spoke and Voted
Cllr R Tully	All Items	West Monkton	Personal	Spoke and Voted
Cllr B Weston	All Items	Taunton Charter Trustee	Personal	Spoke
Cllr L Whetlor	All Items	Watchet	Personal	Spoke

34. **Public Participation**

No members of the public had requested to make a statement or ask a question on any item on the Agenda.

35. **Community Scrutiny Request/Recommendation Trackers**

- A query was raised as to whether the issue around the Fountains also applied to parks in Wellington?
- *This would be clarified with Officers, who had stated that “The fountains are not working as the pump had an issue with the bearings. They have undergone various repairs and all was working really well for a few weeks, then the bearings went, and a new pump has been ordered as they don’t make the bearings anymore for this type of pump”.*

**RESOLVED** to note the Community Scrutiny request and recommendation trackers.

36. **Community Scrutiny Forward Plan**

A request was made to add an Agenda item with an update on the Health and Wellbeing Board. The Executive Councillor Booth stated his support and would be happy to attend such a meeting.

**RESOLVED** to note and approve the Community Scrutiny Forward Plan.

37. **Executive and Full Council Forward Plans**

**RESOLVED** to note the Executive and Full Council Forward Plans.

38. **Avon and Somerset Police (verbal update)**

Chief Inspector Justin French (Avon and Somerset Police) the Local Policing Area Commander attended to present and answer any questions in relation to policing matters in the Somerset West and Taunton Area. He had been 18 months in post and gave an overview of his role. He outlined the areas that were being concentrated on at the current time, including County lines, murder suppression, protests, young people and anti-social behaviour and mental health. A new Police and Crime Commissioner had been elected and their priorities were being established alongside the recruitment of a new Chief Constable.

During the discussion the following points were raised: -

- A query was raised as to whether the Police would look to start using their ticketing powers to deter poorly parked vehicles, which blocked emergency service vehicles and refuse lorries from carrying out their work.
- The Local Authorities would take the lead on this but if an individual had a concern they could call it in and the attending Police Officer or PCSO could look to issue a ticket.
- A query was raised as to the expected timescale of an attending officer, and it was confirmed that it would depend on the priorities of the day as there was only a finite resource, but Councillors were urged to call it in as a starting point.
- Concerns were raised about the spike in rural anti-social behaviour, particularly during the periods of lockdown in the last eighteen months.
- It was confirmed that the evidence had shown there was a spike in this activity and the police had responded to the challenge. The area Commander had put more resources into the rural crime department as there was a recognition of the need to do more.
- In a discussion on the problems with anti-social behaviour and young people, the police had proven areas in the criminal justice system to address this e.g. Criminal Behaviour Orders.
- Concern was raised on crimes being committed by individuals below the age of responsibility, with specific reference to an area in Victoria ward.
- Comment was made that residents in the rural areas would still wish to see more of a police presence to offer reassurance. This was a recognised challenge and the Chief Inspector had instructed his officers to where possible walk or use bikes to be more visible.
- A concern was raised around the closure of Minehead Police Station and that if a youth picked up in Minehead for a crime and was taken to Bridgwater Police Station and to how they would then make their way home. Concern was also raised around the relocation of Williton Police Station and the need to make appointments.
- The Police had a concerted strategy to be cutting edge and encourage the use of 101/999 and online reporting as the traditional method was no longer viable, but it was understood this may not be the preferred methods for all.
- Reassurance was given over the Watchet Police office and that this was not going to be closed.

- Concern was raised over the budget cuts in recent years. Further information was requested on whether the PCC's consulted with Local Authorities and agencies on their priorities and how to feed into this process.
- The Chief Inspector had met with the PCC and talked about his priorities.
- Concern was raised about the prevalence of knives and racing cars in one locality. In regard to the new local Traffic Regulation order changes in West Monkton, further information was sought as to how long the Police would wait before they started to enforce.
- A discussion was had on Community Speedwatch schemes.
- The use of Facebook as an engagement tool was commended.
- The use of mini police and cadets as part of school engagement was commended.
- Further information as to the regularity of callouts to the Canonsgrove site were discussed, and it was confirmed this was not a current issue of concern.

The Chief Inspector was thanked for his attendance and the Committee looked forward to further engagement with the Police in future.

### 39. **To consider reports from Executive Councillors - Cllr Chris Booth**

Councillor Chris Booth (Community Portfolio Holder) introduced his latest Portfolio Holder report and gave an overview of the areas he had tackled and welcomed any questions.

During the discussion the following points were raised: -

- Concern was raised around the provision of CCTV in Wellington and the quality of information provided in the portfolio reports.
- A concern around the CCTV in Watchet was also raised and whether the cameras were working. It was confirmed that there was a known issue in Swain St which was being resolved.
- A request was sought that the information on the West Somerset area was more broader than a focus on Minehead.
- The work of the Portfolio Holder with the One Teams and the Link Centre grants was praised.
- The Community Grants Review was commented as being done at a bad time due to the uncertainties with Covid but it was clear the work was being done with integrity.
- With the advent of Unitary, it was commented that a holistic approach was needed in working with the Police and Health and Social Care.
- Further detail was requested on the Domestic Abuse funding grant and how that worked. Officers confirmed most of the funding in relation to the Domestic Abuse Act was given to the upper tier authority.
- In relation to a query on the Youth Funding being allocated to the One Team areas, officers confirmed there would be flexibility to go outside of those areas if needed.

Councillor Booth was thanked for attending.

(The Meeting ended at 7.50 pm)



**SOMERSET WEST AND TAUNTON COUNCIL**  
COMMUNITY SCRUTINY COMMITTEE WRITTEN ANSWERS TRACKER 2021/22

Date of Cttee	Scrutiny Cttee Request for information	Decision Maker /Directorate Responsible	Response to request for information	Date response of	Scrutiny Officer Comments/Update
30/06/21	- Q) to Cllr Perry PFH - Why are the fountains not on in SWT Parks?	Cllr Perry – Parks and OS	The fountains are not working as the pump has an issue with the bearings. They have under gone various repairs and all was working really well for a few weeks, then the bearings went, we have ordered a new pump as they don't make the bearings anymore for this pump.	23/09/21	.Cllr Lloyd – more information on Wellington
	Cllr				

--	--	--	--	--	--

**COMMUNITY SCRUTINY**

<b>Meeting</b>	<b>Draft Agenda Items</b>	<b>Lead PFH/ Lead Officer</b>
<b>28th October 2021</b>	Voluntary and Community Sector Grants Review	Cllr C. Booth / S. Weetch
SRD = 18 October	North Taunton CPO Report	Cllr F Smith / J. Windebank
Exec RD = 5 November	Executive Cllr PFH Session - Cllr A Sully (Environmental Services)	Cllr A Sully
Informal Exec RD = 5 Oct		
SMT RD = 22 September		
<b>24th November 2021</b>	HRA 2022/23 Draft Budget Update	Cllr F Smith / E. Collacott
SRD = 12 November	Council Housing Zero Carbon Retrofit Task and Finish Group	Cllr Dave Mansell
Exec RD = 3 December	Onion Collective	reps from Onion Collective
Informal Exec RD = 2 Nov		
SMT RD = 20 October		
<b>6th January 2022</b>	Car Parking Review	Cllr M. Rigby / S. Noyce
SRD = 20 December	Housing Revenue and Capital Budget Setting 2022/23 including Dwelling Rent Setting 2022/23 and 30 Year Business Plan Review	Paul F/ Emily C/ James B
Exec RD = 7 January	CCTV Review	Cllr C Booth/ S. Weetch
Informal Exec RD = 30 Nov	Marina Lease	New AD/ Cllr M Kravis
SMT RD = 17 November		
<b>27th January 2022</b>	CNCR Plan (to incorporate ecological emergency)	Sue Tomlinson / Cllr D Darch
SRD = 17 January	Executive Cllr PFH Session - Cllr D Darch	Cllr D Darch
Exec RD = 4 February		
Informal Exec RD = 4 Jan		
SMT RD = 8 December		
<b>23rd February 2022</b>	Executive Cllr PFH Session - Cllr D Perry	
SRD = 11 February	Sports and Leisure Management (Everyone Active) Bi-Annual Report	Cllr D. Perry & S Noyce
Exec RD = 4 March		
Informal Exec RD = 1 Feb		
SMT RD = 19 January		
<b>31st March 2021</b>	Executive Cllr PFH Session -	
SRD = 21 March		
Exec RD = 6 April		
Informal Exec RD = 8 March		
SMT RD = 23 February		
<b>27th April 2021</b>	Executive Cllr PFH Session -	
SRD =		
TBC	Health and Wellbeing Board Update	Cllr C Booth/ M. Leeman



**FULL COUNCIL**

<b>Meeting</b>	<b>Report Deadline</b>	<b>Draft Agenda Items</b>	<b>Lead Officer</b>
<b>19 October 2021</b>	<b>7 October 2021</b>	Community Governance Review for the Unparished Area of Taunton - Publication of Terms of Reference	Marcus Prouse/Amy Tregellas
<b>Special Meeting</b>		<b>NO MORE ITEMS</b>	
<b>16 November 2021</b>	<b>4 November 2021</b>	To consider a proposal for a Local Government Reorganisation Joint Scrutiny Committee	Kevin Williams
<b>Special Meeting</b>		Appointment of CEO	?
		<b>NO MORE ITEMS</b>	
<b>7 December 2021</b>	<b>25 November 2021</b>	Voluntary and Community Sector Grants Review	Scott Weetch
		North Taunton CPO	Chris Brown/Jane Windebank
		Public Realm Design Guide for Taunton Garden Town – Feedback	Fiona Webb
		Somerset West and Taunton Districtwide Design Guide	Fiona Webb
		Council Tax Support Scheme 2022/23	Mark Antonelli
		Statement of Licensing and Gambling Policy	John Rendell
		<b>NO MORE ITEMS</b>	
<b>18 January 2022</b>	<b>6 January 2022</b>	Firepool Design Guidance and Masterplan	Graeme Thompson/Tim Bacon
<b>Special Meeting</b>		Asset Management Strategy	Andrew Pritchard/Chris Hall
		Half year review of the Commercial Investment Strategy	Joe Wharton
		<b>NO MORE ITEMS</b>	
<b>8 February 2022</b>	<b>27 January 2022</b>	CCTV	Sally Parry/Scott Weetch
		Housing Revenue and Capital Budget Setting 2022/23 including Dwelling Rent Setting 2022/23 and 30 Year Business Plan Review	Paul Fitzgerald
		Tower Street	Natalie Kirbyshire
		Marina Lease	Andrew Pritchard/New AD
		External Audit Arrangements	Paul Fitzgerald

		Employment Land Feasibility Study in West Somerset	Robert Downes
<b>24 February 2022</b>	<b>14 February 2022</b>	General Fund Revenue Budget and Capital Estimates 2022/23	Paul Fitzgerald
<b>Budget Only</b>		Council Tax Setting 2022/23	Paul Fitzgerald
<b>Special Meeting</b>		<b>NO MORE ITEMS</b>	
<b>29 March 2022</b>	<b>17 March 2022</b>	Capital, Investment and Treasury Strategy 2022/23	Paul Fitzgerald
		Longforth Masterplan	Sarah Povall
		SWT Pay Policy	Sean Papworth
<b>10 May 2022</b>	<b>28 April 2022</b>	<b>Annual Council Meeting</b>	
		Council Committees for 2021/2022 and their Terms of Reference	Amy Tregellas
		Appointment of Representatives on Outside Bodies	Amy Tregellas
		To authorise the sealing or signing of documents to give effect to any decisions taken	Amy Tregellas

