

# Public Document Pack



Ribble Valley  
Borough Council

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Dear Councillor

The next meeting of the **HEALTH AND HOUSING** Committee will be held at **6.30 pm** on **THURSDAY, 1 SEPTEMBER 2022** in the **Council Chamber**.

I do hope you can be there.

Yours sincerely

*M. H. Scott*

CHIEF EXECUTIVE

## AGENDA

1. **APOLOGIES FOR ABSENCE**
2. **TO APPROVE THE MINUTES OF THE PREVIOUS MEETING** (Pages 5 - 10)
3. **DECLARATIONS OF DISCLOSABLE PECUNIARY, OTHER REGISTRABLE AND NON REGISTRABLE INTERESTS**

Members are reminded of their responsibility to declare any disclosable pecuniary, other registrable or non-registrable interest in respect of matters contained in the agenda.

4. **PUBLIC PARTICIPATION**

### **ITEMS FOR DECISION**

5. **HOMELESS STRATEGY 2022 - 2025** (Pages 11 - 42)

Report of the Director of Economic Development and Planning enclosed.

6. **REPLACEMENT OF VEHICLES** (Pages 43 - 44)

Report of Chief Executive enclosed.

### **ITEMS FOR INFORMATION**

7. **REVENUE OUTTURN 2021/22** (Pages 45 - 60)

Report of the Director of Resources enclosed.

8. **REVENUE MONITORING 2022/23** (Pages 61 - 70)  
Report of the Director of Resources enclosed.
9. **CAPITAL MONITORING 2022/23** (Pages 71 - 90)  
Report of the Director of Resources enclosed.
10. **HOMES FOR UKRAINE UPDATE** (Pages 91 - 94)  
Report of the Director of Economic Development and Planning enclosed.
11. **AFFORDABLE HOUSING UPDATE** (Pages 95 - 98)  
Report of the Director of Economic Development and Planning enclosed.
12. **MINUTES OF WORKING GROUPS**  
None.
13. **REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES**
- i) Merseycare NHS Foundation Trust (Pages 99 - 100)  
Report of Cllr David Peat enclosed.
- ii) Lancashire CC NHS and Adult and Social Care Scrutiny (Pages 101 - 102) committee  
Report of Cllr David Peat enclosed.
14. **EXCLUSION OF PRESS AND PUBLIC**

#### **ITEMS FOR INFORMATION**

15. **GRANTS UPDATE** (Pages 103 - 104)  
Report of the Director of Economic Development and Planning enclosed.

#### **ITEMS FOR DECISION**

None.

Electronic agendas sent to members of Health and Housing – Councillor David Peat OBE (Chair), Councillor Jan Alcock JP, Councillor Stephen Atkinson, Councillor Anthony (Tony) Austin, Councillor Ian Brown, Councillor Rosemary (Rosie) Elms, Councillor Steve Farmer, Councillor Kerry Fletcher, Councillor Jonathan Hill, Councillor Mark Hindle, Councillor Brian Holden (Vice-Chair), Councillor Ged Mirfin, Councillor Donna O'Rourke, Councillor Mary Robinson and Councillor Richard Sherras.

Contact: Democratic Services on 01200 414408 or [committee.services@ribblevalley.gov.uk](mailto:committee.services@ribblevalley.gov.uk)

## Minutes of Health and Housing

Meeting Date: Thursday, 9 June 2022, starting at 6.30 pm  
Present: Councillor D Peat (Chair)

Councillors:

J Alcock	M Hindle
S Atkinson	G Mirfin
T Austin	D O'Rourke
I Brown	M Robinson
S Farmer	R Sherras
K Fletcher	

In attendance: Director of Economic Development and Planning, Senior Accountant and Strategic Housing Officer.

### 74 APOLOGIES FOR ABSENCE

Apologies for absence from the meeting were received from Councillors R Elms, J Hill and B Holden.

### 75 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 17 March 2022 were approved as a correct record and signed by the Chairman.

### 76 DECLARATIONS OF DISCLOSABLE PECUNIARY, OTHER REGISTRABLE AND NON REGISTRABLE INTERESTS

There were no declarations of disclosable pecuniary, other registrable or non-registrable interests.

### 77 PUBLIC PARTICIPATION

There was no public participation.

