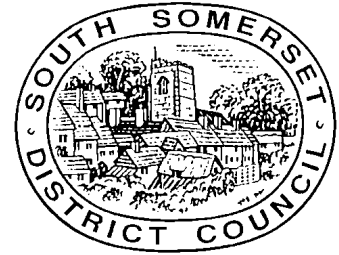


South Somerset District Council

Notice of Meeting



Area South Committee

Making a difference where it counts

Wednesday 2nd November 2016

2.00 pm

**Council Chamber
Council Offices,
Brympton Way,
Yeovil BA20 2HT**

(disabled access and a hearing loop are available at this meeting venue)



Members listed on the following page are requested to attend the meeting.

The public and press are welcome to attend.

Please note there are no Planning Applications to be considered this month.

If you would like any further information on the items to be discussed, please ring the Agenda Co-ordinator, **Jo Boucher 01935 462011**, website: www.southsomerset.gov.uk

This Agenda was issued on Monday 24th October 2016.

Ian Clarke, Assistant Director (Legal & Corporate Services)

This information is also available on our website
www.southsomerset.gov.uk



INVESTORS IN PEOPLE

Area South Committee Membership

Cathy Bakewell
John Clark
Gye Dibben
John Field
Nigel Gage
Peter Gubbins
Kaysar Hussain

Andy Kendall
Sarah Lindsay
Mike Lock
Tony Lock
Sam McAllister
Graham Oakes
Wes Read

David Recardo
Gina Seaton
Peter Seib
Alan Smith
Rob Stickland

South Somerset District Council – Council Aims

South Somerset will be a confident, resilient and flexible organisation, protecting and improving core services, delivering public priorities and acting in the best long-term interests of the district. We will:

- Protect core services to the public by reducing costs and seeking income generation.
- Increase the focus on Jobs and Economic Development.
- Protect and enhance the quality of our environment.
- Enable housing to meet all needs.
- Improve health and reduce health inequalities.

Scrutiny procedure rules

Please note that decisions taken by Area Committees may be "called in" for scrutiny by the council's Scrutiny Committee prior to implementation. This does not apply to decisions taken on planning applications.

Highways

A formal written report from the Area Highways Office should be included in the Agenda in May and November. Alternatively, they can be contacted direct through Somerset County Council on 0300 123 2224.

Members questions on reports prior to the meeting

Members of the committee are requested to contact report authors on points of clarification prior to the committee meeting.

Information for the Public

The Council has a well-established area committee system and through four area committees seeks to strengthen links between the Council and its local communities, allowing planning and other local issues to be decided at a local level (planning recommendations outside council policy are referred to the district wide Regulation Committee).

Decisions made by Area Committees, which include financial or policy implications are generally classed as executive decisions. Where these financial or policy decisions have a significant impact on council budgets or the local community, agendas will record these decisions as “key decisions”. Members of the public can view the council’s Executive Forward Plan, either online or at any SSDC council office, to see what executive/key decisions are scheduled to be taken in the coming months. Non-executive decisions taken by area committees include planning, and other quasi-judicial decisions.

At area committee meetings members of the public are able to:

- attend and make verbal or written representations, except where, for example, personal or confidential matters are being discussed;
- at the area committee chairman’s discretion, members of the public are permitted to speak for up to up to 3 minutes on agenda items; and
- see agenda reports.

Meetings of the Area South Committee are normally held monthly at 2.00pm on the first Wednesday of the month at the Council Offices, Brympton Way, Yeovil.

Agendas and minutes of Area Committees are published on the Council’s website www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions

The Council’s Constitution is also on the web site and available for inspection in council offices.

Further information about this Committee can be obtained by contacting the agenda co-ordinator named on the front page.

Public Participation at Committees

This is a summary of the Protocol adopted by the Council and set out in Part 5 of the Council’s Constitution.

Public Question Time

The period allowed for participation in this session shall not exceed 15 minutes except with the consent of the chairman of the committee. Each individual speaker shall be restricted to a total of three minutes.

Planning Applications

Comments and questions about planning applications will be dealt with at the time those applications are considered, when planning officers will be in attendance, rather than during the Public Question Time session.

Comments should be confined to additional information or issues, which have not been fully covered in the officer's report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the Planning Officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The Planning Officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

At the committee chairman's discretion, members of the public are permitted to speak for up to 3 minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

- Town or Parish Council Spokesperson
- Objectors
- Supporters
- Applicant/Agent
- District Council Ward Member

If a member of the public wishes to speak they must inform the committee administrator before the meeting begins of their name and whether they have supporting comments or objections and who they are representing. This must be done by completing one of the public participation slips available at the meeting.

In exceptional circumstances, the Chairman of the Committee shall have discretion to vary the procedure set out to ensure fairness to all sides.

The same rules in terms of public participation will apply in respect of other agenda items where people wish to speak on that particular item.

If a Councillor has declared a Disclosable Pecuniary Interest (DPI) or a personal and prejudicial interest

In relation to Disclosable Pecuniary Interests, a Councillor is prohibited by law from participating in the discussion about the business on the agenda that relates to this interest and is also required to leave the room whilst the relevant agenda item is being discussed.

Under the new Code of Conduct adopted by this Council in July 2012, a Councillor with a personal and prejudicial interest (which is not also a DPI) will be afforded the same right as a member of the public to speak in relation to the relevant business and may also answer any questions, except that once the Councillor has addressed the Committee the Councillor will leave the room and not return until after the decision has been made.

Area South Committee

Wednesday 2 November 2016

Agenda

Preliminary Items

- 1. Minutes of previous meeting**
- 2. Apologies for absence**
- 3. Declarations of Interest**

In accordance with the Council's current Code of Conduct (adopted July 2012), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the Agenda for this meeting. A DPI is defined in The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 (SI 2012 No. 1464) and Appendix 3 of the Council's Code of Conduct. A personal interest is defined in paragraph 2.8 of the Code and a prejudicial interest is defined in paragraph 2.9.

Members are reminded that they need to declare the fact that they are also a member of a County, Town or Parish Council as a Personal Interest. As a result of the change made to the Code of Conduct by this Council at its meeting on 15th May 2014, where you are also a member of Somerset County Council and/or a Town or Parish Council within South Somerset you must declare a prejudicial interest in any business on the agenda where there is a financial benefit or gain or advantage to Somerset County Council and/or a Town or Parish Council which would be at the cost or to the financial disadvantage of South Somerset District Council. If you have a prejudicial interest you must comply with paragraphs 2.9(b) and 2.9(c) of the Code.

In the interests of complete transparency, Members of the County Council, who are not also members of this committee, are encouraged to declare any interests they may have in any matters being discussed even though they may not be under any obligation to do so under any relevant code of conduct.

Planning Applications Referred to the District Council's Regulation Committee

The following members of this Committee are also members of the Council's Regulation Committee:

Councillors Peter Gubbins, Graham Oakes, David Recardo and Gina Seaton.

Where planning applications are referred by this Committee to the Regulation Committee for determination, in accordance with the Council's Code of Practice on Planning, Members of the Regulation Committee can participate and vote on these items at the Area Committee and at Regulation Committee. In these cases the Council's decision-making process is not complete until the application is determined by the Regulation Committee. Members of the Regulation Committee retain an open mind and will not finalise their position until the Regulation Committee. They will also consider the matter

at Regulation Committee as Members of that Committee and not as representatives of the Area Committee.

4. Public question time

This is a chance for members of the public and representatives of Parish/Town Councils to participate in the meeting by asking questions, making comments and raising matters of concern. Parish/Town Council representatives may also wish to use this opportunity to ask for the District Council's support on any matter of particular concern to their Parish/Town. The public and representatives of Parish/Town Councils will be invited to speak on individual planning applications at the time the applications are considered.

5. Chairman's announcements

6. Reports from representatives on outside organisations

This is an opportunity for Members who represent the Council on outside organisations to report items of interest to the Committee.