**EXECUTIVE**

<b>Executive Meeting</b>	<b>Draft Agenda Items</b>	<b>Lead Officer</b>
<b>20 October 2021</b>	To consider a proposal for a Local Government Reorganisation Joint Committee	Amy Tregellas/Kevin Williams
<b>venue =</b>		
Exec RD = 8 October		
Informal Exec RD = 7 September		
SMT RD = 24 August		
<b>17 November 2021</b>	Voluntary and Community Sector Grants Review	Scott Weetch
<b>venue =</b>	Public Realm Design Guide for Taunton Garden Town – Feedback	Fiona Webb
Exec RD = 5 November	Somerset West and Taunton Districtwide Design Guide	Fiona Webb
Informal Exec RD = 5 October	North Taunton CPO	Chris Brown/Jane Windebank
SMT RD = 22 September		
<b>15 December 2021</b>	Financial Performance 2021/22 Q2	Paul Fitzgerald
<b>venue =</b>	Corporate Performance Report Q2	Malcolm Riches
Exec RD = 3 December	Tower Street	Natalie Kirbyshire
Informal Exec RD = 2 November	Housing Revenue Account 2022/23 Draft Budget Update	Emily Collacott
SMT RD = 20 October	Firepool Design Guidance and Masterplan	Graeme Thompson/Tim Bacon
	General Fund 2022/23 Draft Budget Update	Emily Collacott
<b>19 January 2022</b>	CCTV	Sally Parry/Scott Weetch
<b>venue =</b>	Housing Revenue and Capital Budget Setting 2022/23 including Dwelling Rent Setting 2022/23 and 30 Year Business Plan Review	Paul Fitzgerald
Exec RD = 7 January	Longforth Masterplan	Sarah Povall
Informal Exec RD = 30 November	Marina Lease	Andrew Pritchard/New AD
SMT RD = 17 November	Employment Land Feasibility Study in West Somerset	Robert Downes
<b>Budget - 9 February 2022</b>	General Fund Revenue Budget and Capital Estimates 2022/23	Paul Fitzgerald
<b>venue =</b>	Council Tax Setting 2022/23	Paul Fitzgerald
Exec RD = 28 January		
Informal Exec RD = 4 January		

SMT RD = 8 December		
<b>16 February 2022</b>		
<b>venue =</b>		
Exec RD = 4 February		
Informal Exec RD = 4 January		
SMT RD = 8 December		
<b>16 March 2022</b>	Financial Performance 2021/22 Q3	Emily Collacott
<b>venue =</b>	Capital, Investment and Treasury Strategy 2022/23	Paul Fitzgerald
Exec RD = 4 March	Corporate Performance Report Q3	Malcolm Riches
Informal Exec RD = 1 February		
SMT RD = 19 January		
<b>20 April 2022</b>		
<b>venue =</b>		
Exec RD = 6 April		
Informal Exec RD = 8 March		
SMT RD = 23 February		
<b>Items to be Confirmed</b>	RIPA Policy	Amy Tregellas
<b>Officer/Portfolio Holder Key Decision</b>	<b>Title</b>	<b>Lead Officer/PFH</b>
31/08 - 28/09 - decision on 29/09/21	Award of construction contract for affordable housing development at Seaward Way Minehead	James Barra/ Cllr F. Smith
31/08 - 28/09 - decision on 29/09/21	Award of contract for the installation of Air Source Heat Pumps in Council Housing Stock	James Barra/ Cllr F. Smith

# Somerset West and Taunton Council

## Community Scrutiny – 28<sup>th</sup> October 2021

### Review of Voluntary and Community Sector Grants

This matter is the responsibility of Executive Councillor Member Cllr Booth

Report Author: Scott Weetch, Community Resilience Manager

#### 1. Executive Summary / Purpose of the Report

To report on the results of the Member's Working Group regarding the Annual Review for Voluntary and Community Sector (VCS) Grants and make future spending proposal.

#### 2. Recommendations

- 2.1 To recommend schedule of grants set out within the table 'Proposed Voluntary and Community Sector Grants 2022/23' in section 6.2 below to meeting of Executive to be held on 17<sup>th</sup> November 2021.

#### 3. Risk Assessment (if appropriate)

- 3.1 There is a risk of misuse of awarded funds by a third-party organisation or intended initiatives proposed not being successful or hitting issues during delivery. This is mitigated by existing monitoring arrangements.

#### 4. Background and Full details of the Report

- 4.1 A cross-party Members Working Group was established following a recommendation approved at Full Council on 23<sup>rd</sup> February 2021. The remit of the group was to work with officers to ensure that clear funding criteria are in place for future work with the Voluntary and Community Sector beyond March 2022. This report and the findings of the Working Group fulfil the obligation created at Full Council.
- 4.2 The Members' Working Group met from late July until mid-September 2021. Details of the Terms of Reference and the Working Group Scoping Document are in the Appendices to this report.
- 4.3 The members of the Working Group were Cllr Booth (chair); Cllr Lisgo; Cllr Stock-Williams; Cllr Sue Lees; Cllr Wakefield; Cllr Johnson; Cllr Whetlor; and Cllr Blaker

- 4.4 The agreed aims of the group are set out in the Scoping Document which is appended but reproduced here:
- Seek to review current funding arrangements (i.e. understand what is currently funded and why)
  - Set out objectives in new funding arrangements (i.e. set parameters for how the budget of £213,542 is to be used e.g. money and debt advice; geographic split)
  - Consider parity across geographic areas, not just monetarily but for example equal provision.
- 4.5 The Working Group was taken through the existing funding and recipient organisations. These are set out under the second table at 6.2 titled 'Voluntary and Community Sector Grants awarded 2021/22'.
- 4.6 The Group felt it would be beneficial to further understand the work of the recipient organisations and a number were invited to present to the Group to outline their work and the resultant benefits to the Council and wider community.
- 4.7 In addition, the Grants Case Manager provided information and overview of the organisations in receipt of funds, purpose of the funding, which of the Corporate Priorities were met, the award amount and the geographic area covered.
- 4.8 Existing grant agreements were outlined to Members including agreed end dates.
- 4.9 The Working Group further sought to understand the effects of short-term provision on funded groups and the need for longevity on funding where possible. In particular, it was felt the move to a Unitary authority could have a detrimental effect on funding if agreements were not in place to secure the future.
- 4.10 The Group concluded that although radical change was possible, in general, those in receipt of funding and the agreed outcomes were in line with both budget and community need, in particular around debt and benefit advice (Citizen's Advice Bureaux), support for ensuring the continued use of volunteers (the work of Spark) and wider community support.
- 4.11 Changes to the current levels of funding for many of the organisations that rely upon this support could have long lasting detrimental effects for the groups and the communities that they support.
- 4.12 Therefore the following options were considered:
- 1: Discontinue small grants scheme:** As there is already a small grants scheme available via Somerset West Lottery, the VCS small grants scheme could be discontinued saving £20,000.000.
- 2: Return Somerset West Lottery community fund to in-house management:** the Somerset West Lottery community fund could be brought back to be managed in-house by the Grants Case Manager saving £2,000.00 (at 2021/22 figures).
- 3: Return Partnership grants fund to in-house management:** This arrangement along with all the above were a three-year pilot from 2017 and are already out of contract so could be brought back in house to be managed by the Grants Case Manager saving £1,560.00.

For both options 2 and 3, the Grants Case Manager has expressed that there is a duplication of work in sending the work to Somerset Community Foundation and the same verification is being carried out on both sides of the coin. Often, it is the Council's prompt that is ensuring adequate action is taken and therefore this work will be more efficient if returned to the Council.

In summary the Council could opt to save either a total of **£20,000** by discontinuing the small grants scheme, save a total of **£22,000** by also managing the SWL community fund or save a total of **£23,560.00** by opting for all 1, 2 & 3 options in this summary.

4.13 In addition, it was noted that £2,700 of the funding given to the Community Council for Somerset was to cover work relating to the Community Infrastructure Levy. It was understood that this work was now returning to an officer of the Council and therefore, this amount could produce a saving.

4.14 The Working Group agreed and recommended that

- all three options outlined at 4.11 be agreed – total £23,560
- additional work paid to Community Council for CIL be ceased – total £2,700
- following governance checks with grant recipients, any irregularities be further investigated, and an opportunity given to regularise the position. If, following this, concerns remained, then funds would no longer be allocated to any non-compliant scheme and consideration given to allocation elsewhere.

4.15 The net effect of the agreed changes was to increase the budget from £213,542 to £217,102. This is because the £20,000 small grants fund and £2,700 to Community Council for Somerset were already allocated within the £213,542. The additional £3,560 was raised from returning some administrative function carried out by Somerset Community Foundation in house as described.

4.16 Funds that now needed to be reallocated amounted to £26,260.

Recommended action	Rationale	Net effect on budget
Removal of £20,000 small grants scheme	There is provision within the Somerset West Lottery scheme for players to allocate their ticket price to local community schemes. In 20/21, this totalled in excess of £20,000.	£20,000 to be reallocated
Removal of £2,700 from grant to Community Council for Somerset	This funding was to cover Community Infrastructure Levy work. This will be brought back in house	£2,700 to be reallocated
Return Somerset West Lottery community fund to in-house management	Work carried out by Somerset Community Foundation but often duplicated and can be managed within existing resources.	£2,000 to be reallocated
Return Partnership grants fund to in-house management	As above	£1,560 to be reallocated

Total		£26,260

4.17 Proposals for reallocation were considered by the group and agreed that:

- An additional £4,000 be allocated to Homestart to take their total to £5,000
- An additional £4,000 be allocated to CLOWNS to take their total to £5,000
- The remaining £18,260 be allocated equally to Citizens Advice Bureau Taunton and West Somerset

Recommended action	Rationale	Net effect on budget
Additional £4,000 to Homestart West Somerset	Honours previous commitment that had been unable to be met in previous spending rounds	£4,000 allocated
Additional £4,000 to CLOWNS	As above	£4,000 allocated
Additional £9,130 to Citizens Advice Taunton	Support ongoing work for those with most complex needs.  Request from CAB for additional funds in line with last year's additional agreed amount (£22,500 each Bureau) was supported by Members if it could be agreed within budget. See 4.18 below.	£9,130 allocated
Additional £9,130 to Citizens Advice West Somerset	As above	£9,130 allocated
Total		£26,260

4.18 Members of the Working Group felt strongly that if any funds were freed as a result of continued due diligence work or if underspends were identified that could be allocated in this area, then they had a strong preference for allocating them to the two Advice Bureaus in the first instance.

## 5. Links to Corporate Strategy

5.1 Homes and Communities - Engage with the voluntary sector in their mission to help support our communities.

## 6. Finance / Resource Implications

6.1 Existing funding arrangements and agreements are in place until March 2023 unless varied by either party.

- 6.2 The table below describes the outcome of the Members' Working Group discussions and agreement as outlined in section 4. The budget will be subject to ongoing checks to ensure compliance within agreed parameters.

### Proposed Voluntary and Community Sector Grants 2022/23

Project	Amount
Citizen's Advice Taunton	£84,562
West Somerset Advice Bureau	£39,730
Wiveliscombe Area Partnership	£28,710
Spark	£23,500
Village Agents	£20,000
CLOWNS	£5,000
Homestart	£5,000
Community Council for Somerset	£2,700
Compass Disability Services	£2,700
North Taunton Partnership	£2,000
Taunton East Development Trust	£2,000
Fuse	£1,200
<b>Totals</b>	<b>£217,102</b>

- 6.3 The Table below describes the funding agreed by Full Council on 23<sup>rd</sup> February 2021 for the 2021/22 financial year.

### Voluntary and Community Sector Grants awarded 2021/22

Project	General Fund
Citizen's Advice Taunton	£75,432
CLOWNS (WS)	£1,000
Community Council for Somerset	£5,400
Compass Disability Services	£2,700
Spark (TD)	£22,500
Spark (WS)	£1,000
Fuse	£1,200
Homestart (WS)	£1,000
North Taunton Partnership	£2,000
Taunton East Development Trust	£2,000
West Somerset Advice Bureau	£30,600
Wiveliscombe Area Partnership	£28,710
Village Agents	£20,000
VCS Small Grants Fund (SCF)	£20,000
Citizen's Advice Taunton and West Somerset (one off funding, 50/50 split)	£45,000
<b>Totals</b>	<b>£258,542</b>

- 6.4 The Table below describes the administration charges paid to Somerset Community Foundation in 2021/22 financial year. It is proposed to return the first two lines of administration in house to save £3,560 and reallocate to organisations as described in section 4 and table at 6.2.

### Administration and Monitoring Costs 2021/22

Project	Total Awarded
SCF administration of SLAs	£1,560
SCF administration of small grants	£2,000
Somerset West lottery admin fees*	£2,400
Licensing fees Gambling Commission	£350
<b>Totals</b>	<b>£6,310</b>

\*Does not impact on Council budgets as taken from Lottery ticket sales

### 6.5 Section 151 Officer Comments

The outcome of this work delivers on the scope of the working group, which was not targeted with delivering financial savings. The group and officers have clearly given good consideration to value for money in delivering the grants scheme and made good recommendations in terms of options for cost efficiency.