### 78 APPOINTMENT TO WORKING GROUPS

The Chief Executive submitted a report asking committee to consider the reappointment of the working groups under the remit of this committee and decide upon the membership.

The question of whether the Dog Fouling Working Group would be continued was raised by a member of the committee.

RESOLVED THAT COMMITTEE:

Approve the following working groups and the membership for the 2022/23 municipal year

Strategic Housing Working Group - Councillors D Peat, M Hindle, A Brown, R Sherras, M Robinson.

Health & Wellbeing Partnership – Councillors D Peat, S Atkinson, S Farmer, T Austin, M Robinson, I Brown.

## CAPITAL OUTTURN 2021/22

The Director of Resources submitted a report reviewing the final outturn of the 2021/22 capital programme for this committee and seeking member approval for the slippage of some capital scheme budgets from the 2021/22 financial year to the 2022/23 financial year.

Actual expenditure on this committee's 2021/22 capital programme was £391,039 which was 37.3% of the revised estimate budget.

Two of the four schemes in the revised capital programme were completed in-year. Slippage of £657,620 into 2022/23 was requested to fund expenditure in 2022/23 on the other two schemes.

In response to queries from members, committee were informed that the Disabled Facilities Grants processes were regularly reviewed to try and ensure they were as efficient as possible.

## RESOLVED THAT COMMITTEE:

Approve the slippage of the following budgets into the 2022/23 capital programme:

1. Disabled Facilities Grants, £645,850.
2. Clitheroe Affordable Housing Scheme, £11,770.

## HOMEWISE GRANT PAYMENT

The Director of Economic Development and Planning submitted a report requesting approval of the 2022/23 annual grant payment to Homewise.

Homewise, a Registered Charity, have been providing a service dedicated to improving homes and the quality of life of older and vulnerable people in the borough since 2014. They have helped people remain warm, safe and secure in their own homes, offering a handy person service, minor adaptations service and memory matters service assisting households with dementia and enabling them to remain in their own home as long as possible.

The report set out the requirements of Homewise as a Provider under the agreement and confirmed the monitoring information that will be provided quarterly to the Council.

## RESOLVED THAT COMMITTEE:

Approve payment of the annual grant of £5,760 to Homewise to ensure continuation of the valuable service.

## MINUTES OF WORKING GROUPS

There were no minutes from Working Groups.

## HOMES FOR UKRAINIANS

The Director of Economic Development and Planning submitted a report informing Committee on the Homes for Ukraine initiative.

The report detailed the Government's scheme which provided an opportunity for UK residents to help support Ukraine refugees fleeing the conflict and move to the UK under a sponsorship arrangement.

The HFU scheme was launched in March 2022 and allowed sponsors to register to support someone known to them, or alternatively to register to support a family which would be matched with people seeking to leave the Ukraine. The report confirmed the scheme was uncapped in terms of numbers, and once sponsors and guests had met standard security checks the guests would be issued a visa enabling them to live and work in the UK for up to 3 years.

The report confirmed the Council's role in delivering the scheme which involved undertaking checks on sponsor accommodation and administering the £350 "Thank-you" payments to sponsors. The government had also provided funding to local authorities to help support the additional workloads generated by the scheme.

At the meeting it was confirmed that the current number of inspected properties in the Ribble Valley totalled 37, and of those 22 had received guests.

There was discussion around the barriers to guests such as transport due to rural locations, and communication issues due to language barriers. It was noted that guests themselves have been providing translation services, and sponsor's generosity has extended to helping guests with transportation as required. In addition, the Clitheroe Ukrainian Support Project has been established in the area to provide community-based support. They are operating a hub, pop up shop and have arranged all kinds of support from uniform grants to English lessons.

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## ASYLUM TRANSFORMATION

The Director of Economic Development and Planning submitted a report informing Committee on the Government's proposals for asylum dispersal.

The report noted that the Government had announced changes in the way that asylum dispersal would be managed. Moving away from individual authorities determining assistance in the dispersal of asylum seekers who have entered the country and moving to an approach where the number of asylum seekers to be accommodated in an area would be determined by regional agreements.

Members had previously agreed to support up to 5 families in properties within the Ribble Valley. The properties were acquired and operated by the Government's accommodation agents Serco.