Items for discussion

7. Highways Update Report (Pages 8 - 10)

8. Westland Leisure Complex 3 monthly update report (Pages 11 - 24)

9. Area South Development Team - Update Report (Pages 25 - 39)

10. Affordable Housing Development Programme (Pages 40 - 45)

11. Forward Plan (Pages 46 - 49)

12. Exclusion of Press and Public (Page 50)

13. Confidential Report - Potential Acquisition of a property by Portreeves or Corporation Almshouses (Pages 51 - 55)

Please note that the decisions taken by Area Committees may be called in for scrutiny by the Council's Scrutiny Committee prior to implementation.

This does not apply to decisions taken on planning applications.

Recording and photography at council meetings

Recording of council meetings is permitted, however anyone wishing to do so should let the Chairperson of the meeting know prior to the start of the meeting. The recording should be overt and clearly visible to anyone at the meeting, but non-disruptive. If someone is recording the meeting, the Chairman will make an announcement at the beginning of the meeting.

Any member of the public has the right not to be recorded. If anyone making public representation does not wish to be recorded they must let the Chairperson know.

The full 'Policy on Audio/Visual Recording and Photography at Council Meetings' can be viewed online at:

<http://modgov.southsomerset.gov.uk/documents/s3327/Policy%20on%20the%20recording%20of%20council%20meetings.pdf>

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Agenda Item 7

Highways Update Report – Area South

Lead Officer: Mike Fear, Assistant Highway Service Manager

Contact Details: County Roads - countyroads-southsom@somerset.gov.uk

Purpose of the Report

Being the first report for the 2016/17 financial year, I aim to give a brief report of the highway works carried out last financial year in Area South and our proposed works programme for 2016/2017.

Surface Dressing

Surface Dressing is the practice of applying a bitumen tack coat to the existing road surface and then rolling in stone chippings. Whilst this practice is not the most PR friendly, it is highly effective in preserving the integrity of the road surface. This year we are Surface Dressing 50 sites across South Somerset, 3 of which are in South Area.

The Surface Dressing within South Somerset has already been completed.

Schemes completed in 2015/2016

Yeovil	A30 West Coker Road	Resurfacing
Yeovil	Goldcroft	Resurfacing
Yeovil	A3088 Bunford Hollow	Resurfacing
Yeovil	Birchfield Road	Footpath
Yeovil	St Michaels Avenue	Footpath
Yeovil	Plantagenet Chase	Footpath
Yeovil	Roping Road	Footpath
Yeovil	Park Street	Footpath
Closworth	Closworth Road	Drainage
Closworth	Weston Lane	Drainage
Brympton	Thorne Coffin	Drainage
Yeovil Without	Yeovil Marsh Road	Drainage
Haselbury Plucknett	Claycastle	Drainage
East Coker	East Coker Road	Earthworks

Schemes proposed for 2016/2017

This year's structural maintenance budget remains similar to last year. The below table identifies significant schemes to be implemented in South Somerset and schemes proposed in Area South are highlighted;

Bratton Seymour	A371 Cary/Wincanton Road	Principle Resurfacing	
Yeovil	A30 Sherborne Road (One Way Section)	Principle Resurfacing	Completed
Chard	A30 High Street	Principle Resurfacing	
East Chinnock	A30 Barrows Hill	Principle Resurfacing	
Wincanton	A371 Holbrook Roundabout	Principle Resurfacing	

Yeovil	Wraxhill Road	Resurfacing	
Yeovil	St Michaels Avenue	Resurfacing	
Yeovil	Lyde Road	Resurfacing	
Langport	The Avenue	Resurfacing	
Chard	St Marys Close	Resurfacing	
Ilchester	Market Place/Church Street	Resurfacing	
Wincanton	Dancing Lane	Resurfacing	
Yeovil	Rosebery Avenue	Resurfacing	Deferred
Marston Magna	Rimpton Road (concrete slab)	Resurfacing	
Chard	St Marys Crescent	Resurfacing	
Alford	B3153 Cary Road/Station Road	Resurfacing	
Charlton Horethorne	Stowell Hill	Resurfacing	
Yeovil	St Johns Road/ Northbrook Road	Resurfacing	
Yeovil	Hendford and High Street (Borough)	Resurfacing	
South Petherton	Hele Lane (Ford)	Resurfacing	
Brympton	Mead Avenue	Resurfacing	
Merriott	Lower Street	Resurfacing	
Ilminster	Ditton Street	Resurfacing	
Chard	B3162 Forton Road	Resurfacing	
Dinnington	Frog Lane	Resurfacing	
Chard	St Marys Crescent	Footways	
Sparkford	Green Close	Footways	
Ansford	Ancastle Avenue/ Terrace	Footways	
Martock	Marwin Close/ Bracey Road	Footways	
Castle Cary	Millbrook Gardens (Phase 2)	Footways	
Crewkerne	Langmead Square	Footways	
Ilminster	Station Road	Footways	
Chard	Bradfield Way/ Beckington Crescent	Footways	
Yeovil	Sherborne Road	Drainage	
Buckland St Mary	Castle Main/ Lisieux Way	Drainage	
Ashill	Thickthorn Lane	Drainage	
Tintinhull/ Chilthorne Domer	Yeovil Road	Drainage	
Chilthorne Domer	Vagg Hollow	Drainage	
Tintinhull	Thurlocks	Drainage	
Horton	Hanning Road/ Horton Road	Drainage	
Brympton/ Odcombe/Montacute	A3088 Cartgate Link	Resurfacing	Completed
Bruton	A359 Cuckoo Hill	Drainage	
North Cadbury	A359 Foxcombe Farm/ Galhampton Hill	Drainage	
Somerton	St Cleers/ Dairy farm lane	Drainage	
Castle Cary	Coopers Ash Lane, Cockhill	Drainage	
Bruton	Wyke Road, Wyke Champflower	Drainage	
Langport	A372 Somerton Road/ Meadow Close	Drainage	
Compton Dundon	B3151 Littleton Hill	Drainage	
Cucklington	Long Hill	Drainage	
Yeovilton	Bridgehampton Road	Drainage	
Barwick	Church Lane	Drainage	Completed
East Coker	Primrose Hill	Drainage	
Knowle St Giles	Knowle Church Road	Drainage	
Long Load	Martock Road	Drainage	

Barwick	Two Tower Lane	Drainage	
Milborne Port	East Street	Drainage	
Barrington	Ruskway Lane/ Shelway Lane	Drainage	
Long Sutton	Crouds Lane	Earthworks	
Curry Rivel	Red Hill	Earthworks	
Ansford	A371, Ansford Hill	Earthworks	

Winter Maintenance

Somerset County Council salts over 1400km (870 miles) of its roads in anticipation of frost, snow and ice. This is approximately 21% of the total road network in Somerset.

Last winter was warmer than average, being slightly wetter than normal. We carried out precautionary salting on 46 occasions on primary routes and no secondary routes. These secondary routes are only usually salted after 3 consecutive days of sub-zero temperatures. Salt has already been delivered for the start of Winter.

Regards,

Mike Fear

Assistant Highway Service Manager
Somerset County Council
South Somerset Area Highway Office

Agenda Item 8

Westlands Leisure Complex – Progress Report

*Assistant Director
Service Manager:
Lead Officer:
Contact Details:*

*Steve Joel, Assistant Director (Health and Well-Being)
Adam Burgan Arts and Entertainment Manager
Steve Joel, Assistant Director (Health and Well-Being)
steve.joel@southsomerset.gov.uk or (01935-462278)*

Purpose of the Report

This report seeks to provide the Area South Committee with a summary of the progress achieved in delivering the Westlands Leisure Complex Project since the last update presented in July.