Community Scrutiny is reminded that whilst the recommendations of the Working Group is to consider options for reinvesting identified savings within the VCS grants scheme it is important that Members consider the Council's Financial Strategy and significant underlying budget gap as identified within the Medium Term Financial Plan for 2022/23 and beyond. The early draft budget estimates (see Financial Strategy report to Executive 21 July 2021) rely on planned use of one-off funds to balance the budget in 2022/23 (including £1m from General Reserves and £2.7m from Earmarked Reserves), which is not financially sustainable. There is also a risk the previously reported budget gap will grow for example with fees and charges income remaining below budget and therefore increasing financial pressures in 2022/23 and later years. The Executive may want to consider the opportunity through the budget process to use identified savings in this report as a sustainable contribution towards the significant budget gap next year.

### 7. Legal Implications (if any)

- 7.1 There are no legal implications if current funding is maintained. If funding levels are changed or removed, there are notice periods to be served on existing agreements. Notice will be served on those organisations who have a variation to their funding.
- 7.2 Existing funding agreements with individual parties are monitored and reported on a regular basis to ensure agreed standards are met.

### 8. Climate and Sustainability Implications (if any)

- 8.1 No anticipated impacts

**9. Safeguarding and/or Community Safety Implications (if any)**

9.1 None

**10. Equality and Diversity Implications (if any)**

10.1 A full EIA is not required because the recommendation is to maintain existing levels of service provision.

10.2 The support provided to the VCS by this funding helps to promote equality and diversity and increases social cohesion through the maintenance of social capital – i.e. it helps the community to grow together by connecting and improving existing links.

**11. Social Value Implications (if any)**

11.1 The Public Services (Social Value) Act came into force on 31 January 2013. It requires people who commission public services to think about how they can also secure wider social, economic and environmental benefits.

11.2 Clearly, the continued funding of the VCS Grants scheme will ensure that greater social value is gained through the nature, breadth and scope of the work that they are undertaking and the communities and individuals that they support.

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

12.1 None

**13. Health and Wellbeing Implications (if any)**

13.1 The VCS Grants scheme has far reaching consequences for health and wellbeing. This includes individual and families' ability to sustain tenancies; support for mental health; debt and benefit advice; employment and careers advice. The inability of an individual or family to secure and maintain work or a home with have impacts on their immediate health and wellbeing as well as the potential for a knock on into other areas of care and support such as GP surgeries, housing and homelessness if not addressed.

**14. Asset Management Implications (if any)**

14.1 None

**15. Data Protection Implications (if any)**

15.1 None

**16. Consultation Implications (if any)**

16.1 If the Council does not agree with the recommendations outlined, there will need to be a period of consultation and engagement with the beneficiaries of grants in line with contractual agreements, which states that a minimum of 3 months' notice of a termination of contract shall be given.

**17. Scrutiny/Executive Comments / Recommendation(s) (if any)**

17.1 None.

**Democratic Path:**

- **Scrutiny / Corporate Governance or Audit Committees – Yes**
- **Executive – Yes**
- **Full Council – Yes**

Reporting Frequency:  Once only       Ad-hoc       Quarterly  
 Twice-yearly       Annually

**Contact Officers**

Name	Scott Weetch	Name	
Direct Dial		Direct Dial	
Email	<a href="mailto:s.weetch@somersetwestandtauntuncouncil.gov.uk">s.weetch@somersetwestandtauntuncouncil.gov.uk</a>	Email	

## SWT Member Working Group Protocol Voluntary and Community Sector Grants Review

The following is adapted from the SWT Member Working group Protocol available from the Governance team [governance@somersetwestandtaunton.gov.uk](mailto:governance@somersetwestandtaunton.gov.uk)

It is intended to be used to guide the work of the Members' group formed as a result of the Full Council decision on 23<sup>rd</sup> February 2021 to review the scope of voluntary and community sector grants. The full scope of the review is included in the Scoping Document circulated with this Protocol.

### 1.0 Introduction

1.1 There is no legal definition of a Member Working Group. SWT defines a Working Group as consisting 'of a small group of members (but with officers in attendance at meetings to provide support and advice) with the remit to consider policies and specific matters. They have a particular role in relation to projects which need to be completed within a specified time period'.

1.2 A Working Group conducts its business on a less formal basis than that of a committee. It does not have any decision-making powers and can only make recommendations to:

- The body from which it was formed (parent body);
- Such other body as the parent body decides; or
- An officer.

1.3 The term "Working Groups" refers to all informal bodies appointed by the Council, Executive, Scrutiny Committee and Audit, Governance and Standards Committee.

1.4 The purpose of this Protocol is to give guidance in relation to the operation of Working Groups.

### 2.0 Convening of, and appointment to Working Groups

2.1 The Council, Executive, Scrutiny Committee, Audit, Governance and Standards Committee and the Chief Executive may establish a Working Group or amend the Terms of Reference of existing Working Groups.

2.2 In establishing Working Groups, the appointing body or person will determine the precise Terms of Reference of the Working Group (having regard to the Terms of Reference of any other Working Groups) and (if appropriate) duration of the Working Group.

2.3 Where a report is taken through the democratic process to set up a Member Working Group, the Terms of Reference shall be drafted as part of the Committee Report. Where the resolution to set up a Member Working Group arises from a motion to Full Council, the Terms of Reference shall be drafted

by the relevant officer(s) and discussed and approved at the first meeting of the Working Group.

2.4 In exercising the powers under paragraph 2.1 above the appointing body or individual shall seek to ensure that member and officer time and the financial resources of the Council are used in such way as he/she/it considers to be in the best interest of the Council and local people.

2.5 Council Working Group

2.5.1 Where Council resolves to set up a Working Group, this will consist of the eight Members and be politically balanced.

2.5.2 Group Leaders will provide details of the Councillors to be on the Working Group.

2.5.3 The first item of business of the Working Group will be to nominate a Chair for the duration of the Working Group

2.5.4 The Working Group is not a decision-making body and recommendations will be made back to Council for consideration.

3.0 Agendas, Reports and Minutes

3.1 The agendas for Working Groups will be circulated 3 days before the meeting is scheduled to take place, along with any accompanying papers. The Governance Team will assist in the preparation and despatch of agendas and accompanying papers – and this will be available for Members on the Working Group through the private section of mod.gov.

3.2 Support for working parties will be provided by the appropriate professional officer(s) and the Governance Team.

3.3 Where possible, draft minutes of the meetings will be circulated within five working days of the meeting. They will be issued to the Chair for review before being circulated to the Working Group Members.

4.0 Working Group Meetings

4.1 Order of business for the first meeting of the Working Group

4.1.1 At the first meeting of the Working Group, the Order of Business shall be as follows:

- a) To elect the Chair of the Working Group (if appropriate)
- b) To appoint the Vice-Chair of the Working Group
- c) To receive any apologies for absence
- d) To review the Terms of Reference for the Working Group
- e) To complete the Working Group scoping document (Annex 1)
- f) To consider any other business set out in the agenda
- g) To determine the frequency of meetings (taking into account the workload of officers and Committees – which take precedence)
- h) To determine the date of next meeting

4.2 Order of business for meetings of the Working Group

4.2.1 At the meetings of the Working Group, the Order of Business shall be as follows:

- a) To receive any apologies for absence
- b) To approve the minutes of the last meeting;
- c) To receive an update on any action points arising from previous meetings
- d) To consider any other business set out in the agenda
- e) To determine the date of next meeting

## 5.0 Conclusion of the Working Groups

5.1 Once the work of the Working Group is drawing to a close, the appropriate officer(s) will draft the Working Group report. This will be taken through the officer process of consultation with, and comments from the relevant officer(s) where appropriate.

5.2 The draft report will first be discussed with the Chair and Vice-Chair of the Working Group before being added to the agenda of the next available Working Group meeting.

5.3 The draft report and any recommendations, and the decision to agree to move the report along the appropriate democratic pathway, shall be decided by a simple majority of those Members present at the meeting.

5.4 Once the Working Group have agreed the draft report, it will then continue along the appropriate democratic pathway:

- Council Working Group – Report to Full Council

## 6.0 Quorum

6.1 For Council and Executive Working Groups with eight Councillors, the quorum will be a minimum of five Members. In the event of the absence of the Chair and Vice-Chair, a temporary Chair will be selected for the duration of the meeting only.

## 7.0 Location of Meetings

7.1 Meetings of all SWT Working Groups shall take place virtually.

## 8.0 Access to meetings by the Press and Public

8.1 As Working Groups are not public meetings the Press and the Public will not be able to attend.



SWT Member Working Group  
Scoping Document  
Voluntary and Community Sector Grants Review

July to September 2021

NAME OF WORKING GROUP: Voluntary and Community Sector Grants Review

CHAIR: Councillor Booth

MEMBERS:

The members of the Working Group were Cllr Booth (chair); Cllr Lisgo; Cllr Stock-Williams; Cllr Sue Lees; Cllr Wakefield; Cllr Johnson; Cllr Whetlor; and Cllr Blaker

LEAD OFFICERS:

Scott Weetch, Community Resilience Manager

Christine Gale, Case Manager, Grants

Tracey Meadows, Case Manager, Governance & Democracy

SUBJECT TO BE REVIEWED: Voluntary and Community Sector Grants

REASON(S) FOR THE REVIEW: Recommended and agreed by Full Council on 23<sup>rd</sup> February 2021. Essential to keep grants under review, particularly understanding the effect of COVID on the Voluntary and Community Sector.

IDENTIFY APPROPRIATE CORPORATE AIMS:

Homes and Communities - Engage with the voluntary sector in their mission to help support our communities.

TERMS OF REFERENCE: Circulated with this document.

This Working Group will:

- Seek to review current funding arrangements (i.e. understand what is currently funded and why)

- Set out objectives in new funding arrangements (i.e. set parameters for how the budget of £215k is to be used e.g. money and debt advice; geographic split
- Consider parity between TD & WS, not just monetarily but for example equal provision.

SCOPE, AIMS AND OBJECTIVES OF REVIEW: (Remember to consider what is NOT to be included in the review)

□ Purpose:

To ensure the most effective spend of budget and ensure that it aligns with Council priorities and objectives;

To ensure that it enables and prioritises COVID recovery work;

To agree EITHER a method for receiving and scoring of grants and to ensure that each application is considered on its own merits; OR a commissioning process and criteria; N.B. There is already a scoring process for partner grants which has been provided to SCF by SWTC and is used for this purpose.

To consider the merits of a geographic split of funding to ensure some equity in grant distribution or prioritisation of universal access services.

METHOD(S) OF REVIEW (HOW WILL THE REVIEW BE CONDUCTED?) :

A recap of how grant funding currently works, who benefits, the value of grants, etc to be undertaken as part of first meeting.

To review lessons learned from other grant schemes SWT run e.g. community chest

To discuss and agree principles of spend (e.g. financial help and advice services, mental health services, local public transport schemes)

To discuss and agree maximum and minimum levels of grants (granularity) and ability to resource those adequately.

To hear directly from beneficiaries of previous grants.

To discuss and revise any principles arising from presentation of previous beneficiaries.

Discuss whether to continue out-sourcing certain grant funds.

Draft report and conclusions

Final report and conclusions

BENEFITS TO THE COUNCIL AND LOCAL COMMUNITY:

Clarity over funding levels and principles applied.

Wider understanding of grant process, criteria and assessment

Partnership agreements almost at end of term; good opportunity to review what services belong in this funding stream.

#### KEY ISSUES AND RISKS:

Limited timescale for discussion.

Limited funding pot to meet aspirations of councillors and organisations.

COVID may be masking other issues/causing further problems as yet unidentified.

#### IMPLICATIONS:

(Financial and Legal implications particularly will need to be considered and signed off by the relevant officer)

Funding to be confirmed is in the region of £215,000 p.a.

Legal agreements are sent out as part of grants agreement process.

#### DOCUMENTARY RESEARCH AND EVIDENCE:

E.g. Is there any National or local guidance or research into this subject? Is there any best practice guidance available?)

There is no national best practice in this area but there is a great deal of information available from other councils. Nationally, the government support offer for the VCSE sector is set out here: <https://www.gov.uk/guidance/financial-support-for-voluntary-community-and-social-enterprise-vcse-organisations-to-respond-to-coronavirus-covid-19>

#### RESOURCE IMPLICATIONS OF REVIEW:

E.g. implications on officer resource or impact on the Council's budget.

Officer time plus the continued budget of £215k

#### EXTERNAL ADVISORS:

Does the Working Group wish to invite any involvement from external advisors?