The revised asylum dispersal model came into effect on 13 April 2022. The Home Office had started a process of consultation and engagement with local authorities to agree the local model for the region, which they expected to be in place by 15 July 2022.

The report explained the key principles set out by the Home Office to be considered as part of the consultation. The next step was the commencement of regional share workshops due to start on 6 June 2022.

The report indicated that the development of regional plans would be monitored, and Members informed as details emerged.

## CLITHEROE MARKET IMPROVEMENTS

The Director of Economic Development and Planning submitted a report for Committee to consider the potential options that the Council has in undertaking improvements to the existing Clitheroe Market.

The report reminded members that in 2019 Committee considered options in revamping the existing market using the existing allocated capital fund of £175,000. The report detailed the options considered, and the improvements that had been actioned prior to the Covid-19 Pandemic and confirmed that £78,600 remained in the budget for improvements.

In March 2021 Committee resolved that Officers investigate options to replace the existing stalls with modern market cabins and consider options for improving the visual appearance of the bin storage area.

Following investigation and feedback from several companies and market traders, the report proposed that external advice was sought from a company that specialised in market improvements and developments, noting the benefits that this would provide.

Members were reminded that the Market Liaison Group had been re-established between officer and traders, and that the next meeting had been held earlier that day. The report noted the suggestions that had been put forward by a market trader following the previous meeting.

It was suggested that the market development should come under the remit of the Economic Development Committee.

RESOLVED THAT COMMITTEE:

Agree to:

1. Officers seeking quotes from companies who specialise in improving and developing markets, with a track record of successful outcomes, to establishing a strategic way forward for enhancing Clitheroe Market.
2. Authorise Officers to procure the services of the cheapest quote (or the one which is the most economically advantageous) up to a value of £20,000.

## FOOD SERVICE PLAN

The Chief Executive submitted a report informing Committee of progress towards achieving the delivery of the Council's Food Safety Recovery Plan in line with the Food Standard's Agency's expectations.

The report noted that the FSA had acknowledged and taken into account the considerable impact on local authorities' resources during the pandemic and had issued guidance and advice in a Recovery Plan setting out its expectations of local authorities covering 2021-2024.

The report explained the general principles to be applied during this period and the Recovery Plan Expectations.

Committee were updated on the Ribble Valley Borough Council Recovery Plan and progress of Phase One and informed of the activities planned under Phase Two in line with the FSA's guidance.

Members were also updated on the Council's staffing resources in the food team and reminded that the service had experienced a prolonged period of reduced staffing levels due to difficulties recruiting to vacant posts.

86                   REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

There were no reports from representatives on outside bodies.

87                   EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That by virtue of the next item of business being exempt information under Paragraph 1 of Part 1 of Schedule 12A of the Local Government Act 1972 the press and public be now excluded from the meeting.

88                   GRANTS UPDATE

The Director of Economic Development and Planning submitted a report for information on recent approvals for two Disabled Facilities grants, eight Ribble Valley Adaptation grants, and one First Time Buyer Energy Efficiency Grant. No new landlord/tenant capital grants had been approved since the last committee report.

The meeting closed at 7.33 pm

If you have any queries on these minutes please contact the committee clerk, Rebecca Tait [rebecca.tait@ribblevalley.gov.uk](mailto:rebecca.tait@ribblevalley.gov.uk).

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## **RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE**

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meeting date: 1 SEPTEMBER 2022  
title: HOMELESS STRATEGY 2022-2025  
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING  
principal author: RACHAEL STOTT, HOUSING STRATEGY OFFICER

### 1 PURPOSE

- 1.1 To request Health and Housing Committee approve the Homeless Strategy 2022-2025.
- 1.2 Relevance to the Council's ambitions and priorities
- Community Objectives – To address housing needs of households in the borough.

### 2 BACKGROUND

- 2.1 The draft strategy was presented to Health & Housing Committee in January 2022 and has since been out to consultation. The strategy was discussed in detail at the Homeless Forum in June 2022. Following these consultations, the strategy has been amended to reflect comments received and is now ready for adoption.
- 2.2 The main areas of change to the document are the inclusion of a summary, updating the action plan around the Domestic Abuse services in the borough and updating the information about affordable housing completions.