Public Interest

1. The Complex has been a locally important and long standing venue regularly hosting a vast array of sporting activities and different events ranging from functions, conferences, meetings, training events, to weddings, ballroom dances, award ceremonies, festivals and live music events.
2. The Complex is wholly owned by AW, and has been traditionally operated as a proprietors club for the benefit of AW employees, their families and associate community members under a formal constitution. On the 12th May AW announced their decision to close the Complex at the end of September 2015. The decision was taken due to increasing costs and the growing subsidy AW has had to make to keep the complex open. Other factors taken into consideration were the impending major investments that would be required to modernise the facilities and declining membership.
3. Recognising the value and importance of the Complex, SSDC and Yeovil Town Council (YTC) met with AW at the beginning of June to discuss its future. At the meeting all parties agreed to carry out a feasibility appraisal to assess the viability of SSDC or another organisation operating the site and continuing to provide a range of sport and leisure facilities for the overall benefit of the community.
4. The District Executive Committee considered the key findings emerging from this and further risk appraisal work at its September and October meetings, and in doing so agreed subject to financial approval by Full Council to seek to negotiate and secure satisfactory terms with AW and other funding partners.
5. As the District Executive only has the delegated authority to approve capital spend of up to 5% of capital receipts the decision to approve the internal loan of £1,865,046 rests with full Council. The full Council subsequently approved a 30 year £1,865,046 internal loan towards the costs of refurbishing the Complex in October 2015.
6. As part of the project governance arrangements, Area South members requested quarterly progress update reports. This report and its supporting appendix seeks to provide Area South Committee with a summary of the progress for the third period ending on 30th October 2016.
7. **Appendix 1 for this report is exempt from disclosure or publication under category 3 of part 1 of Schedule 12(A) to the Local Government Act 1972 as amended by Section 1 of the Local Authorities (Access to Information) (Variation) Order 2006 as it may comprise the Council's ability to secure best**

value through the subsequent commercial negotiations, and some of the information is subject to a Non-Disclosure Agreement with AW.

Recommendation

That Members note the progress made.

Background

Through previous District Executive and full Council meetings held during October 2015, Councillors agreed:

- a. To authorise the Assistant Director (Health and Well-Being) in conjunction with Portfolio Holder (Leisure, Culture and Well-Being) to:
 - i. Submit and negotiate the Statement of Principles set out in Appendix 1.6 with AW.
 - ii. Seek an annual financial contribution from YTC towards the revenue costs and seek additional financial support from the other adjacent Parish Councils.
- b. Subject to approval by AW of the Statement of Principles authorise the Assistant Director (Health and Well-Being) in conjunction with the Assistant Director (Legal and Corporate Services), Assistant Director (Finance and Corporate Services) and Portfolio Holder (Leisure, Culture and Well-Being) and the Leader of Council to negotiate and finalise the Lease, Funding Agreement and Business Transfer Agreement.
- c. Subject to agreeing terms of the Lease, Funding Agreement and Business Transfer Agreement with AW, and a Funding Agreement with YTC and other funding partners, pursuant to recommendations a. and b:
 - i. Enter into an agreement with AW to take over the management and operation of the Complex for a 30 year term.
 - ii. Approve the use of up to £62,495 of general revenue balances to fund the revenue required to finance the operation of the facility, adding the requirement to the MTFP.
 - iii. Approve the once-off use of up to £89,850 of general revenue balances that may be required to fund the Loan Repayments whilst the Facility Levy scheme is implemented during year 1.
 - iv. Approve the once-off use of up to £60,000 of general revenue balances during the first year from handover to cover the net loss of revenue associated with the planned refurbishment works.
- d. To authorise the Assistant Director (Health and Well-Being) in conjunction with Portfolio Holder (Leisure, Culture and Well-Being) to work with the clubs and individuals supporting the venue and petition to raise further funds towards the overall refurbishment and operating costs.

Project Highlights

A copy of the latest Highlight Report used by the Project Board to monitor stage and project progress, and by the Project Manager to advise the Project Board of any

potential problems or areas where assistance is required from the Project Board is attached in Confidential Appendix 1.

Since the last update report in July, the key progress achieved includes:

General:

- Completed Staffing Structure, Job Descriptions, Candidate Specifications, and Grades.
- Agreed the name and logo. Website now being built.
- Drafted car park management arrangements, ahead of tickets going on sale.
- Finalised power upgrade route and substation location with SSE. Cable and trench distance now reduced which will reduce install cost. Transfer of the substation location and wayleave agreement being progressed with SSE and AW, to enable works to commence.
- Demolition planned for band hut, tennis hut, tennis court lighting, and part of the fencing.
- In conjunction with the new Chief Exec, we are exploring the potential use of a consultant to optimise the conference offer and marketing strategy for the conference element of the Business Plan.
- Now operating 24 x 7 site security.
- Scheduled an invitation event on 16th November for stakeholders to visit the site, view progress and discuss the latest business plan developments.

Conference and Entertainment Complex:

- Completed tendering of the stage lighting and sound systems.
- Identified ICT and Wi-Fi requirements. Service and system specification prepared.
- Refined foyer design. Obtained approval from Wessex Water to build next to the main sewer. Planning application submitted.
- 1Gb fibre infrastructure connection ordered. Entails 713m from Preston Grove NODE.
- ICT Telephone models and solutions for WLC / Octagon Theatre being explored and worked up by ICT.
- Fees and charges have now been set for the Complex.
- Set 27th March 2017 as the first diary opening day. Adam Burgan is now actively programming the venue and taking bookings.
- Online conference and meeting room booking / payment system options being investigated.

Sport Phase 1 – Sport Hall, Squash and Fitness Centre:

- Asbestos removal complete, old Gardening Building demolished and internal demolitions in progress.
- Finalising AV requirements with LED and M & E Design Team.
- Completed negotiations with LED Leisure Management, and reached agreement subject to Portfolio Holder approval for 4 yr operating deal, under an extension to our existing contractual framework. Contracts to be prepared progressed. First appointments to be advertised in November.
- Over 50% through construction. Completed new drainage, internal walls, steel framework, mezzanine floor, corridor, first fit electrical, sport hall store, sports hall lighting all in place.
- Design refinements completed for 1st floor access ramps, building regulation amendments, and for the position of the stairs and lift within the main reception.
- Tendered and ordered fitness equipment package.

Sport Phase 2 – New Pavilion:

- Planning permission secured.
- Competed M & E design.
- Tendered scheme. Completed value engineering work within ECB.
- Secured in-principle ECB Offer of £100K. Grant offer conditions currently being discharged.
- Pavilion Asbestos removal. Building demolished and cleared.
- Pavilion, cricket pitch and bowling green lease framework agreed in-principle with clubs.
- Meetings planned with clubs to assist them to form a joint company and prepare a viable business plan to operate those facilities.

Project Enhancements

Financial Implications

There are no financial implications associated with this report.

Corporate Priority Implications

The decision to seek to take over the management and operation of the Westlands Sport and Leisure Complex is in accordance with Corporate Plan Focus Four - Health and Communities, where SSDC set out its priority to maintain and enhance the South Somerset network of leisure and cultural facilities.

Carbon Emissions and Climate Change Implications

There are no implications associated with this report.

Equality and Diversity Implications

There are no implications associated with this report.

Background Papers:

Westlands Leisure Complex
DX September 2015

Westlands Leisure Complex
DX October 2015

Westlands Leisure Complex
Full Council October 2015

Westlands Leisure Complex
DX February 2016

Westlands Leisure Complex
Special DX May 2016

Westlands Leisure Complex
DX August 2016

Westlands Leisure Complex
Area South March 2016

Westlands Leisure Complex
Area South July 2016

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

Document is Restricted

Agenda Item 9

Area South Development Team – Update Report (Executive Decision)

Strategic Director: Rina Singh, Director Place and Performance
Assistant Director: Helen Rutter, Assistant Director Communities
Service Manager: Natalie Fortt, Area Development Lead – South
Lead Officer: Natalie Fortt, Area Development Lead – South
Contact Details: Natalie.fortt@southsomerset.gov.uk or 01935 462956

Purpose of the Report

To summarise the work undertaken by the Area Development Team over the last 5 months to address priorities agreed by the Area South Committee.

Public Interest

This report provides an outline of the role and objectives of the Area South Development Team, which includes the provision of an advice and support service for members of the public from Petters House, Petters Way, Yeovil; the delivery of Yeovil Vision, Regeneration and Community Development projects.