It would be prudent to invite some current beneficiaries to a later meeting to understand what the funding allows them to do and any consequences arising from COVID and a lack of funding. E.g. Spark, CAB, Wiveliscombe Area Partnership

TIMESCALES: Completed by September 10<sup>th</sup> to meet with Committee cycles.

#### ESTIMATED REVISED

(include reasons) Meetings continued until 20<sup>th</sup> September to allow full discussion and presentations from appropriate organisations to inform decision-making.

#### ACTUAL

First meeting of Working Group – 12<sup>th</sup> July 2021

Milestone 1: Meeting agrees Terms of Reference and Scoping Document

Milestone 2: Meeting agrees outline parameters for funding scope.

Milestone 3: Meeting hears from current beneficiaries and ratifies parameters.

Draft Report: End August

Report: Completed by September 24<sup>th</sup> 2021

#### PROJECT OUTCOMES

The Working Group received documentation and evidence of organisations supported, objectives and outcomes as well as funding agreements.

The Working Group heard representations from a cross section of organisations who outlined their work and were able to answer Members' queries.

The following options were considered:

**1: Discontinue small grants scheme:** As there is already a small grants scheme available via Somerset West Lottery, the VCS small grants scheme could be discontinued saving £20,000.000.

**2: Return Somerset West Lottery community fund to in-house management:** the Somerset West Lottery community fund could be brought back to be managed in-house by the Grants Case Manager saving £2,000.00 (at 2021/22 figures).

**3: Return Partnership grants fund to in-house management:** This arrangement along with all the above were a three-year pilot from 2017 and are already out of contract so could be brought back in house to be managed by the Grants Case Manager saving £1,560.00.

For both options 2 and 3, the Grants Case Manager has expressed that there is a duplication of work in sending the work to Somerset Community Foundation and the same verification is being carried out on both sides of the coin. Often, it is the Council's prompt that is ensuring adequate action is taken and therefore this work will be more efficient if returned to the Council.

In summary the Council could opt to save either a total of **£20,000** by discontinuing the small grants scheme, save a total of **£22,000** by also managing the SWL community fund or save a total of **£23,560.00** by opting for all 1, 2 & 3 options in this summary.

In addition, it was noted that £2,700 of the funding given to the Community Council for Somerset was to cover work relating to the Community Infrastructure Levy. It was understood that this work was now returning to an officer of the Council and therefore, this amount could produce a saving.

Working Group agreed and recommended that

- all three options outlined above be agreed – total £23,560
- additional work paid to Community Council for CIL be ceased – total £2,700
- following governance checks with grant recipients, any irregularities be further investigated, and an opportunity given to regularise the position. If, following this, concerns remained, then funds would no longer be allocated to any non-compliant scheme and consideration given to allocation elsewhere.

The net effect of the agreed changes was to increase the budget from £213,542 to £217,102. This is because the £20,000 small grants fund and £2,700 to Community Council for Somerset were already allocated within the £213,542. The additional £3,560 was raised from returning some administrative function carried out by Somerset Community Foundation in house as described.

Funds that now needed to be reallocated amounted to £26,260.

#### CONCLUSIONS:

The Group concluded that although radical change was possible, in general, those in receipt of funding and the agreed outcomes were in line with both budget and community need, in particular around debt and benefit advice (Citizen's Advice

Bureaux), support for ensuring the continued use of volunteers (the work of Spark) and wider community support.

Changes to the current levels of funding for many of the organisations that rely upon this support could have long lasting detrimental effects for the groups and the communities that they support.

**RECOMMENDATIONS:**

Recommended action	Rationale	Net effect on budget
Removal of £20,000 small grants scheme	There is provision within the Somerset West Lottery scheme for players to allocate their ticket price to local community schemes. In 20/21, this totalled in excess of £20,000.	£20,000 to be reallocated
Removal of £2,700 from grant to Community Council for Somerset	This funding was to cover Community Infrastructure Levy work. This will be brought back in house	£2,700 to be reallocated
Return Somerset West Lottery community fund to in-house management	Work carried out by Somerset Community Foundation but often duplicated and can be managed within existing resources.	£2,000 to be reallocated
Return Partnership grants fund to in-house management	As above	£1,560 to be reallocated
<b>Total</b>		<b>£26,260</b>

Proposals for reallocation were considered by the group and agreed that:

- An additional £4,000 be allocated to Homestart to take their total to £5,000
- An additional £4,000 be allocated to CLOWNS to take their total to £5,000

- The remaining £18,260 be allocated equally to Citizens Advice Bureau Taunton and West Somerset

Recommended action	Rationale	Net effect on budget
Additional £4,000 to Homestart West Somerset	Honours previous commitment that had been unable to be met in previous spending rounds	£4,000 allocated
Additional £4,000 to CLOWNS	As above	£4,000 allocated
Additional £9,130 to Citizens Advice Taunton	Support ongoing work for those with most complex needs.  Request from CAB for additional funds in line with last year's additional agreed amount (£22,500 each Bureau) was supported by Members if it could be agreed within budget. See 4.18 below.	£9,130 allocated
Additional £9,130 to Citizens Advice West Somerset	As above	£9,130 allocated
Total		£26,260

Members of the Working Group felt strongly that if any funds were freed as a result of continued due diligence work or if underspends were identified that could be allocated in this area, then they had a strong preference for allocating them to the two Advice Bureaus in the first instance.

EXECUTIVE CONSIDERED: To be discussed at Executive on 17<sup>th</sup> November 2021  
as part of Report on VCS Grants

OUTCOME:

FOLLOW UP:

REVIEW OF PROCESS/COMMENTS:

SIGNED OFF BY CHAIR:

DATE:



eight and a half (8.5) year period, a phasing plan is attached at Appendix 2. The Project will also provide a community facility/project office in the first phase which can be converted into 2 homes should a sustainable business plan not be achieved at the end of the Project. This would increase the number of new homes to 229.

- 1.5. The Project is an essential part of the Council's commitment to offer a choice of good quality homes for our residents, whatever their age and income, in communities where support is available for those in need. The proposals identified in this Report will assist the progression of the remaining Phases (B–D) in a timely manner and provide certainty and security to the North Taunton Woolaway Project tenants.
- 1.6. Officers are requesting the Executive, under their delegated authority, permission to purchase one privately owned dwelling by mutual consent to progress with the demolition and development of Phase B of the Project. A confidential financial summary is included at Appendix 7 for the purchase of the private property.

## **2 Recommendations**

- 2.1 The Executive approves the purchase of the private dwellings as set out in confidential Appendix 7.

### **The Executive recommends to Full Council:**

- 2.2 To resolve, subject to consideration of the matters set out in this Report, to make a Compulsory Purchase Order pursuant to powers under section 17 of the Housing Act 1985 and section 13 of the Local Government (Miscellaneous Provisions) Act 1976 and all other enabling powers as deemed necessary for the acquisition of the private properties in Phases B – D and any new rights for the purposes of securing both a quantitative and qualitative gain in housing by the delivery of the comprehensive redevelopment of the Woolaway properties on the land.
- 2.3 To delegate authority of all matter relating to this CPO activity to the Director of Housing and Communities in consultation with the Portfolio Holder for Housing and Section 151 Officer. Matters include:
  - 2.3.1 To take all steps to secure the making, confirmation and implementation of the Compulsory Purchase Order ("Order") including the publication and service of all notices and the promotion of the council's case at any written representations procedure, public hearing or public inquiry.
  - 2.3.2 To approve the draft Statement of Reasons for making the Compulsory Purchase Order as set out in Appendix 3 in consultation with the Solicitors acting for the Council.
  - 2.3.3 To amend the Statement of Reasons referred to in paragraph 2.3.2 above as required in consultation with the Solicitors acting for the Council.
  - 2.3.4 To make any amendments, deletions or additions to the land identified in this Report to be subject to the Order ("Order Land") as to include and describe all interests in land and rights required to facilitate the carrying out of the redevelopment and regeneration of the Project and surrounding area;

- 2.3.5 To identify and acquire interests and new rights required to facilitate delivery of the redevelopment and regeneration of the Project and surrounding area either by agreement or compulsorily pursuant to the Order (including pursuant to any blight notices as appropriate) including conduct of negotiations and making provision for the payment of compensation;
  - 2.3.6 To negotiate, agree terms and enter into agreements with interested parties including agreements for the withdrawal of blight notices and/or the withdrawal of objections to the Order and/or undertakings not to enforce the Order on specified terms, including where appropriate removing land or rights from the Order, making provision for the payment of compensation and/or relocation;
  - 2.3.7 If the Order is confirmed by the Secretary of State, to advertise and give notice of confirmation and thereafter to take all steps to implement the Order including, executing General Vesting Declarations and/or to serve Notices to Treat and Notices of Entry in respect of the acquisition of interests in and rights over the Order Land;
  - 2.3.8 To take all steps in relation to any legal proceedings relating to the Order including defending or settling claims referred to the Lands Tribunal and/or applications to the courts and any appeals; and
  - 2.3.9 To retain and/or appoint external professional advisers and consultants to assist in facilitating the promotion, confirmation and implementation of the Order, the settlement of compensation and any other claims or disputes.
- 2.4 To approve the service of a Final Demolition Notice and the demolition of the buildings and structures in Phase B and C(i) as shown in Appendix 2.
- 2.5 *To delegate authority to the Director of Housing and Communities in consultation with the Portfolio Holder for Housing and Section 151 Officer for future purchases of private homes in Phases B, C and D. (subject to Constitutional Approval)*

### 3 Risk Assessment

- 3.1 A risk assessment can be found at Confidential Appendix 6 however the main risks in relation to vacant possession are set out in Table 1 below:

**Table 1: Main Scheme Risks**

Risk	Score out of 25 based on probability x impact	Mitigation
SWT fail to achieve the purchase of the remaining privately owned dwellings in	10 (probability 2 x impact 5)	To date 15 of the 22 privately owned properties have been purchased and 2 properties are in final stages of negotiation. SWT provides an enhanced offer to owners to encourage purchase by mutual consent, the Council have

NTWP phases B, C & D		introduced an equity share loan removing barriers to owners purchasing an alternative home from the market, the Council apply all statutory compensations as outlined in SWTs Decant Policy and in accordance with current legislation governing the use of Compulsory Purchase Orders under the Town and Country Planning Act 1990 (as amended) and the payment of compensation in accordance with the Land Compensation Act 1973 and the Planning and Compensation Act 1991. SWT resource the NTWP and staff are equipped to negotiate with private owners.
SWT fail to gain vacant possession of NTWP private dwellings in a timely manner.	8 (probability 2 x impact 4)	There remains one single private dwelling in Phase B, 2 in Phase Ci, one in Cii, none in Ciii and 3 in Phase D. SWT encourages negotiation with private owners at any time regardless of phase. The request to commence a CPO allows a parallel approach to gain vacant possession.
The CPO is contested	8 (probability 2 x impact 4)	A contested case could delay the progress of one or more phases. The impact of delays in the delivery of phases impacts on the potential contract costs (as the contractor will be less able to deliver contract efficiencies by remaining on site) and the Council's HRA account would extend the period of rent loss due to new homes not being let in a timely way.
SWT fail to be awarded possession of the dwellings through CPO activity.	5 (probability 1 x impact 5)	SWT believes the rationale for CPO activity is proportionate to allow much needed regeneration of the area and the required investment in the properties. SWT believe that there is a compelling case in the public interest. SWT has appointed expert advice to guide SWT through this process, SWT has involved residents over a long period of time in developing the regeneration plans and has appointed contractors to deliver a new offer in the area which reflects the consultation, SWT has followed policy when negotiating with private owners and has provided a generous offer to encourage private owners to sell by mutual agreement, The council has approved the funds to deliver the new scheme.