### 3 ISSUES

- 3.1 It is a requirement of the Homeless Act that there is an up-to-date Homeless Strategy and therefore essential that there is a current strategy approved.

### 4 RISK ASSESSMENT

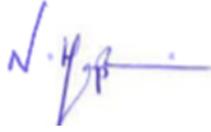
- 4.1 The approval of this report may have the following implications
- Resources – All the actions and objectives of the strategy that have a resource implication have been identified and the budget for each stated.
  - Technical, Environmental and Legal – Essential that an up-to-date strategy is adopted and in place.
  - Political – Important that this statutory function of the RVBC has clear direction and actions to improve the service.
  - Reputation – Essential that the Homeless Strategy is adopted and provides guidance and objectives for all those delivering the service.
  - Equality & Diversity – All households in housing needs are provided with housing options.

5 **RECOMMENDED THAT COMMITTEE**

5.1 Approve the Ribble Valley Homeless Strategy for 2022- 2025.



RACHAEL STOTT  
HOUSING STRATEGY OFFICER  
For further information please ask for Rachael Stott, extension 3235.



NICOLA HOPKINS  
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING



# Ribble Valley Borough Council

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

## HOMELESSNESS STRATEGY 2022-2025



**September**  
2022

## **SUMMARY**

This strategy has been written at the end of the global COVID -19 pandemic which required a housing response very different to the statutory function of the Council. Every aspect of the housing sector was hit particularly hard, and the government responded with various measures to alleviate the negative consequences of the crisis.

This is Ribble Valley's 6<sup>th</sup> Homelessness Strategy, and it follows an annual review of service delivery and priorities. The Homelessness Review is required to cover:

- the scale and nature of homelessness in the Borough and the factors which could affect future levels upon the district;
- an audit and mapping of homelessness services within the Borough, looking at the various provisions for accommodation and support for homeless people, how homelessness can be prevented and where gaps in the service are.
- a review of the resources available for preventing homelessness and ensuring that accommodation and support is available to homeless people in the area;
- a record of the views of stakeholders and service users;
- the links to other strategies which have an impact on the prevention and tackling of homelessness in the Borough.

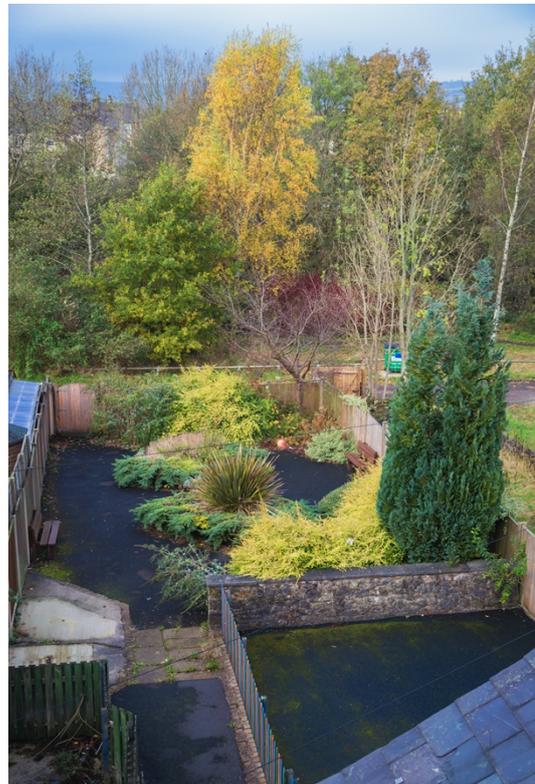
Partners in the public, private and voluntary sectors have been consulted via the housing and homelessness forums. These stakeholders, including service users represent a wide range of agencies working with both priority and none-priority homeless groups.

Regular consultations with stakeholders, partners and most importantly service users are vital to success of the strategy. The Strategy will cover a three-year period 2022 to 2025, implementation and action planning will be monitored regularly throughout the life of the Strategy. Monitoring will occur through both the Homelessness and Housing Forums who will analyse the result of various initiatives and actions and make sure targets are being met.

### **Introduction to the Homelessness Strategy**

Ribble Valley places a high priority on tackling and responding to homelessness wherever the case is viewed as potentially preventable. The Council retained the homelessness duty in house and housing advice functions have remained with the Council. However Onward Homes continue to be a key partner delivering the homelessness service in that they are commissioned to manage the housing waiting list and housing allocations on behalf of the Council.