Recommendation

1. That the report be considered and noted.
2. That members agree to allocate a sum of £25k from the Capital Reserve to be used for Community Capital Grants Projects.

Background

The Area South Development Plan

The Area South Development Plan identifies key issues and needs within the town of Yeovil and parishes of Area South and sets out the priorities for the Area South Development Team for the year 2016/17.

The service plan (see Appendix 1) is divided into 3 sections, which relate to the 3 key areas of work:

1.	Support for the vitality of the local economy, with a focus on Yeovil town centre and improving the physical environment
2.	Community development with a focus on addressing health, social and economic inequalities and the provision and development of community facilities
3.	To continue to provide a high quality accessible front line enquiry service

The Area South Development Plan acts as a working document with regular monitoring by the Area Development Team. It was prepared in May 2016 and was informed by the Area South Members. Monitoring reports are presented to Area South Committee and individual reports on specific projects and service areas are reported to the Committee regularly.

Project Updates

1. Support for the vitality of the local economy

Yeovil Vision:

- The new Yeovil Vision structure has been implemented and the board now has an increased representation from the business sector. The team support Yeovil Vision meetings producing all related reports, agendas, minutes and newsletters.
- The NDO (economy) continues to negotiate with Somerset County Council in order to complete outstanding works on the Reckleford Road scheme.
- The NDO leads the Yeovil Town Centre Enhancement Group and funding for year two of the Yeovil Town Centre Ranger project was sought and agreed earlier this year. Yeovil Town Council, Yeovil Without Parish Council and the Love Yeovil Marketing Group (Love Yeovil Town Team at the time of approval) have all agreed to contribute again. The project is now in quarter 3 and is going to focus on a deep clean of the bus station and a thorough clean of the pavements over the coming months.
- A number of repairs will be carried out on the paved areas in the town centre as part of the winter work programme, they will target to the main shopping streets and will cover defects not currently covered by County Highways repairs policy.
- The NDO assisted with the new bus shelter and signage contract, obtaining the use of the town centre signage boards, on one side, to promote community events for Yeovil. The Love Yeovil Marketing group has already began taking advantage of these with advertising Super Saturday and now the Lantern Parade and Christmas Light Switch On..
- Approval has been given to the design of six new signs to be positioned on the key gateway roads into the town centre. The signs will be produced and installed in the next few months.
- Design work has been commissioned to update the town centre maps housed in display boards within the Town Centre, final amendments are being made to the working draft. The style of graphic that has been adopted fits within the current Tourist Information publication 'Discover South Somerset' and will be future proofed for an interactive system. This draft will be presented to the Yeovil Town Centre Enhancement Group and Love Yeovil Marketing group for comment. The final design will then be bought to Area South Committee.

Regeneration and economy:

- The Neighbourhood Retail Enhancement Project is focussing on shops within Westfield, Birchfield and Glenthorne Avenue. The project seeks to improve the physical appearance of the shop front areas, predominantly the hardstanding areas. Work has taken place to establish ownership of these areas and to take a view on what could be achieved on each. A discussion has taken place with the Engineering department who have agreed to assist in drawing up some draft plans. The owners and the local ward councillors will be contacted once all the ownership information has been received with a view to discussing ideas and possible funding. It is hoped that plans will be drawn up and agreed in principle before the end of the financial year and will be subject to appropriate funding.
- The badly damaged but well used bus shelter on Mudford Road has been replaced.
- The Area South Development Officers are members of the Love Yeovil Marketing Group and are actively supporting a range of events including the annual Christmas Lights switch on and Lantern Parade. The Parade is in its third year and it is hoped that it will be even bigger and better than last year. A number of other activities are

planned to take place in the intervening period between switch on night (Saturday November 19th) and Christmas week.

- The Yeovil Half Marathon was relocated to Yeovil town centre this year and due to the overwhelmingly positive feedback from the event, it is planned to have the half marathon return to the town in March 2017. SSDC, alongside the Love Yeovil Group, will lead on a number of initiatives to include local businesses in the event.
- The NDO supported the Yeovil Super Saturday event in September 2016, the event was a great success and continues to grow in popularity. Paddington Bear was the star of the show this year and was working to raise money for Action Medical Research. The event is lead by Yeovil Town Council and supported by SSDC and other organisations and voluntary groups. The Yeovil Live voluntary group were responsible for the live music throughout the town centre bringing lots of fantastic local talent for everyone to enjoy. A review meeting will be held shortly to evaluate the event and look at forward planning the programme for 2017.
- The community support assistant has continued to carry out quarterly audits of empty premises in Yeovil town centre. This provides a strong database from which to promote available premises to new businesses. The information is also used by a number of internal teams such as planning policy and economic development.

Markets:

- Support has been given to the Yeovil Market Improvement group. A National Markets Organisation (NABMA) were commissioned to carry out a Health Check of the Yeovil markets. The Health check has, in part, supported the current thinking. At the most recent Market Improvement Group meeting a decision was made to work on a business plan that would increase the resource available to support and develop the markets and also make links with the Love Yeovil Marketing Group. It is anticipated that a Task and Finish Group will test the emerging business plan prior to taking it to the market Improvement Group. A full report will then be submitted to the Area South Committee.
- Yeovil's Vintage Market continues to grow and will be considered as part of the emerging market business plan.

2. Community Development

The Area South Committee received a full update on the Community Development work undertaken by the NDO's at the meeting in October. Therefore, this section of the report only contains updates since that meeting and details of the community development work undertaken by the community support assistants.

- Area South Bulletins are sent out quarterly to Parish Councils, Community Groups and other interested parties within Area South. These bulletins contain information on council services but also information from our partners that may be of interest to our residents.
- The Area South online funding file is updated monthly. This is a web based list of current relevant grants that are available to local groups and charities
- Area South Ward Profiles have been completed. The parish profiles will be reviewed over the next 6 months.
- The Area South community web pages have been developed further and the team have increased the presence of the Yeovil markets on social media.
- The Master Plan project for West Coker recreation ground is progressing; the interviews for architect / project manager were completed on Monday 10th & Tuesday 11th October 2016.
- St. Johns Church has been given funding advice for their Clock heritage project.

- The feasibility study has been completed for a new cycle route between Yeovil and Limington and is currently with the County Council Small Improvement Scheme team.
- The interviews for architects / project managers for new St. Peters Community Hall were held on Tuesday 18th October. The feasibility study and business plan are both progressing well.
- The Open Event for the Community Hub at 80 Great Mead, Wyndham Park will take place on Saturday 5th November 10am till midday.

3. Front line enquiry service

Universal Credit is due to be fully rolled out across South Somerset in 2017, although it is being rolled out in part of the district in October 2016. The Community Support Manager will be working closely with the Benefits team to ensure that the Community Support team has the appropriate training and access to information to support Universal Credit claimants.

The Community Support team has been updated on Business Rates and it is hoped that this will enable more information and support to be provided to local businesses. They have also received training to assist with the receipt of taxi licenses and DBS checks for drivers in the community offices.

In the coming months the team will be looking to increase awareness of the services provided at the Community Offices and ensure that the service provided best meets the needs of the customer. With an increase in digital access there is a continuing need to support customers to access services online and raise awareness of alternative methods of contact. The Customer Support Manager will continue to work with other SSDC services to ensure they are fully aware of any changes and that the Community Support Assistants have the knowledge and access to the correct systems to be able to provide the best possible front facing service.

Budget Update

Each Area Committee has delegated responsibility for monitoring budgets within its control. Area South considers all decisions relating to grant requests over £1,000, its Capital Programme and the allocation & spending of its Reserve. The Executive monitors all budgets on a quarterly basis.

Appendix 2 gives a summary of available, uncommitted budgets for the remainder of 2016/17. It also gives an overview of all funding awards made by the Committee within the year to date.

Although there is a budget for revenue grants, at present there is no capital allocated in 2016/17 for community capital grants. There is a number of large capital community projects currently planned within area south, so it is recommended that the committee sets aside £25,000 for 2016/17. This can be replenished when necessary. This would leave an unallocated balance in the Capital Reserve of £151,215.