- 4.1 In February 2019 the Shadow Full Council approved the redevelopment of the North Taunton Woolaway Project area and approved the principle of using Compulsory Purchase Powers set out in Section 17 of the Housing Act 1985, should vacant possession not progress to acquire the properties under the regeneration initiative detailed in the Report. It delegating such decision making to the Executive.
- 4.2 The existing site comprises of 212 Woolaway homes of which the Council retain ownership of 162 and 45 have been purchased through the Right to Buy and are now in private ownership.
- 4.3 In total the Council have decanted eighty-three (83) out of the one hundred and sixty-seven (167) tenants and purchased fifteen (15) of the twenty-two (22) private homes within the Project area. A breakdown of the properties is set out below in Table 2:

**Table 2: Tenure of North Taunton Woolaway Project Area**

<b>Phase</b>	<b>No. of Existing homes</b>	<b>No. of Tenants</b>	<b>No. of Private Home</b>	<b>No of Private homes left to purchase</b>
Phase A	26	23	3	0
Phase B	22	21	1	1
Phase Ci	16	12	4	2
Phase Cii	18	17	1	1
Phase Ciii	22	20	2	0
Phase D	58	47	11	3
<b>TOTAL</b>	<b>162</b>	<b>140</b>	<b>22</b>	<b>7</b>
<b>REFURBISHMENT ONLY</b>				
Phase E –	50	27	23	0 – none to purchase
<b>TOTAL</b>	<b>212</b>	<b>167</b>	<b>45</b>	<b>7</b>

- 4.4 Detailed planning permission for Phase A has been granted. The Council’s Planning Committee has resolved to grant outline planning permission for Phases B–E (in March 2019 and again in November 2019). Phase A will deliver 47 new social rented homes and a community facility. The outline planning permission for Phases B–E will deliver up to 180 new build Council homes and refurbish 27 existing Woolaway Council homes. The indicative scheme will provide a net increase of 65 affordable Council homes.
- 4.5 The Outline Planning Permission for the redevelopment of Phase B – E is being held pending phosphates mitigation. In the meantime, a full detailed planning application has been submitted for Phase B – D to ensure the development is not affected by the current phosphate mitigation delays as there is no increase in housing numbers. A separate planning application for the refurbishment of SWT properties in Phase E will be submitted.
- 4.6 The purchase of a private dwelling within Phase B has been agreed and details contained in confidential Appendix 7. The detail is confidential under paragraph 3 of

Part 1 of Schedule 12A of the Local Government Act 1972, namely information relating to the financial or business affairs of any particular person (including the authority holding that information). The purchase of this property is strategic to the regeneration scheme. The other alternative would be purchase using a Compulsory Purchase Order but this would have an adverse effect on the Project due to the timescales involved. Further, the owner is willing to sell which would mean the use of CPO powers would not be a last resort (one of the requirements of guidance on the use of CPO powers). The budget for purchasing private properties within phases B-D was agreed by Council 3<sup>rd</sup> December 2019 and 3<sup>rd</sup> December 2020.

4.7 *The current housing market within Taunton is extremely strong for all house types, but particularly for houses at the lower end of the price bracket. This may be as a result of the enforced halt of transactions due to lockdown, the stamp duty allowance, shortage of houses on the market and interest rates remaining low have caused an increase demand and between 9.87% to 14% increase in house prices for the South West Region.*

4.8 **NTWP Update**

4.9 The contract for the construction of Phase A has been signed and Engie took possession of the site on 30<sup>th</sup> June 2021. The programme is on track with the site set up complete and Welfare Offices are situated in Durham Place. The enabling groundworks have been completed and the new road in Wells Close installed, foundations have been poured in Bodmin Road. Site signage is being installed.

4.10 The Project is currently in five phases, A – E with delegation to the Director of Housing and Communities and the Portfolio Holder for Housing granted on 3 December 2020 to agree the timely decanting of Phases C - E. Table 3 (4.11) is an indicative timeline for the five phases, however once the sequence of refurbishment is known Phase E will be sub divided into smaller phases to allow timely decanting in line with the required refurbishment sequence.

4.11 Phase C has been sub divided to enable the development of M4(3) adapted properties to ensure vulnerable tenants only have to decant once.

4.12 **Table 3: Indicative Timeline by Phases**

Phase	Estimated Date of Decanting Priority	Estimated Start on site	Estimated Practical completion
A	Complete	<b>ACTUAL</b> February 2020 – Hoarding July 2020 – demolition June 2021 -	June / July 2023

		construction	
B	<b>ACTUAL</b> December 2020	Apr 2022	July /August 2023
C(i)	October/November 2021	May 2022	December 2023
C(ii)	March 2022	August 2023	July 2025
C (iii)	June 2022	Sept 2023	April 2026
*D	January 2024	February 2025	November 2027
E	Phased Comprehensive Refurbishment	November 2021	**November 2025

*\*Estimated as pending outcome of phosphate mitigation.*

*\*\*Refurbishment could run into Phase D timeline depending on the number of owner occupiers who wish to participate.*

4.13 Negotiations are continuing to purchase the remaining private properties which are not held in Council ownership. To ensure the redevelopment of the Project can be guaranteed within the timeframes set out above in Table 3, it is necessary for authority to be obtained for a Compulsory Purchase Order to enable the acquisition by the Council of any remaining properties.

#### **4.14 Compulsory Purchase Order (CPO)**

4.15 If the Council pursues a CPO, then subject to the projected dates for the phases to obtain planning permission it should incorporate into the CPO all interests it believes it will need to complete the whole development.

4.16 Whilst there is no absolute legal bar to making a CPO without having planning permission in place, the lack of planning permission is considered to be an impediment to delivery. It is therefore recommended that, at the latest, planning permission is in place by the time of any consideration of the Secretary of State as to whether to confirm the Order. If it is not, then the Council will need to show that there is no reason that it is aware of as to why planning permission should not be granted.

4.17 If a CPO is confirmed over future phases, the Council does not have to exercise it if it is no longer needed (for example because negotiations eventually lead to a negotiated settlement). Negotiations can continue and provided they move in the right direction the CPO may not be needed. However, national guidance on CPO in the form of 'Guidance on compulsory purchase process and the Crichel Down Rules' (MHCLG, July 2019) ('the Guidance') recognises the benefit of beginning the CPO process and securing a CPO even if in slightly speculative circumstances in terms of its use.

*"Compulsory purchase is intended as a last resort to secure the assembly of all the land needed for the implementation of projects. However, if an acquiring authority waits*

*for negotiations to break down before starting the compulsory purchase process, valuable time will be lost. Therefore, depending on when the land is required, it may often be sensible, given the amount of time required to complete the compulsory purchase process, for the acquiring authority to:*

- plan a compulsory purchase timetable as a contingency measure; and*
- initiate formal procedures This will also help to make the seriousness of the authority's intentions clear from the outset, which in turn might encourage those whose land is affected to enter more readily into meaningful negotiations."*

There is therefore recognition that the CPO process can be begun as a contingency measure.

#### **4.18 Factors for Granting CPO**

4.19 The Shadow Council resolved to support in principle the use of CPO powers, with further decision making delegated to the Executive. That in principle decision did not consider in full the various tests and requirements that need to be met to secure a confirmed CPO. In general terms, before pursuing a CPO, the Council should consider the case for using the powers, and then those matters which the Secretary of State will wish to be satisfied of before confirming a CPO. The issues include:

:

- What power will it use.
- How is the particular power used justified in these circumstances?
- The general requirements for using CPO powers, including whether there is a compelling case in the public interest;
- What land and interests are required, and do any rights need to be created?
- The relevant power for the compulsory acquisition of land or buildings for the provision of housing requires a qualitative or quantitative gain;
- the scheme should be deliverable and have funding in place for such delivery;
- there should be no impediments (other than the need for a CPO) to delivery of the scheme.

4.20 The draft Statement of Reasons appended to this Report addresses each of the above in full. Brief detail on each is included in the following paragraphs.

#### **4.21 What power should be used**

4.22 The in principle resolution already identifies the most appropriate power that can be used in this case, which is section 17 of the Housing Act 1985 which allows an authority to acquire land, houses or other properties for the provision of housing accommodation. There must be a qualitative or quantitative gain (the gain of one dwelling is sufficient). The draft Statement of Reasons expands on the remit of this power.

**4.23 How is the particular power used justified in these circumstances, including there is a compelling case in the public interest.**

- 4.24 The Guidance sets out what information must be compiled by way of evidence regarding the need for further housing accommodation. This includes matters such as: the total number of dwellings in the district; the total number of substandard dwellings, the total number of households for which provision needs to be made, and information on the authority's housing stock. This information set out in the Statement of Reasons – the document that justifies the use of CPO powers.
- 4.25 Note also that the Guidance provides that for housing development acquisitions, the CPO will not be confirmed unless the land is likely to be required within 10 years from when the CPO is confirmed. In this case the land will be required within 10 years.
- 4.26 The draft Statement of Reasons for making the Compulsory Purchase Order at set out in Appendix 3. This will be amended as appropriate by the Solicitor acting for the Council in accordance with the recommendations above.
- 4.27 The general requirements for using CPO powers, including whether there is a compelling case in the public interest.**
- 4.28 Putting aside the specific Housing Act requirements, there are also a series of general tests or requirements that the Secretary of State will consider when deciding whether to confirm a CPO. These are set out in the Guidance under Tier 1 General Overview.
- 4.29 The first is that the Council should only use its CPO powers when there is a compelling case in the public interest. Satisfying that includes demonstrating that all reasonable steps have been taken to acquire the interests by agreement. The compelling case test also requires the Council to consider interference with human rights (in particular the Article 1 right to peaceful enjoyment of possessions and the Article 8 right to respect for private and family life and home) and whether that is justified. It must also carry out an equality impact assessment (or similar), to show that it has taken into account the public sector equality duty.
- 4.30 Other considerations are:
- Does the Council have a clear idea of how it intends to use the land and interests acquired? In this case, given the ongoing development and the existence of planning permission and planning applications, this would not be difficult to satisfy; and
  - Are all necessary resources available within a reasonable timeframe? Again, given the progress of the development this should not be difficult to demonstrate, though it is always crucial to show that a scheme has funding (which in turn helps show deliverability).
- 4.31 Are there any impediments to delivery**
- 4.32 It is important to demonstrate that should a CPO be confirmed and the Council use those powers, that there is no reason thereafter why the scheme should not go ahead, i.e. there are no impediments. Examples of impediments include the need to obtain planning permission, highway diversions or closures, habitat licenses, etc.

- 4.33 Planning is in place to an extent, but the outline planning application for the phases after Phase A is yet to be granted despite benefitting from a resolution to approve due to the phosphate mitigation.
- 4.34 A new detailed planning application has been submitted for Phases B – D which does not increase housing numbers and should not be affected by the phosphate mitigation. Before starting a CPO process a review would need to take place to consider what matters might need to be settled before a spade can go into the ground on the relevant phase, and whether those can be seen as impediments to delivery.
- 4.35 As above, it is not an absolute requirement, and a CPO can be made without a planning permission in place, but justifying the CPO with a planning permission granted by the time of an inquiry (or by the time the Secretary of State considers the CPO) significantly de-risks the process and it is not recommended to seek the confirmation of a CPO without planning permission.
- 4.36 What land and interests are required, and do any rights need to be created.**
- 4.37 A detailed exercise of scoping what land and rights are needed for the development is current being carried out, albeit in this case there is a relatively limited number of properties outstanding. New rights, such as crane oversailing, would need to be considered, and indeed any other rights felt necessary for the development to be delivered.

#### **4.38 Timescale**

- 4.39 It is difficult to accurately predict how long the CPO process will take, from start to vesting of title in the Council. Please refer to Appendix 4 which estimates a period of 8 months should there be no need for a public inquiry, and 15 months if an inquiry is required.
- 4.40 The table shows the specific steps and time periods for each so overall timescales can be extrapolated.
- 4.41 It concludes that if no public inquiry is needed and assuming the preparation process begins in earnest in October 2021, the process from starting to vesting title in the Council would be circa 8 months (to June 2022), and with a public inquiry circa 15 months (to January 2023). Note that 3 months (minimum) of this are the post confirmation steps. Even with a confirmed CPO, that period is required to allow the challenge period to expire and allow for the relevant notice periods.
- 4.42 The period of 8 months could be shortened, in the sense that it assumes that some work needs to be done before objections are withdrawn and that period is unknown. However, any time saving at that time is likely to be limited.
- 4.43 The Phase C properties in Phase Ci in the new phasing plan (meaning it is required by May 2022), then if a CPO is not contested it could be acquired in time. However, if contested our estimate is January 2023. Whilst time savings could possibly be made, it is noted that CPOs tend to take longer than expected, rather than be quicker. The

Phase C (ii) and Phase D properties (start on site August 2021 and February 2025) do not pose a problem timing wise.

- 4.44 If a CPO that includes the Property (Phase B) is objected to and objections are not negotiated away, the inquiry process begins and the timescale to secure title is pushed out to January 2023. That would mean the deadlines for securing any property in Phase Ci would also be difficult to meet.
- 4.45 For phases Cii onwards, even if a CPO is contested and an inquiry held, we would expect that process to be completed circa January 2023, which would be before the time those properties are needed.
- 4.46 Once a CPO is confirmed:
- the time it takes to secure ownership of the land acquired is now relatively fixed.
  - a legal challenge period of 6 weeks will begin.