The Council recognises that homelessness is an issue that can only be tackled in partnership. Whilst the Council will lead on this work and retain the statutory responsibilities, key partners such as Registered Providers, Support Providers, LCC Social Services and many other agencies and organisations all have an important role to play. It is therefore essential at this time that both the Council and its partners set out clearly the



roles and responsibilities of each party to ensure the successful implementation of the Strategy.

**In summary the Homelessness Strategy:**

- sets out the Council's vision and objectives for services for homeless people;
- examines the national regional, sub regional and local context in which services operate;
- assesses the needs of the Borough's population in relation to homelessness services;
- audits its current service; and
- sets out an action plan for service improvement.

**Vision and Objectives**

The Strategy must have a clear and concise vision of where it aims to be in the next five years. Through extensive consultation with all stakeholders in the Borough the Council has confirmed that the vision is:

**“through partnership working with all stakeholders the Council's strategy sets out to prevent homelessness, provide effective support for households who are or may become homeless and make available sufficient affordable accommodation within the borough.”**

**The Context**

The Ribble Valley Borough is situated in the North East of Lancashire and with an area of 585 square kilometres is the largest district in the County. Over seventy percent of the Borough is in the Forest of Bowland Area of Outstanding Natural Beauty, a clear reflection of the landscape quality of the area.

The latest figure for 2021 shows the borough has a population of around 60,057 with Clitheroe, the main administrative centre having 16,279 inhabitants. Clitheroe lies at the heart of the Borough whilst Longridge, the other main town, lies in the west. Longridge has a population of approximately 8324. The remainder of the area is mainly rural with a number of villages ranging in size from large villages such as Whalley, Sabden and Chatburn through to small hamlets such as Great Mitton and Paythorne.

It is estimated that between 2014-2039 the population of the borough will increase by 5.4% which is higher than the 4.4% predicted for Lancashire. By 2039 the population aged 65 or over in Ribble Valley is projected to increase to 20,100.

Ribble Valley is a relatively affluent area and is ranked in the top 50 least deprived English districts in the Index of Deprivation. By far the best ranking in Lancashire. However, six wards within the borough fall within the worst 10% of all English wards under the Access to Housing Services Index. This is due to the rural nature of the borough and the isolation faced by the population in a number of settlements, particularly those within the Forest of Bowland an Area of Outstanding Natural Beauty. The median house price to earnings ratio for Ribble Valley is the highest of the 14 Lancashire Authorities. The district has the highest proportion of housing stock in council tax bands E and above in Lancashire.

There is a low number of employment and support allowance claimants and housing benefit

claimant number are low.

The Health Profile for Ribble Valley is in the main far better than that for the region and nation. Life expectancy is in line with national levels but higher than neighbouring areas in Pennine Lancashire.

There are few teenage pregnancies and GCSE achievement is good. It is estimated that far fewer adults smoke than the national average and less than five per cent of the population reported their health as “poor” which is much lower than the regional and national average.

Within the Housing Strategy delivery plan the main focus is development of affordable housing. The homelessness objectives within the document lifts the main priorities from this strategy. The diagram below shows where this document sits corporately and the links with other strategies.



## National Context

The Homelessness Reduction Act 2017 introduced on 3rd April 2018. The HRA saw the biggest change in legislation affecting homelessness services since the Housing Act 1996.

**The Homelessness Reduction Act 2017 (HRA)** was implemented on 3 April 2018, and the act puts duties on local housing authorities to take reasonable steps to prevent homelessness at an early stage regardless of whether the households is considered in priority need. As well as ‘upstreaming’ homelessness prevention, the HRA seeks to ensure all households are adequately assisted when they first contact services dealing with homelessness, as the assistance greatly varied between local authorities especially for non-priority households. The changes due to the HRA are summarised as follows:

- The threatened with homelessness period applies for 56 days, increased from 28 days, and includes valid s.21 notices with 56 day or less remaining.
- All households will receive written advice tailored to their circumstances, all households (if eligible) will have their case assessed and be given a Personalised Housing Plan.
- There is prevention duty for 56 days to assist all households threatened with homelessness, there is a relief duty for 56 days for all households who are homeless.