Appendices to consist of:

- Appendix 1: The Area South Development Plan 2016/17 update
- Appendix 2: Update on allocation of project budgets

Financial Implications

None directly from this report.

Council Plan Implications

Health and Communities

To build healthy, self-reliant, active communities

Economy

To promote a strong economy with thriving urban and rural areas

Carbon Emissions & Climate Change Implications

Carbon Emissions & Adapting to Climate Change Implications (NI188)

The town centre location of Petters House minimises travel and the carbon emissions associated with it. The quality of regeneration within Yeovil will have a significant impact on future carbon emissions.

Equality and Diversity Implications

Equality and Diversity will be fully explored in the implementation of the various projects within the Area Development Plan.

Background Papers

Neighbourhood Development Officers – Communities Update Report, October 2016.

APPENDIX 1

Priority area	Action	Who	When	Outcome	Performance Measure	Update
1 Support for the vitality of the local economy with a focus on Yeovil Town Centre and Improving the Physical Environment	Continue to support the Yeovil Town Team approach, linking this more closely to the Yeovil Vision	Natalie Fortt/ Marie Ainsworth	March 2017	A financially independent marketing group with an active program of events and activities to support business in the town centre.	Update reports to Area South. Regular YTT Newsletters.	New Town Team Structure was established in June. Love Yeovil Marketing Group working on 2016 events and planning 2017 programme. Report Due to Yeovil Vision Dec.
	Work with ED on a feasibility study into a town centre workspace hub modelled on Petters House	ED ADM	June 2016	The concept of a workspace hub in the town centre is tested. If viable detailed proposal and resourcing worked up	Business case establishes risks and benefits	Work Hub being piloted in Yeovil Innovation Centre.
	Commission a focused update of Town Centre Development Framework working with Yeovil Vision and the Area South Regeneration Board	ED Helen Rutter Natalie Fortt	Dec 2016	A strategic approach to development in Yeovil town centre. The study will be a tool to market and attract commercial investment to key sites and ensure infrastructure investment is well targeted	Report to Area south Committee	UDF Refresh brief has been agreed, tender invitations have been sent and shortlisting will take place in Nov.
	In partnership with other services including Property Services and Spatial Planning develop a range of proposals for Yeovil Bus Station.	ADM	March 2017	Cost effective arrangements in place to ensure convenient bus travel to and from Yeovil.	Update reports to Area South Committee, SASG and DX	The Bus Station will be looked at as part of the UDF Refresh.

Priority area	Action	Who	When	Outcome	Performance Measure	Update
	Develop proposals for Retail Incubation within the Town Centre. Policies together with a package of support delivered in part through the Yeovil Town Team	ADM		A report setting out a range of options to provide support for new retail businesses within Yeovil Town Centre	Update report to Area South Committee.	Project to be discussed with Yeovil Vision Board
	Review the Yeovil Vision Board terms of Reference and Membership and support the new arrangements	Helen Rutter Natalie Fortt	May 2016 Review March 2017	Maintaining the Yeovil Vision within a cost effective and streamlined structure, to influence strategic projects seeking external resources and to oversee the delivery of local projects for the benefit of Yeovil.	Supporting Yeovil Vision meetings producing all related reports, agendas minutes and newsletters	New arrangements were agreed in June. On-going support being provided.
	Negotiate with SCC Highways about resolution to complete outstanding works on Reckleford Road Scheme	Marie Ainsworth		Improved traffic flow through Reckleford Detailed traffic count and County Highways post-completion report	Post-completion report to Yeovil Vision Board and Area South Committee	Still awaiting detailed post completion report. Report due to Yeovil Vision in Dec.
	Support for the 2016 Christmas Lights Switch on event.	Marie Ainsworth	November 2016	Successful event for Yeovil Town Centre.	Update report to Area South.	Love Yeovil Marketing Group currently working on the event, Lantern parade and switch on planned for 19 th Dec.
	Support the Yeovil Half Marathon	Marie Ainsworth	March 2017	Yeovil Town Centre successfully hosts the half marathon bringing approximately 4000 people into the town centre for the event.	Update report to Area South	Meetings with organiser arranged, NDO to focus on engaging with town centre businesses.

Priority area	Action	Who	When	Outcome	Performance Measure	Update
	Agree and arrange installation of 6 gateway signs.	Marie Ainsworth	Sept 2016	Up to date and attractive signs are installed at the agreed gateway locations entering Yeovil	Report to Area South.	Final design agreed, ordering signs ready for installation.
	Commission design work to update display boards and install within the Town Centre.	Marie Ainsworth	June & Nov 2016	The production of a proposals report for consideration by Area South Members.	Report to Area South.	Final amendments being made to maps prior to consultation. Anticipate report to AS committee in Jan 2017.
	Continue to support the Yeovil Town Centre Enhancement Group and implement the multi-agency maintenance schedule.	Marie Ainsworth	March 2017	Cleaner, better maintained environment in the town centre	Programme of improvements agreed & implemented Update reports to Area South Committee	2017 Town Centre Ranger programme in place and funding agreed.
	Work with Property Services to resolve future provision beyond current Primesight bus shelter contract.	Marie Ainsworth	March 2017	Cleaner, better maintained bus shelters and notice boards.	Update report to Area South Committee	Fernbank advertising group have taken over the amended contract.
	Comment on appropriate planning applications on weekly list.	Marie Ainsworth Natalie Fortt James Divall	March 2017	Better quality and appropriate development	Planning consultation comments submitted	On-going
	Continue to support and advise communities and businesses to initiate and implement projects within area south	Marie Ainsworth Natalie Fortt James Divall	March 2017	Continued engagement with communities and businesses to deliver successful community projects and business outcomes	Advice and support given on specific projects. Report to Area South Committee.	Ongoing

Priority area	Action	Who	When	Outcome	Performance Measure	Update
	Continue to support and develop existing Yeovil Markets (operational support)	Marie Ainsworth Lisa Davis	March 2017	Vibrant and diverse town centre economy	Report to Area South Committee	Ongoing
	Manage a monthly Vintage market in King George St, Yeovil.	Marie Ainsworth	March 2017	Vibrant and diverse town centre economy	Performance review and report to Area South Committee	Markets successfully being delivered from April-October with additional Christmas market.
	Devise improved strategy for markets in Yeovil - Market Improvement Group.	Marie Ainsworth Lisa Davis Natalie Fortt	March 2017	An economically viable chartered market which provides good quality trading opportunities and attracts footfall to the town centre.	Update report to Area South	Working on draft business plan, update due to Area South Committee in Dec 2016. Task and Finish group being established.
	Continue to support the administration of promotional spaces in Yeovil town centre	Lisa Davis Veronica Woodall	March 2017	Vibrant and diverse town centre environment	Update report to Area South Committee	Ongoing
	Bring forward plans for Middle Street and Sherborne Road enhancement scheme in line with wider investment in this area.	Marie Ainsworth		Continued engagement with key partners to determine feasibility	Update report to Area South Committee	Await outcome of Urban Development Framework Refresh.

Priority area	Action	Who	When	Outcome	Performance Measure	Update
	Work with Streetscene to develop plans & projects to enhance the Open Spaces Strategy development for Yeovil to improve local community access, health & well-being.	Natalie Fortt	On-going	Physical enhancement of the green transportation routes and open spaces. Improved marketing to promote access & awareness. Particular focus on improved seating in Birchfield Park and investigate the feasibility of improvements to Milford Park.		Seating has arrived, awaiting installation by Streetscene.
	To develop and support the Yeovil One project with a view to co-locating the Yeovil One team within Petters House	Steve Brewer	March 2017	Greater partnership working on community safety issues within Yeovil Town Centre.	Report to Area South Committee.	Yeovil Police station is remaining for the foreseeable future so no need to co-locate at this time.
	Engage with and support Parishes arranging events as needed to address their priorities	Marie Ainsworth Natalie Fortt James Divall	March 2017	Improved communication with Parish Councils. Better understanding of Parish issues and needs.	Regular attendance at Parish Council meetings. Annual Parish Meeting	Working with West Coker on Parish plan refresh and the Pavilion project. Re-engaging with East Coker on Neighbourhood plan. Working with Barwick on recreation ground project.
2 Community Development with a focus on addressing	Implement the Our Place community Action Plan for Westfield.	James Divall		Healthier, more self-reliant communities. Improved community services.	Active Community Associations. Update report to Area south Committee	On-going action plan – focus on community hall, fuel poverty and community training courses.