## 5. Links to Corporate Strategy

- 5.1 The scheme compliments the Council's Corporate Strategy 2020 - 2024 - Homes and Communities – to offer a choice of good quality homes for our residents, whatever their age and income, in communities where support is available for those in need.
- 5.2 The Project significantly increases the number of affordable and social homes in Taunton and will be built by the Council including a range of housing types to cater for single person, family, vulnerable and elderly households.
- 5.3 The Council's Housing Revenue Account Business Plan sets out the financial model for the Housing Service over a 30 year period. The Council has agreed a number of priorities in its updated Housing Revenue Account (HRA) Business Plan 2020-2050, which are included in the vision statement "*Great Homes for Local Communities*" that accompanies the business plan ('the **Action Plan**'). Its overarching mission statement is: "*Our homes will be safe and secure and we will build many more in which our tenants will thrive. To do this we will develop a great team to provide excellent and modern services...*" The Project compliments these strategy objectives;
- 5.4 **Deliver more new homes** – including a commitment that the Council will deliver 1000 new homes over the next 30 years; build new homes that help combat climate change; and implement exemplar regeneration in North Taunton (including the Scheme). The Action Plan also explains that when having their community regenerated, customers will have the opportunity to relocate or move back into new homes that will be more comfortable and cheaper to run.
- 5.5 **Provide great customer service** – the Council is committed to ensuring that the voices of their customers are heard and they influence the services offered, and also to improving how customers are kept up to date on what is happening.
- 5.6 **Improve our existing homes and neighbourhoods** – the Council will continue to invest in the safety of its homes, investigate ways to increase investment in the energy

efficiency of its stock, and look after the Council's estates. This will mean customers can expect: to live in good quality homes where they feel safe, warm, and secure and where they can thrive; that their communities can be attractive places to live, work and stay; and to live in homes that are cheaper to run and that reduce environmental impacts.

5.7 Engaging and listening to our residents has been the primary driver and embedded in the Project principles established at the initiation of this project. The key Project principles are:-

5.7.1 Existing SWT residents within the scheme will be given the opportunity to remain on a social rent level.

5.7.2 Existing SWT residents within the scheme will be supported to downsize through the scheme design but retain the right to return to an equivalent size property within the new scheme.

5.7.3 The Project is underpinned by the SWT development aspirations and provide new, high quality and energy efficient homes.

5.7.4 The new development compliments The Vision for Taunton as a Garden Town, specifically the themes:

5.7.5 Growing our town greener – quality of the environment. The scheme incorporates green spaces and play spaces and provides more street trees.

5.7.6 Growing Quality Places – quality of our places and neighbourhoods. The design of the scheme focuses on places and spaces with high quality homes, green streets and public spaces. The homes will be energy efficient and aim to incorporate sustainable technologies.

## 6. **Unitary Authority Considerations**

6.1 The Report has reflected on the potential consequences of the impact of unitary authority status when considering its recommendations. The following statements provide comfort that the recommendations of the Report are appropriate:

- The increased supply of affordable housing is a district priority and a Somerset wide priority. This is evidenced in the Somerset wide Housing Strategy and through the demand recorded through the Somerset wide Homefinder Somerset lettings system.
- The HRA Business Plan is a thirty (30) year Business Plan approved in February and set out an ambition to build homes to increase the supply of affordable homes in the district and in the county. The HRA Business Plan is ring fenced and therefore applies HRA rules and the Council's HRA Business Plan discipline.
- The four District authorities have different structures to manage their housing responsibilities including stock transfer organisations, ALMO and SWT has retained its stock. It is difficult at this moment to make assumptions of how a unitary authority(s) would manage its housing duties or the emphasis it would

place on new development. We therefore consider the Business Plan is a relevant guide to support the Council's decision making.

- All authorities within the unitary proposal are subject to the government climate change policies and targets including net carbon zero by 2050.

## **7. Finance / Resource Implications**

- 7.1 Please see Confidential Appendix 7 regarding the purchase of the Phase B property.
- 7.2 The cost of staff time will be met from existing resources or charged to the capital scheme as appropriate.

## **8. Legal implications**

- 7.1 Statutory Home Loss and Disturbance Payments will be made in line with legislative guidance and the North Taunton Woolway Decant Policy. As properties are anticipated to be purchased under, or 'under the threat of' the exercise of CPO powers there is scope for utilisation of the HMG guidance on compensation payments.
- 7.2 Whilst the Council intends to work closely with each household and seek agreement to achieve vacant possession in the event an acceptable agreement cannot be sought the contingency of a CPO is beneficial. In recommending the making of a CPO the rights of third parties that may be affected (including the property rights of the current property owners of the sites) have been balanced against the public interest in acquiring the land.
- 7.3 It is recommended that the Council can be satisfied that the proposed CPO is necessary and proportionate having regard to the provisions of the Human Rights Act 1998 and is in the public interest having regard to the both the need to provide good quality, energy efficient homes in areas where people wish to reside now and in the future and the need to regenerate the Project area.
- 7.3 If vacant possession cannot be provided to a contractor by the long stop date in the build contract, the Council will be at risk of litigation for specific performance under the contract and this will potentially have associated financial implications.
- 7.4 Section 11 (6) of the Local Government Act 2003 relates to the Council's ability to retain and use Right to Buy receipts to fund affordable housing.

## **8. Climate and Sustainability Implications**

- 8.1 New build homes will be constructed to a minimum of Part L of the Building Regulations which will substantially improve the thermal performance of the dwellings compared to the existing dwellings. In addition, the contracted specification for phase A has increased insulation, air tightness and reduced cold bridging. The units will also have Air Source Heat Pumps, PV, Batteries, and water reduction measures. The properties will have no gas and are zero carbon 2050 ready. The carbon and fuel efficiency is 12 times better than the Woolway homes being demolished. On the first let carbon saving and tenant fuel costs are anticipated to be 70%-80% less than current Woolway homes.

- 8.2 The new development has been designed to take advantage of biodiversity opportunities in the neighbourhood such as planting trees and creating a new public open space.
- 8.3 The Project has enabled the Council to embrace and design a new garden community to incorporate the Garden Town Principles and safeguard the natural environment, providing areas of planting and open space whilst ensuring residents have access to suitable homes and facilities.
- 8.4 Phosphates and housing development within the hydrological catchment of the Somerset Levels and Moors Ramsar Site - This scheme falls within the water catchment area of the Somerset Levels and Moors Ramsar Site. The new planning application for Phases B, C and demolition of Phase D assumes a mitigation strategy is not required. However, a mitigation strategy is required to build homes in phase D and the HRA and council are exploring options for mitigation. Phase D planning permission is not required until 2025 which allows significant time for a phosphate mitigation strategy to be agreed.

## 9. **Safeguarding and/or Community Safety Implications**

- 9.1 Through the design of the Project, tenants and residents will feel safe in the public realm and feelings of safety and security in the home due to the adoption of crime prevention measures in the new development.
- 9.2 Consultation with Police and other statutory authorities has already been undertaken as part of the planning application process. No implications arose thanks to the meticulous design and resident consultation that was undertaken to achieve planning permission.

## 10. **Equality and Diversity Implications**

- 10.1 An Equality Impact Assessment was first undertaken in relation to the regeneration of the Project in February 2019 (Appendix 5). That assessment concluded that there would either be a positive or neutral effect on any protected groups.
- 10.2 An Equality Impact Assessment ("EIA") has been undertaken to assess the impact on any protected groups of the making of a Compulsory Purchase Order and implementation of the Development, in line with the Equality Act 2010. The assessment concludes that there would either be a positive or neutral effect on any protected groups. Please refer to Appendix 3 – draft Statement of Reasons.
- 10.3 The owners and occupiers of the remaining private homes within the Order Land are likely to be the most affected by the Order. Three of these properties are investments and rented out to tenants. One owner/occupier of one property is considered to have protected characteristics but it is hoped that current negotiations can be concluded shortly to purchase this property by agreement.
- 10.4 In respect of the remaining three owner/occupied properties and the tenants of the investment properties, they are not considered or known to have any protected

characteristics.

- 10.5 The public sector equalities duty is a continuing duty and the impacts on any protected groups will be kept under review should any new information come to light or circumstances change.

## 11. **Social Value Implications**

- 11.1 The resident consultation phase of the Project has delivered social value through providing the opportunity for residents to be actively involved in the scheme design process and provide valued and informed contributions.

- 11.2 Social Value formed part of the selection criteria for the procurement of Phase A main contractor and for future phases.

## 12. **Partnership Implications**

- 12.1 Any Project opportunities for partnership working with different organisations and agencies that enhance the benefits of the scheme will be explored as they arise. For example, NHS Talking Therapies and MIND have worked in partnership with us to provide a local presence for resident mental health and well-being. This has improved our tenant access to services, enabling them to receive support that they might not have otherwise accessed if not for the regeneration of the scheme.

## 13. **Health and Wellbeing Implications**

- 13.1 The Project as a whole has been designed to Nationally Described Space Standards to ensure properties are future-proofed and residents can benefit from some of the principles of lifetime homes and will contribute to the improve health and wellbeing of the residents.

- 13.2 Phase A includes a new community building to provide a focal point for local people to meet and enhance community spirit and interactions.

- 13.3 The new detailed Planning Application for Phases B–D illustrates the provision of public open space for community use which has been informed by public consultation.

## 14. **Asset Management Implications**

- 14.1 The Housing (HRA) Asset Management Strategy 2016 reflects the challenges the Council faces and improving its focus on value for money for the Council and for our residents:

14.1.1 To promote sustainable local communities through coordinated capital investment and housing management.

14.1.2 To work closely with residents to ensure that their homes meet their needs and aspirations.

14.1.3 To invest in stock, to achieve good quality and environmental standards and to ensure that all statutory obligations are met.

14.1.4 To ensure that stock secures and strengthens the financial viability of the business plan and safeguards its long term future and the income stream it generates.

14.1.5 Deliver Value for Money through targeting investment where it will have the best financial and social return.

14.1.6 To carry out options appraisals on stock that does not meet the above criteria, exploring the widest range of alternative options to improve outcomes for residents and for our Business Plan.

14.1.7 To deliver investment programmes in an effective way, achieving agreed quality and value for money.

14.2 Through the evaluation, the asset management model identified 4% of the total stock with an average Net Present Value which is negative. These were exclusively for the Council's Woolaway constructed properties, reflecting the anticipated need for major works to these properties in the medium term.

14.3 The HRA Asset Strategy 2016 recognised the Woolaway house type as the Council's lowest performing stock with a limited life expectancy and high future maintenance costs. Unless action is taken to address the structural defects, the properties will continue to deteriorate, increasing the problems of a poorly performing dwelling.

14.4 Providing new energy efficient, affordable homes with a range of property sizes will improve the living standards for residents to create a sustainable community of high quality homes. In addition, increasing the scheme density will generate greater income and make best use of the Council's assets.

## **15 Data Protection Implications**

15.1 All personal data is held in accordance with GDPR and Data Protection Act requirements.

## **16 Consultation Implications**

16.1 Community Engagement and supporting the residents affected by the scheme, have been at the forefront of the Project's ethos to regenerate the area.

16.2 Home owners have been consulted regarding the new detailed planning application for Phases B – D. Negotiations will continue with the remaining home owners to agree terms throughout the CPO process.