- Under prevention and relief duties the Council must 'help to secure' accommodation that is suitable, duties can be ended if the applicant refuses to cooperate.
- The applicant is able to ask for a review of decisions made relating to new duties under the HRA, from October 2018 other public authorities (eg health services, social care, offender related) have a duty to refer to the local housing authority.
- Care leavers are awarded a local connection to the local housing authority in which they receive care as well as the social services authority that provides care.

From a practical point of view the HRA means providing homelessness related services is more resource intensive and has increased the amount of time spent with each customer to fully assess needs, produce the Personalised Housing Plan (PHP), track progress of the PHP, and report quarterly to the Ministry of Housing, Communities and Local Government (MHCLG). Since the HRA has been implemented the number of households approaching the Council has also increased over 50% locally. New software systems were needed for all local housing authorities to record and report the increased amount of information on applicants required by the MHCLG.

The HRA allows prevention and relief duties to be discharged by helping to secure a 6 month Assured Shorthold Tenancy (AST) in the Private Rented Sector (PRS). The accommodation secured must meet Homelessness (Suitability of Accommodation) (England) Order 2012, and this allows more scope for local housing authorities to utilise the PRS. If an applicant doesn't follow their PHP and displays a deliberate and unreasonable refusal to cooperate it is possible to discharge prevention and or relief duties.

Whilst the HRA aims to treat all households the same from the outset, regardless of priority need, there is only a duty to house applicants in temporary accommodation (TA) under the relief duty if there is reason to believe a household is vulnerable due to being in priority need. A household which is considered to be in priority need must be accommodated for the 56 days.

Of the above changes, Universal Credit (UC) would mean direct payments to claimants, even tenants in social housing, and this this is seen as a major risk by housing associations. The delays in payment after claiming UC, and uncertainty of claim also make it less attractive to landlords and mean it is more challenging to find rented accommodation for UC claimants.

The **Welfare Reform and Work Act 2016** was a follow up to the Summer and Autumn Statements in 2015 and had a focus on increasing employment whilst reducing the welfare budget.

The LHA Cap to the amount of benefit paid to households in social housing had a significant impact on the delivery of new Supported Housing and 1 bedroom general needs social housing, and made it more difficult for under 35 year old single people to find accommodation. This was a key issue in Ribble Valley as already limited housing options for young low income earners was further reduced.

### **Covid Pandemic**

Across the country, there has been a continued new flow of people experiencing homelessness since the start of the pandemic.

During the first few months of the pandemic, the increase was driven by those already experiencing homelessness - people who were sofa surfing and living in transient accommodation. Towards the second wave of the pandemic, there have been bigger

increases from people who are experiencing homelessness for the first time, people who have been furloughed and those who are newly unemployed.

Homelessness among people with No Recourse to Public Funds has been a continued issue throughout the whole of the pandemic. The instruction to local authorities to support everyone who was rough sleeping or in accommodation where they could not self-isolate into safe emergency accommodation meant that all local authorities reported an increase in support being provided for people with No Recourse to Public Funds including EEA nationals without entitlements to benefits. In some cases, local authorities reported accommodating quite significant numbers of individuals but with an awareness that the support they were able to offer, beyond emergency accommodation was limited.

The most significant intervention that governments across all three nations made was the instruction to bring 'Everyone In' or provide emergency accommodation for everyone rough sleeping, at risk of rough sleeping, or in accommodation where they could not self-isolate throughout the pandemic. This was an enormous undertaking for local authorities and the challenge of this was reflected on by local authorities. This intervention has clearly saved lives during the pandemic, with infection rates and deaths amongst people experiencing homelessness at extremely low levels compared internationally.

One of the biggest challenges facing local authorities is the ability to successfully move those housed in emergency COVID-19 accommodation into permanent and secure housing. The structural barriers that existed before the pandemic, including a lack of housing supply and a welfare system that does not address the underlying causes of homelessness have been exacerbated during the pandemic.

There is growing concern over funding to support a homelessness response in both the immediate and longer-term future.