Priority area	Action	Who	When	Outcome	Performance Measure	Update
Health, social and economic inequalities and developing community facilities	Neighbourhood retail enhancement project – Westfield/Birchfield/Glenthorne Ave.	Marie Ainsworth	March 2017	Improvement plans in place, phase works in accordance with funding available.	Update report to Area South Committee	Currently establishing ownership. Resource agreed to draft plans.
	Support Community Associations & promote local community events such as Big Lunch, Table top sales, fetes and One stop shop information days.	Natalie Fortt James Divall	March 2017	Events to build local community cohesion and increase the recruitment of volunteers on community associations.	Completed successful events.	On-going support provided to Westfield, Milford, Birchfield, Newtown and Wyndham Park Associations
	Work with Developers to plan community facilities on future key sites in Yeovil and surrounding parishes in Area South.	Natalie Fortt James Divall	March 2017	Future key sites will provide facilities to ensure more sustainable communities. Particular focus on Kingfisher Primary School at Lufton and Community Facilities adjacent to Wyndham Park.	Plans for Community facilities on future key site developments.	School building work commenced at Wyndham Park. Kingfisher School due to open Feb 2018. Community Hub open day at Wyndham Park planned for 5 th Nov 2016.
	Provide help and advice to communities wishing to develop community facilities	Natalie Fortt James Divall	March 2017	Communities will have better community facilities.	Report on funding and support given to communities	Grant provided to St James Church. Interviewing project managers for both the halls at Westfield & West Coker.
	Arrange 3 multi-agency community forum events per annum.	Natalie Fortt	March 2017	Community and agencies have the opportunity to discuss emerging issues and share information	Meetings arranged.	Forum events planned.

Priority area	Action	Who	When	Outcome	Performance Measure	Update
Page 36	Provide support and advice to Yeovil Without Parish Council with regards to community/play facilities	Natalie Fortt		Facilities provided to benefit Yeovil Without residents	Report to Area South Consultation Event for the MUGA	Report taken to committee October 2016. Continued support for the Wyndham Park Partnership, Community Association and the Play Area and MUGA project Team. Final phase of first Play Area due to start Nov 2016.
	Investigate and arrange temporary community facilities for use of Yeovil Without residents.	Natalie Fortt		Facilities provided to benefit Yeovil Without residents. Community consultation event at Wyndham park June 2016.	Investigate possible sites and arrange for services to be installed. Secure funding. Arrange purchase and installation.	Temporary Community Hub secured. Open day planned for 5 th November 2016.

Priority area	Action	Who	When	Outcome	Performance Measure	Update
Page 37	Continue to support provision for youth activity within Area South.	Natalie Fortt	March 2017	Accessible activities for young people within Area South.	Report to Area South Continue to organise and chair the Youth Opportunities Group Continue to support the Yeovil Youth Service Review Group	Report presented to Committee October 2016. Ongoing support provided.
	Support new local travel initiatives.	Natalie Fortt James Divall	March 2017	More people able to access other modes of transport rather than the car.	Report to Area South.	Cycle route project (Limington to Yeovil) currently with County SIC. Support given to the Yeovil Bike Fest event that took place August 2016.

Priority area	Action	Who	When	Outcome	Performance Measure	Update
Page 38	Provide funding advice and guidance to charitable organisations and manage and assess community grant fund applications.	Natalie Fortt James Divall	March 2017	Organisations able to access funding. SSDC support to local organisations	Allocation of the full fund by March 2017. Reports to Area South Committee	Ongoing support provided to various groups including local schools, Churches, Community Associations, Hardington Cricket club, Shopmobility and the Yeovil Men's Shed.
	Maintain and publish up to date Ward Profiles	Helen Sharpe		More people able to access information about where they live and work locally	Updated Ward Profiles	Yeovil Wards recently updated. Parish profiles to be reviewed by April 17.
To continue to provide a high quality accessible front line enquiry service	Work with partners and transformation team to assess the feasibility of establishing an advice one stop shop	ADC	March 2017	Advice needs of customers better met through a technology enabled, multi-agency, advice hub located in the town centre	Report to Area South Committee	Report taken to committee October 2016
	Continue to provide high quality accessible front desk enquiries service.	Lisa Davis	March 2017	Provide a very good customer service	To achieve at least 98% customer satisfaction rate.	Ongoing
	Continue to review and improve the reception arrangements	Lisa Davis	March 2017	Improved customer experience	Tested via customer satisfaction survey	Ongoing
	To ensure that staff are trained and prepared to deal with relevant changes for universal credit.	Lisa Davis	March 2017	Staff confident and able to give the best information and support to customers	Tested via customer satisfaction survey	Partial UC rollout happening in South Somerset October 2016

APPENDIX 2

AS Budget Summary with Available Resources – 2016/17 (Updated November 2016)

1	Budget type	AS Capital Programme	Yeovil Vision Reserve	Our Place Reserve	Health Inequalities Reserve	Community Grants	Area South Initiatives	Transport schemes grants
2	Year start position 2016/17	£14,500 £191,304	£110,474	£18,117	£31,328	£11,230	£27,000	£19,950
3	Commitments to projects/ other comments Page 39	£2,000 Yeovil to Ilchester multi-user pathway feasibility £12,500 Westfield Academy bus parking bay £15,089 for play area refurbishment district-wide	Delegated to Yeovil Vision Board	External funding for community action plan	External funding from PCT ring-fenced for health inequalities work	£5,000 St. James Church 3 further applications pending	£6,659.29 Yeovil Ranger Scheme £2,000 Christmas lights £6,000 Town Centre events Contribution towards running of markets £6,000 £2,600 Yeovil Town Map design Remainder to be used on ADP approved projects	£7,326,60 Highway related improvements to town centre incl. bus shelter refurbishment. Welcome to Yeovil signs manufacture and installation £3,500 £1,000 HOWRP contribution Remainder to be used on ADP approved projects and ad hoc work throughout year.
	Uncommitted balance as at 13 October 2016	£176,215	£110,474	£18,117	£31,328	£6,230	£3,740.71	£8,123.40

Agenda Item 10

Affordable Housing Development Programme

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Purpose of the Report

The purpose of this report is to update members on the outturn position of the Affordable Housing Development Programme for 2015/16 in relation to Area South and future prospects.

Recommendation

The Committee are asked to note the outturn position of the Affordable Housing Development Programme for 2015/16 and the prospects for the future.

Public Interest

This report covers the provision of affordable housing in Area South over the past year and anticipates the likely delivery of more affordable homes being constructed in the future. It will be of interest to members of the public concerned about the provision of social housing for those in need in their local area and of particular interest to any member of the public who is seeking to be rehoused themselves or has a friend or relative registered for housing with the Council and its Housing Association partners.