## **17 Scrutiny Comments / Recommendation(s)**

17.1 The Report is being reviewed by Community Scrutiny Committee on 28 October 2021.

**Democratic Path:**

- **Scrutiny / Corporate Governance or Audit Committees – Yes / No** (delete as appropriate) **28 October 2021**
- **Cabinet/Executive – Yes / No** (delete as appropriate) **17 November 2021**
- **Full Council – Yes / No** (delete as appropriate) **7 December 2021**

Reporting Frequency:  **Once only**     **Ad-hoc**     **Quarterly**  
 **Twice-yearly**     **Annually**

**List of Appendices (delete if not applicable)**

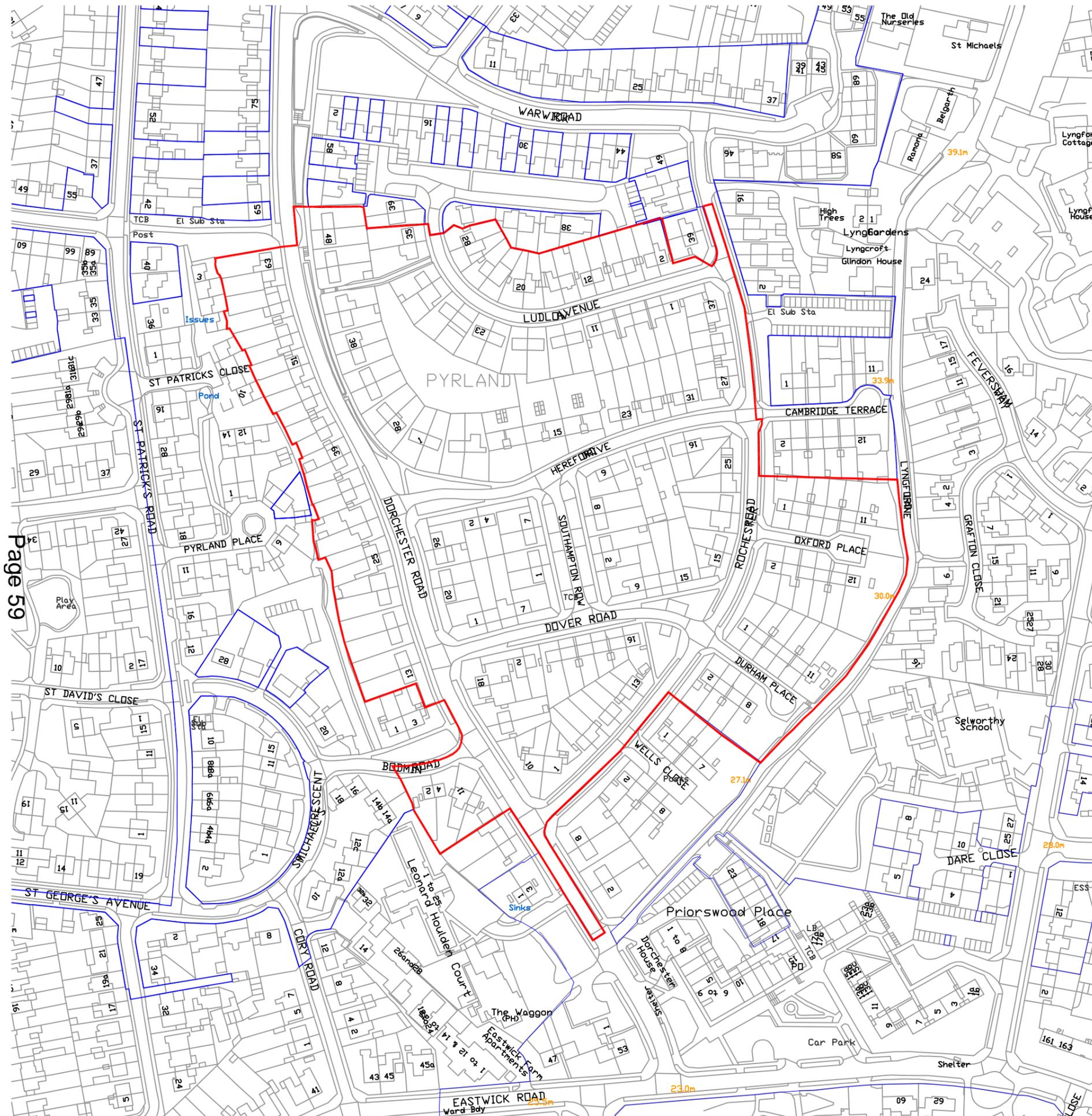
Appendix 1	Plan of NTWP CPO area
Appendix 2	Phasing Plan for NTWP
Appendix 3	<b>CONFIDENTIAL</b> CPO - Statement of Reasons
Appendix 4	CPO - Timescales
Appendix 5	Equality Impact Assessment October 2021
Appendix 6	<b>CONFIDENTIAL</b> Risk Assessment
Appendix 7	<b>CONFIDENTIAL</b> Purchase of private residential properties

**Contact Officers**

Name	Chris Brown	Name	Jane Windebank
Direct Dial	01823 217542	Direct Dial	01823 219520
Email	c.brown@somersetwestandtaunton.gov.uk	Email	j.windebank@somersetwestandtaunton.gov.uk

Name	James Barrah
Direct Dial	01823 217553
Email	j.barrah@somersetwestandtaunton.gov.uk





N

— Site

— TDBC Ownership

Responsibility is not accepted for errors made by others in scaling from this drawing. Contractors must check all dimensions on site. Discrepancies must be reported immediately to the architect before proceeding. This drawing is copyright ©2017 Nash Partnership. All rights reserved.

Rev.	Date	Notes	Int.
A	06.11.18	Draft Application Issue	LM
B	11.12.18	Outline Planning	LM

CDM Regulations  
xxx



**nash partnership**

Bath : 01225 442424 | 23a Sydney Buildings, Bath, BA2 6BZ  
 Bristol : 0117 3327560 | 25 King Street, Bristol, BS1 4PB  
 www.nashpartnership.com  
 mail@nashpartnership.com

**PRELIMINARY**

Job Number	Drawing Number	Revision
17025	L005	B

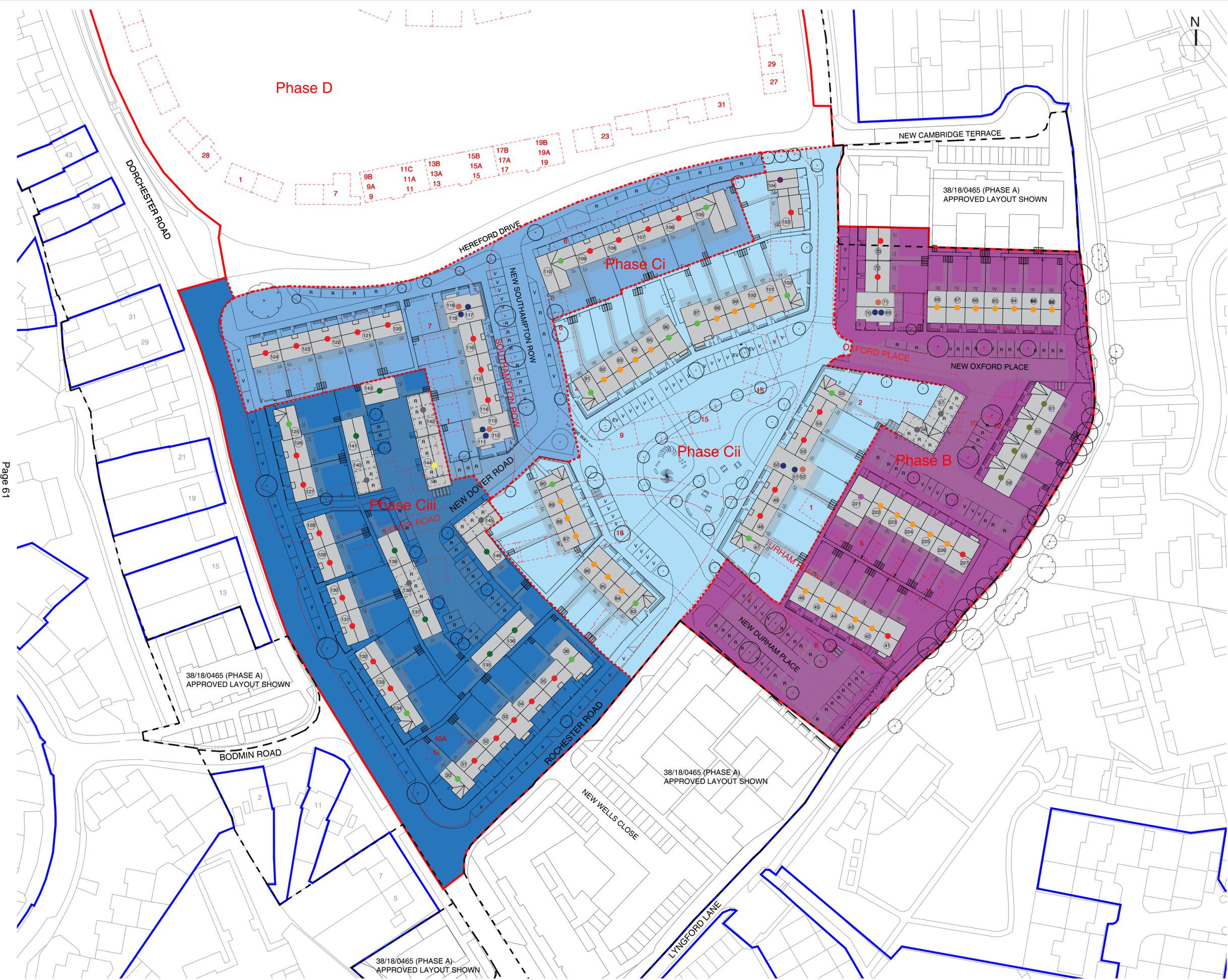
Project  
North Taunton Woolaway Project

Title  
Existing Site Plan

Drawn by	Project Manager
LM	AT

Scale	Date created
1:2000 @ A3	06.11.18

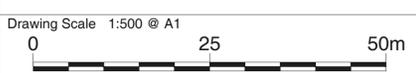




Responsibility is not accepted for errors made by others in scaling from this drawing. Contractors must check all dimensions on site. Discrepancies must be reported immediately to the architect before proceeding. This drawing is copyright ©2021 Nash Partnership. All rights reserved.

Rev.	Date	Notes	Init.
1	30.06.21	For Planning	RB

CDM Regulations  
xxx



**nash partnership**

Nash Partnership  
23a Sydney Buildings  
Bath  
BA2 6BZ  
  
01225 442424  
www.nashpartnership.com  
mail@nashpartnership.com

File Name: 20060-NP-02-XX-DR-A-1205

**FOR PLANNING**

Job Number	Originator	Zone	Level
20060	NP	02	XX
Type	Role	Drawing Number	Revision
DR	A	1205	1

Project  
North Taunton Woolaway Project

Title  
Phases BCD  
Proposed Sub-phasing 1 to 500

Drawn by	Project Manager	Scale
RB	PM	1:500 @ A1



By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted



**Key stages and timescales in relation to the compulsory purchase of land – Woolaway Project**

Scope of work	Projected timescale for completion
<b>Start of CPO preparation in earnest (December 2021)<sup>1</sup></b>	
Service of request for information (RFI) notices	December 2021  RFI notices must give recipients 14 days to respond
Collating and review of existing title information into table format to produce CPO schedule, and production of CPO plot plans	December 2021 - January 2022
Finalising statement of reasons (SoR) and preparing and reviewing first draft CPO documents (order, schedule and plans)	December 2021 – January 2022
Gathering and collating of supporting documents to be submitted to PCU and placed on deposit once CPO made, and drafting statutory certificates to be submitted with the CPO.	December 2021  This can also take place while RFI responses are awaited
Review of final form CPO documents and SoR once RFI responses received.	January 2022
Submission of draft CPO papers to Planning Casework Unit (PCU) for checking pre formal submission (a technical check encouraged by guidance).	February 2022  Estimated turnaround by Planning Casework Unit of about 2 weeks
Preparing notice of making of the CPO for publication in local newspapers (which is also the site notice) and notices for service upon those with an interest in the CPO land, including cover letters.	February 2022

<sup>1</sup> Note: we have assumed these workstreams beginning in earnest once final approval is obtained from Full Council

Scope of work	Projected timescale for completion
Making of the CPO (by application of the Council's seal) followed by service of CPO notices, erecting of site notices and putting notices in local newspapers.	February - March 2022  The newspaper notice must be published in two successive weeks  Objection period of 21 days runs from date of first publication of notice
Expiry of objection period	March – April 2022
<b>SCENARIO 1: CONFIRMATION BY THE COUNCIL - NO PUBLIC INQUIRY<sup>2</sup></b>	
Liaison with objectors with a view to closing deals to have objectors withdrawn. Deals to be conditional on them writing a pro forma letter to PINS <sup>3</sup> withdrawing their objection.  Particular focus on statutory undertaker objections if they are affected.	From February - March 2022 onwards (up to withdrawal of objection).
Preparation of statement of case, including letters of service, and collating additional supporting documents <sup>4</sup>	March - April 2022  The statement of case must be submitted within 6 weeks of start date letter from PINS.
Liaison with PINS regarding authorisation to confirm order as unopposed, and confirmation then authorised by Secretary of State. This will occur if we secure deals with all outstanding objectors.	Assume that by end <b>April 2022</b> we have secured deals for the outstanding interests, for the sake of this scenario.
<b>SCENARIO 2: IF OBJECTIONS RECEIVED AND NOT WITHDRAWN – PUBLIC INQUIRY<sup>5</sup></b>	

<sup>2</sup> If no objections at all are received, confirmation by the Council can occur as soon as the PCU issues authorisation (about two weeks usually).