There was recognition of the positive effect government policies have had on levels of homelessness during the pandemic, particularly the pause in evictions and temporary uplift in local housing allowance. However, there were concerns across all areas about the temporary nature of these changes and the impact these may have on homelessness in the future. Local authorities across each nation were concerned about the newly emerging need for their services as they started to see the impacts of the wider economic context and the cumulation of rent arrears in their local area.

### **Sub-Regional Context**

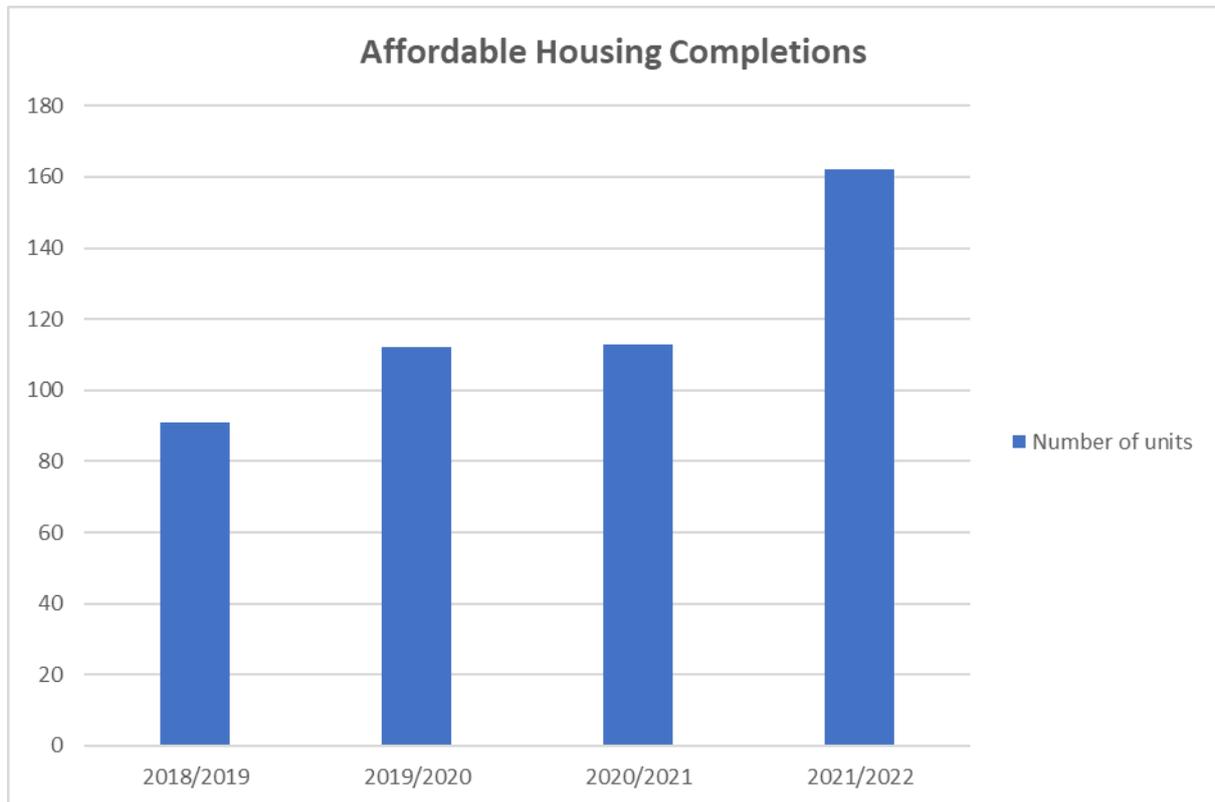
East Lancashire has a well-established sub regional working group to assist in the development of strategies and shared best practice. The lead offices and officers working groups continue to meet and provide valuable opportunity to work in partnership, co-ordinate shared procedures and to network. Following the pandemic and the effective 'everyone in', policies to keep this momentum going the Next Steps Accommodation Programme was released by government and a successful bid by East Lancs allowed for support staff for those non-priority individuals. Rough Sleepers Initiative grant award supports delivery of support staff for rough sleepers who can visit on the street.

The most recent successful joint bid is the Accommodation for Offenders Scheme which became operational September 2021.

## Housing Strategy

The availability of affordable housing is one of the most important needs for families and communities in the Ribble Valley. Developing affordable housing is a corporate ambition of the Council to meet the identified 'housing need'.