“Affordable” housing in this report broadly refers to homes that meet the formal definition that appears in national planning policy guidance (the ‘National Planning Policy Framework’). In plain English terms it means housing made available to people who cannot otherwise afford housing (owner occupied/mortgage or rented) available on the open market. Typically this includes rented housing (where the rent is below the prevailing market rate for a private sector rented property of similar size and quality) and shared ownership (where the household purchases a share of the property that they can afford and pays rent, also at a below market rate, on the remainder)

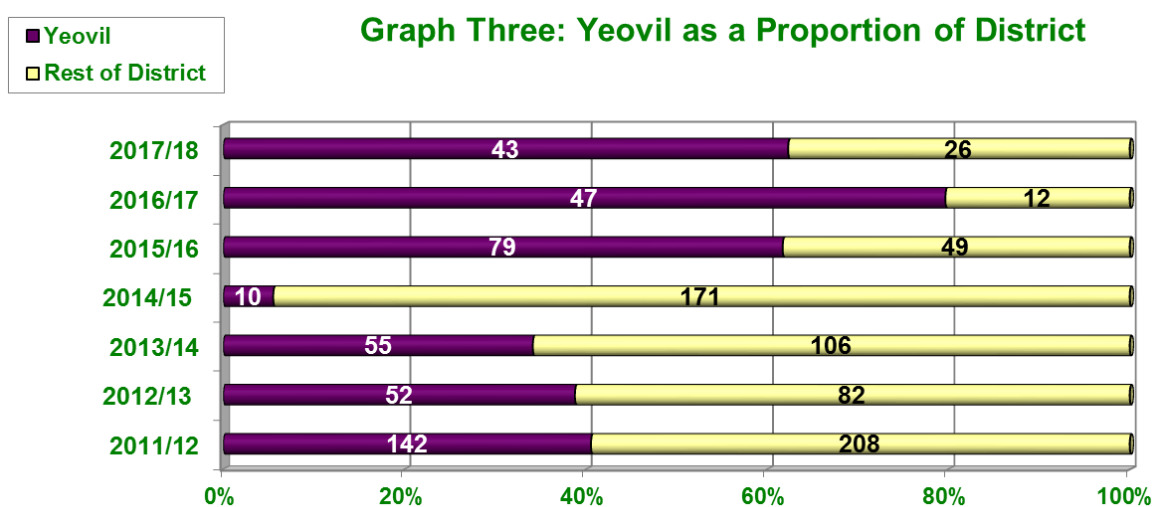
This report covers the level of public subsidy secured (which is necessary in order to keep rents at below market rates), sets out where affordable housing has been completed and describes schemes that are either already underway or are expected to be built in the near future. It does not cover the letting of the rented housing or the sale of the shared ownership homes; in short, it is concerned with the commissioning and delivery stages only.

Background

The overall programme has traditionally been achieved through mixed funding (Housing Grant [administered by the Homes and Communities Agency - HCA], Local Authority Land, Local Authority Capital, Housing Association reserves and planning obligations obtained under s106 of the Town and Country Planning Act 1990) and the careful balancing of several factors. This includes the level of need in an area; the potential for other opportunities in the same settlement; the overall geographical spread; the spread of capacity and risk among our preferred Housing Association partners and the subsidy cost per unit.

A previous report was considered by the Area South Committee on 4th November 2015 which considered the outturn for the previous financial year (2014/15) and the prospects for the then current financial year (2015/16). Since then an annual update report on the programme has been provided to the District Executive on 1st September 2016, giving more detail in terms of the longer term perspective and the provision of affordable housing across the entire district.

Graph three from the most recent District Executive report is reproduced below, covering a seven year period including five completed years from 2011-15 and a projection for both the current and following financial years. It demonstrates that for the first three years around 30-40% of all new affordable homes in the district were delivered in Yeovil. In the fourth year this fell to just over 5% but last year rose to over 60%. This fluctuation is partly due to slippage of a 59-unit scheme which should have been completed by 31st March 2015. The continued high performance for the current and following financial years is largely due to the significantly lower projected number of completions overall.



In recent years a significant element of the affordable housing delivery programme has been produced through planning obligations within larger sites being brought forward by private sector developers. However the delivery of these is tied to wider economics, not least the developers view of prevailing market conditions and the speed at which they estimate completed properties will sell at acceptable prices. Typically the required affordable housing is agreed at the outset of larger sites, but delivered as the site progresses over a number of years.

The Housing and Planning Act 2016 received Royal Assent on 12th May 2016 but is subject to a range of dates on which different aspects come into force including many different sets of regulations which further detail will be written into in due course. The Act introduced the Governments proposal of ‘Starter Homes’ as an alternative form of provision to ‘traditional’ Affordable Housing.

2015/16 Outturn

During 2015/16 seventy-eight housing association properties were built in Yeovil and one bungalow was purchased from the open market by the Council. In a reversal from the previous year, social rent dwellings outnumbered affordable rent, largely due to completion of a significant s106 obligation. The full funding details are shown at Appendix A.

Two Housing Associations each delivered one scheme, one being grant funded just under £ ½ million via the HCA and the other being delivered through planning obligations alone. The bungalow acquisition was with a specific household in mind as part of the Council’s investment programme rather than the affordable housing programme but as the property was let on a shared ownership basis it qualifies as ‘affordable’.

The slippage of the first phase of the Lufton Key Site was caused by a number of factors as reported last year to the Committee. As a consequence of this slippage, delivery of new affordable housing in Yeovil was disappointingly low in the previous year (2014/15) with only ten. The fifty nine falling into 2015/16 has had the opposite effect on last years performance with a higher than (long term) average delivery rate in Yeovil as a result. The Committee may wish to note how the timing of such larger sites effects the overall shape of the programme.

The grant funded scheme delivered by Stonewater at Goldcroft produced nineteen homes, all at affordable rent, including a five bedroom property which as contributed towards the reduction of the small number of very large families for whom no solution was previously visible. Members of the Committee may recall that funding of this site was made possible by the failure of a different site in Yeovil for which the grant was originally intended (at that time to Raglan) when Stonewater were able to convince the HCA to allow a transfer of the commitment to this site.

The table below shows these housing association schemes broken down by property type. Just over half (55%) of the programme in Yeovil has been smaller (one or two bedroom) properties.

	Flats		Houses				
Bedrooms	One	Two	Two	Three	Four	Four+	Total
Goldcroft	6	6	4	2	0	1	19
Lufton	10	18	0	27	4	0	59

2016/17+ programme

The programme for the current (2016/17) and following (2017/18) financial year is shown at Appendix B. The Appendix shows all the schemes we expect to be underway in Yeovil during this financial year but does not break it into expected completion dates because one site will straddle the financial years with some properties being let this year and the remainder next and another site is officially programmed for next financial year but may yet complete in this financial year.

The same two Housing Associations – Stonewater and Yarlinton – will produce a total of 91 dwellings across three different sites, using around £1.2 million in public subsidy awarded by the HCA and just over £ ¾million grant from the Council. However only three of these are with Yarlinton on one site and 88 with Stonewater spread across two. The rent regime ratio is reversed once again – with the majority being for affordable rent as a result of receiving HCA funding and only two being set aside for social rent (these being funded by the Council).

At West Hendford Stonewater have been able to use HCA funding to take over a site which the private sector had not developed for several years – despite the affordable housing planning obligation being built out several years ago. This site was originally due to receive SSDC funding, as described in more detail in the previous report to the Committee, which has since been released on confirmation of HCA grant – another

example of our 'underwriting' approach giving sufficient confidence to housing associations to bring sites forward which might otherwise had remained dormant.

The council continued to underwrite one element of the site which has been set aside for the provision of homes for people with Learning Disabilities. Under the current plan it is anticipated that funds will be released via the County Council and the CCG (from the sale of a property that is felt to no longer be fit for purpose) to be reinvested in the new provision provided by Stonewater. It is therefore anticipated that most of the funding currently set aside by the Council (shown at Appendix B) will be further released, although our contribution could still remain at around £100,000, pending the sums realised from the sale of the other property.

The other Stonewater site, to be named Ben Jacobs Court (after the 19th century engineer that designed the first Petters oil engine), at Queensway, has been making very good progress and it is possible that the 24 flats (all at affordable rent) may be delivered before the end of this financial year as a result. However it is in the nature of construction sites that delays occur and it is still possible that a temporary shortage of suitable materials or appropriate labour may cause the site to go back closer to it's original expected completion date. This site is also one which has benefitted from Stonewater being able to convince the HCA to transfer a commitment of funding from another site, but on this occasion a further injection of grant from the Council was necessary to make the scheme fit the original HCA funding envelope.

Other sites might deliver further affordable housing through planning obligations but have not been included as we currently have no indications of contracts being struck between developers and housing associations and cannot be certain that a viability argument may emerge to reduce or eliminate the affordable element, nor that the site may simply be 'mothballed' until economic circumstances make it attractive enough for the developer to commence. The final number may also vary if there are any further individual acquisitions such as through 'bought not built' or mortgage rescue.