<sup>3</sup> Note the Planning Casework Unit (PCU) hands the matter over to the Planning Inspectorate (PINS)

<sup>4</sup> Note if objections are not withdrawn quickly, we have to continue with the statutory procedures which require a statement of case to be prepared 6 weeks from receipt of the "start date" letter from PINS (which arrives relatively shortly after the end of the objection period)

<sup>5</sup> Other procedures are now available including hearings, but most CPOs are dealt with by public inquiry.

Scope of work	Projected timescale for completion	
Consideration of issues raised in the objections, and negotiations with objectors for withdrawal.	March/April 2022 – date of inquiry	
Preparation of statement of case, including letters of service, and collating additional supporting documents	March - April 2022 The statement of case must be submitted within 6 weeks of start date letter from PINS.	
Inquiry preparation including instructing Counsel, conferences with Counsel and preparation and service of evidence	March/April 2022 – date of inquiry	
Public inquiry  Inquiries must now be held with 22 weeks of 'relevant date', which is in a letter to be issued by SoS at the start of the process.	Entirely dependant on inspector availability, but assume July 2022	
Secretary of State's decision	October 2022	
ACQUISITION OF INTERESTS SUBJECT TO THE CPO (IE POST CPO CONFIRMATION)		
	Scenario 1: No inquiry	Scenario 2: Inquiry
Preparation of newspaper confirmation notice, site notice and notice to be served on those with interests in the land subject to the CPO, and service of same.  A 6 week legal challenge applies. This schedule assumes no further steps are taken until that period has passed. However, it can run alongside the next stage.	May 2022  Assuming we had to deal with some objectors and to allow for notice period.	October 2022

Scope of work	Projected timescale for completion	
Drafting and execution of general vesting declaration and notice of same, and service of same.  From service of the notice of the GVD, at least 3 months must pass before land vests.	June 2022	January 2023
<u>Land subject to the GVD vests in the Council</u> – advice in relation to registration and/or transfer of land/granting of rights once vested in the Council.  Note: there may be outstanding compensation disputes, but those does not impact on Council's ability to vest legal title in itself.	September 2022	April 2023

**Summary**

Total estimated time to complete the CPO process and vest land in the Council assuming no public inquiry <sup>6</sup>	Total estimated time to complete the CPO process and vest land in Council assuming public inquiry
9 Months	16 months

<sup>6</sup> Note: as per the schedule this assumes some delay caused by objections needing to be negotiated away. If no objections are submitted, because all deals have been done, then this period will be 2 months or so shorter.

# Somerset Equality Impact Assessment

Before completing this EIA please ensure you have read the EIA guidance notes – available from your Equality Officer

<b>Organisation prepared for</b>	<b>Somerset West and Taunton Council</b>		
<b>Version</b>	<b>1</b>	<b>Date Completed</b>	<b>19 October 2021</b>

## Description of what is being impact assessed

### North Taunton Woolaway Project (NTWP) - Compulsory Purchase Order and implementation of the Development in line with the Equality Act 2010

The NTWP will make a significant contribution toward delivering quality housing to meet the needs of SWT residents. The Project will provide a significant contribution towards:

- Resolving severe structural matters in relation to 162 defective Woolaway Homes through demolition and replacement with up to 230 new low carbon homes and 27 defective Woolaway properties with better insulated and structurally sound refurbished homes.
- Affordable Housing supply; with 227 – 230 new homes for rent
- Healthier homes and community; well-designed green space and road layout and efficient to heat homes
- Low carbon homes; a significant step toward zero carbon with a fabric first approach and a fund for renewable heat and power
- Accessible housing; a major contribution towards meeting the councils demand for wheelchair accessible homes
- Garden Town; the scheme adopts many principles of the Garden town design guide
- Larger accommodation; national space standards have been maintained throughout the scheme including the design of larger family accommodation (4 / 5 bed).
- The community building and open space will be accessible for all groups in the community reflecting the diversity of the local population, helping to bring people together and foster good relations between different groups.

## Evidence

**What data/information have you used to assess how this policy/service might impact on protected groups?** Sources such as the [Office of National Statistics](#), [Somerset Intelligence Partnership](#), [Somerset's Joint Strategic Needs Analysis \(JSNA\)](#), Staff and/ or [area profiles](#), should be detailed here

Through the extensive resident consultation undertaken, a detailed understanding and demographic profile of the existing community and its potential future needs has been created.

The consultation in 2018 included four public consultation events in a venue selected for its close proximity and accessibility to the affected residents, the opportunity for home visits from the project team alongside the project team being based in an office hub to provide a 'drop in' facility for the residents.

The scheme proposals have evolved in consultation with a project Design Group. The Design Group consisted of residents, both SWT tenants and homeowners, with a range of housing and lifestyle requirements.

In addition to information gathered through the resident consultation, the community profile has been further populated through information held by the Somerset Intelligence Partnership, specifically the area Indices of Multiple Deprivation results.

Housing needs have been further informed by data held within the Choice Based Lettings System 'Homefinder Somerset'.

All affected home owners have been contacted during the consultation phase and kept up to date with the project progress and phasing plans via newsletters, letters and meetings. Negotiations are preferred option and will continue throughout the CPO process.

**Who have you consulted with to assess possible impact on protected groups?** If you have not consulted other people, please explain why?

The demographic profiles includes every single household within the projects redline area. The information gathered, particularly through 1-2-1 home visits included completing questionnaires to help identify vulnerable and protected groups.

The project team have worked across a range of agencies and partners within the Priorswood 'One Team' area.

To assist with Skills and Learning, Somerset Academy and Skills and Learning Council have been invited to discussions. The local primary school and doctors surgery have been provided with progress updates.

SWT Tenants Forum and Tenant Services Management Board have received regular feedback on the project and provided views and considerations.

SWT Ward Councillors have been briefed on the report requesting approval to progress the Compulsory Purchase Order.

### Analysis of impact on protected groups

The Public Sector Equality Duty requires us to eliminate discrimination, advance equality of opportunity and foster good relations with protected groups. Consider how this policy/service will achieve these aims. In the table below, using the evidence outlined above and your own understanding, detail what considerations and potential impacts against each of the three aims of the Public Sector Equality Duty. Based on this information, make an assessment of the likely outcome, before you have implemented any mitigation.

Protected group	Summary of impact	Negative outcome	Neutral outcome	Positive outcome
Age	<ul style="list-style-type: none"> <li>The increased choice of affordable housing type, size and tenure provides housing options for all age groups.</li> <li>For rented properties Lettings will be taken from the choice based lettings system 'Homefinder Somerset' which has equality and diversity policies in place to ensure protected groups are not disadvantaged.</li> <li>For private owners there is choice of housing type, size, tenure and location that will not negatively impact on this protected group</li> </ul>	□	□	☒

<b>Disability</b>	<ul style="list-style-type: none"> <li>• Specific provision for a range of adapted properties has been made within the scheme proposal to provide a housing choice for those with a disability</li> <li>• For rented properties Lettings will be taken from the choice based lettings system 'Homefinder Somerset' which has equality and diversity policies in place to ensure protected groups are not disadvantaged.</li> <li>• For owner occupiers with disabled adaptations or aids, these will be replicated at their new homes and costs covered by the Disbursement Compensation as set out in the Compulsory Purchase and Compensation Guide (Compulsory Purchase and Compensation, Compensation Guide to Residential Owners and Occupiers: Communities and Local Government, April 2010)</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Gender reassignment</b>	<ul style="list-style-type: none"> <li>• The increased choice of affordable housing type, size and tenure provides housing options that will not negatively impact on this protected group.</li> <li>• For rented properties Lettings will be taken from the choice based lettings system 'Homefinder Somerset' which has equality and diversity policies in place to ensure protected groups are not disadvantaged.</li> <li>• For private owners there is choice of housing type, size, tenure and location that will not negatively impact on this protected group</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>Marriage and civil partnership</b>	<ul style="list-style-type: none"> <li>• The increased choice of affordable housing type, size and tenure provides housing options that will not negatively impact on this protected group.</li> <li>• For rented properties Lettings will be taken from the choice based lettings system 'Homefinder Somerset' which has equality and diversity policies in place to ensure protected groups are not disadvantaged.</li> <li>• For private owners there is choice of housing type, size, tenure and location that will not negatively impact on this protected group.</li> </ul>	□	□	☒
<b>Pregnancy and maternity</b>	<ul style="list-style-type: none"> <li>• The increased choice of affordable housing type, size and tenure provides housing options that will not negatively impact on this protected group.</li> <li>• For rented properties Lettings will be taken from the choice based lettings system 'Homefinder Somerset' which has equality and diversity policies in place to ensure protected groups are not disadvantaged.</li> <li>• For private owners there is choice of housing type, size, tenure and location that will not negatively impact on this protected group</li> </ul>	□	□	☒
<b>Race and ethnicity</b>	<ul style="list-style-type: none"> <li>• The increased choice of affordable housing type, size and tenure provides housing options that will not negatively impact on this protected group.</li> <li>• For rented properties Lettings will be taken from the choice based lettings system 'Homefinder Somerset' which has</li> </ul>	□	□	☒

	<p>equality and diversity policies in place to ensure protected groups are not disadvantaged.</p> <ul style="list-style-type: none"> <li>For private owners there is choice of housing type, size, tenure and location that will not negatively impact on this protected group</li> </ul>			
<b>Religion or belief</b>	<ul style="list-style-type: none"> <li>The increased choice of affordable housing type, size and tenure provides housing options that will not negatively impact on this protected group.</li> <li>For rented properties Lettings will be taken from the choice based lettings system 'Homefinder Somerset' which has equality and diversity policies in place to ensure protected groups are not disadvantaged.</li> <li>For private owners there is choice of housing type, size, tenure and location that will not negatively impact on this protected group</li> </ul>	□	□	☒
<b>Sex</b>	<ul style="list-style-type: none"> <li>The increased choice of affordable housing type, size and tenure provides housing options that will not negatively impact on this protected group.</li> <li>For rented properties Lettings will be taken from the choice based lettings system 'Homefinder Somerset' which has equality and diversity policies in place to ensure protected groups are not disadvantaged.</li> <li>For private owners there is choice of housing type, size, tenure and location that will not negatively impact on this protected group</li> </ul>	□	□	☒

<p><b>Sexual orientation</b></p>	<ul style="list-style-type: none"> <li>• The increased choice of affordable housing type, size and tenure provides housing options that will not negatively impact on this protected group.</li> <li>• For rented properties Lettings will be taken from the choice based lettings system 'Homefinder Somerset' which has equality and diversity policies in place to ensure protected groups are not disadvantaged.</li> <li>• For private owners there is choice of housing type, size, tenure and location that will not negatively impact on this protected group</li> </ul>			
<p><b>Other, e.g. carers, veterans, homeless, low income, rurality/isolation, etc.</b></p>	<ul style="list-style-type: none"> <li>• The increased choice of affordable housing type, size and tenure provides housing options that will not negatively impact on this protected group.</li> <li>• For rented properties Lettings will be taken from the choice based lettings system 'Homefinder Somerset' which has equality and diversity policies in place to ensure protected groups are not disadvantaged.</li> <li>• For private owners there is choice of housing type, size, tenure and location that will not negatively impact on this protected group</li> </ul>			

**Negative outcomes action plan**

Where you have ascertained that there will potentially be negative outcomes, you are required to mitigate the impact of these. Please detail below the actions that you intend to take.

Action taken/to be taken	Date	Person responsible	How will it be monitored?	Action complete
<p>No adverse equality impact identified. These have been mitigated through an extensive resident consultation process and the resultant scheme design.</p> <p>Any negative outcomes which may emerge during the implementation of the development will be addressed through strong project management and identifiable workstreams.</p>	Select date			<input type="checkbox"/>
	Select date			<input type="checkbox"/>

**If negative impacts remain, please provide an explanation below.**

<b>Completed by:</b>	<b>Jane Windebank, Development Manager</b>
<b>Date</b>	<b>19 October 2021</b>
<b>Signed off by:</b>	
<b>Date</b>	
<b>Equality Lead/Manager sign off date:</b>	

<b>To be reviewed by:</b> (officer name)	
<b>Review date:</b>	

DRAFT



By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