The table below shows the pipeline Stonewater schemes broken down by property type. Taking into account the three specialist three bedroom bungalows being built by Yarlington, Just under half (47%) of the programme in Yeovil will be smaller (one or two bedroom) properties.

	Flats			Houses					Total
	One	Two	Three	One	Two	Three	Four	Four+	
Queensway	0	8	16	0	0	0	0	0	24
West Hendford	7	9	0	2	17	28	1	0	64

Yarlington disposals

The Committee may be aware that the volume of disposals undertaken by Yarlington as a result of the various changes imposed on the sector by Government has been discussed by a Scrutiny Task & Finish group and was addressed as part of the report to the District executive in September. In particular concerns have been raised about the disproportionate effect of such disposals on rural housing.

Since January 2015 there have been six such disposals in Area South – three in Yeovil, two in West Coker and one in Barwick. In five cases no objections were made by the relevant ward members and the Portfolio Holder determined to agree to the proposed

disposal. In the case of 88 Southville, Yeovil objections were raised and the Portfolio Holder formally resolved not to agree to the proposed sale. However, as with all other cases across the district when the Council has objected, Yarlington went ahead with the disposal. It is estimated that Yarlington have raised just over £ ½million, after taking into account outstanding debt and transaction costs, from these six disposals.

Financial Implications

The level of SSDC capital funding is shown in the appendices. However this does not indicate the size of the unallocated programme. The main contingency funding has traditionally been held back to meet operational requirements, such as “Bought not Builts” for larger families, mortgage rescue and disabled adaptations specifically designed for clients where opportunities do not exist in the current stock.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

Previously all affordable housing in receipt of public subsidy, whether through the HCA or from the Council, had to achieve the minimum code three rating within the Code for Sustainable Homes. The HCA has now dropped this requirement and work has been undertaken to understand the precise differences between code three and current building regulations (which have improved). Whilst the Council may be able to seek slightly higher standards than those achieved through building regulations where it is the sole funder of schemes, this is rarely the case as usually there is some HCA grant sought at some stage.

Equality and Diversity Implications

All affordable housing let by Housing Association partners in South Somerset is allocated through Homefinder Somerset, the county-wide Choice Based Lettings system. Homefinder Somerset has been adopted by all five local housing authorities in the County and is fully compliant with the relevant legislation, chiefly the Housing Act 1996, which sets out the prescribed groups to whom ‘reasonable preference’ must be shown.

Implications for Corporate Priorities

The Affordable Housing development programme clearly provides a major plank under “Homes” and in particular meets the stated aim:

“To work with partners to enable the provision of housing that meets the future and existing needs of residents and employers.”

Privacy Impact Assessment

This report does not directly impact on any data held of a personal nature.

Background Papers: Area South Affordable Housing Development Programme
Area South Committee – 4th November 2015

Affordable Housing Development Programme
District Executive – 1st September 2016

Appendix A: Combined HCA & SSDC Programme 2015/16 outturn											
Housing Association	Scheme Name	Social Rent	Affordable Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total Grant	Level of grant from SSDC	SDC land allocation value	Level of grant from HCA	Planning Obligation	completion
Stonewater	Goldcroft	0	19	0	19	£470,402	£0	£0	£470,402		Mar-16
Yarlington	Lufton Key Site	30	0	29	59	£0	£0	£0	£0	✓	Nov-15
(District Council)	Specialist bungalow*	0	0	1	1	£0	£0	£0	£0		Feb-16
Totals		30	19	30	79	£470,402	£0	£0	£470,402	59	

*Bungalow acquisition part of the Councils investment, not grant aided, but is affordable as made available on a shared ownership basis.

Appendix B: Combined HCA & SSDC Programme 2016/17 & 2017/18 projected											
Housing Association	Scheme Name	Social Rent	Affordable Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total Grant	Level of grant from SSDC	SDC land allocation value	Level of grant from HCA	Planning Obligation	completion
Stonewater	West Hendford	0	46	18	64	£750,345	£375,000*	£0	£750,345		Jun-17
Stonewater	Queensway	0	24	0	24	£596,607	£139,000	£0	£457,607		Apr-17
Yarlington	Westfield Bungalows	2	0	1	3	£315,000	£315,000	£0	£0		Dec-16
Totals		2	70	19	91	£1,661,952	£829,000	£0	£1,207,952	0	

*Shows SSDC underwriting of LD scheme in addition to HCA funded housing

Agenda Item 11

Area South Committee Forward Plan

Assistant Director: Helen Rutter, Communities
Service Manager: Natalie Fortt, Area Development Lead - South
Agenda Co-ordinator: Jo Boucher, Democratic Services Officer
Contact Details: jo.boucher@southsomerset.gov.uk or (01935) 462011

Purpose of the Report

This report informs Members of the agreed Area South Forward Plan.

Recommendations

Members are asked to:-

1. Comment upon and note the proposed Area South Forward Plan as attached at Appendix A.
2. Identify priorities for further reports to be added to the Area South Forward Plan, developed by the SSDC lead officers

Area South Committee Forward Plan

The forward plan sets out items and issues to be discussed by the Area Committee over the coming months.

The forward plan will be reviewed and updated each month, by the joint lead officers from SSDC, in consultation with the Area Committee Chairman. It is included each month with the Area Committee agenda, where members of the Area Committee may endorse or request amendments.

Members of the public, councillors, service managers, and partners may request an item is placed within the forward plan for a future meeting, by contacting the Democratic Services Officer.

Background Papers

None

Appendix A

Notes

- (1) Items marked in *italics* are not yet confirmed, due to the attendance of additional representatives.
- (2) For further details on these items, or to suggest / request an agenda item for the Area South Committee, please contact the Democratic Services Officer; Jo Boucher.

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
30th November 2016 <i>(Please note revised date for the December meeting)</i>	SSDC Welfare Benefit Work in South Somerset	Annual Update on the Welfare Benefit Work in South Somerset	Catherine Hansford, Welfare Benefits Team Leader
	Markets Improvement Strategy	Update Report on the Yeovil Markets	Natalie Fortt, Area Development Lead - South
4th January 2017		<i>Please note this meeting will only be held if there are planning applications to be determined</i>	
1st February 2017	Yeovil Vision & Regeneration Update	Update report on Yeovil Vision and Regeneration	Helen Rutter, Assistant Director, Communities/Natalie Fortt, Area Development Lead -South
	Work of the Conservation Service	Annual report on the work of the Conservation Service.	Adron Duckworth, Conservation Manager
	Historic Buildings at Risk	Confidential report on the Historic Buildings at risk within Area South.	Adron Duckworth, Conservation Manager & Andrew Tucker Conservation Officer
	Citizens Advice South Somerset (CASS) Presentation	Presentation from Citizens Advice South Somerset	Angela Kerr, CEO or Kim Watts Client Services Manager, CASS
1st March 2017	Westland Leisure Complex, Yeovil	3 monthly update report on the Westland Leisure Complex, Yeovil	Steve Joel, Assistant Director (Health and Well-Being)
5th April 2017	Area South Development Team Annual Report	End of year report for Area South Development	Helen Rutter, Assistant Director (Communities)
TBC	Strategic Key Sites within Area South	Section 106 update report on the Strategic Key Sites within Area South	Neil Waddleton, Section 106 Officer

Meeting Date	Agenda Item	Background/ Purpose	Lead Officer
TBC	Western & Eastern Corridor Improvements	Update of the Western & Eastern Corridor Improvements	SCC

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Agenda Item 12

Exclusion of the Press and Public

The Committee is asked to agree that the following item (agenda item 13) be considered in Closed Session by virtue of the Local Government Act 1972, Schedule 12A under paragraph 3: "Information relating to financial or business affairs of any particular person (including the authority holding that information)." It is considered that the public interest in maintaining the exemption from the Access to Information Rules outweighs the public interest in disclosing the information.

Agenda Item 13

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

Document is Restricted