The table below sets out the number of units developed over the past 4 years. This clearly demonstrates the high number delivered in 21/22



With an average house priced to an affordability ratio of 9 in 2020, addressing affordability is a key factor in providing the homelessness service. In Ribble Valley there is proportionately less stock in the lower Council Tax bands of A and B with 33% compared to Lancashire's 58% profile. The table on page 17 demonstrates the housing profile in the borough.

The tenure choice in the borough is limited; the borough has one of the lowest percentages of social housing stock in Lancashire. The situation was further exacerbated since the introduction of the Local Housing Allowance. Ribble Valley is no longer considered a 'locality' in its own right. The majority of the borough is in a locality with Blackburn, reducing the housing allowance to be paid to Ribble Valley occupants. This authority was in the top five nationally for being most affected by the introduction of the new housing allowance. The introduction of LHA rates being calculated from the 30th percentile from April 2012 again reduced the LHA rates in the borough.

Policies introduced to address the situation include:

- addressing Housing Needs Policy 2012 required 30% of all new development sites to be affordable and 15% to be housing for older people;
- grant initiatives for development of private rented properties with affordable rent levels;
- regular contact with RP's to encourage development;

- a protocol to work closely with planning to advise developers and enable development at pre application stage.

### **Partnership Working with Onward Homes**

In 2008 stock transfer took place, further change was formalised on 1 October 2017 when Ribble Valley Homes amalgamated with Liverpool Housing Trust, Hyndburn Homes and Peak Valley Housing Association to become Onward Homes Limited.

The housing needs service within the Council carry out the main duties in respect of homelessness:

- Making enquiries and/or decisions on homeless applications.
- Providing general housing advice.
- Reviewing homeless decisions upon appeal.
- Carrying out periodic review of homelessness and publish a homeless strategy.
- Monitoring the service provided by RVH as per service level agreement.
- Manage and maintain the homeless temporary accommodation provision.

Onward deliver the following roles on behalf of the Council, these include:

- maintaining the housing register;
- securing permanent accommodation to discharge homelessness duty;
- allocating the Registered Provider stock as properties become available;
- nomination to Housing Associations as their stock becomes available.
- Allow the use of a unit of accommodation at Longridge for temporary accommodation.

The Council have maintained strong connections with Onward Homes and have established a monthly monitoring meeting to discuss nominations and procedures between the organisations.

### **Partnership Working with Neighbouring Authorities**

Throughout the pandemic there was various new funding streams made available to support the new demands on the service. All grant opportunities supported joint bids and working on a sub-regional footprint. The following lists the current grant streams;

**Rough Sleeping Initiative** – This grant stream funds navigators to support rough sleepers in providing emergency accommodation and support those rough sleeping. The support staff are based in Blackburn but cover RV when needed. The additional funding also covers any additional costs for temporary B & B or hostel costs. Blackburn are the lead authority.

**Accommodation for Offenders** – This scheme was a joint bid across East Lancs to provide a support scheme for ex-offenders to assist individuals with rehousing on release from prison. There was also a grant award for individuals of £10,000 per authority. Pendle are the lead authority.

**Homeless Prevention Winter Grant top up allocation** – this award was allocated to each borough providing a grant with the intention of supporting private renters to prevent eviction a total of £14,200.

**Protect & Vaccinate allocation** – This additional award had the intention of ensuring all rough sleepers were in self contained accommodation and that they would be incentivised to take all 3 vaccines offered.

### **Partnership working with Health**

Multi-Disciplinary Team meetings – a bi-weekly meeting to discuss all complex homeless cases and to address their holistic needs in partnership rather than trying to address their housing need in isolation. This has proved to be beneficial for all partners. The lead for the scheme is a nurse practitioner funded by Lancashire Care NHS.

Changing Futures – on a similar footprint the Changing Lives programmes aims to bring all practitioners together to support the individual suffering from being disadvantaged. Partners in health, mental health, addiction, social services, probation will be advice the lived experienced. This is being delivered on an East Lancs basis.

### **Partnership with Registered Providers**

Our key registered provider partners in the delivery of new affordable housing and management of existing stock are:

Onward Homes  
Jigsaw Homes  
Great Places Housing Association  
Mosscares St Vincents

We have worked closely with all of the above partners for many years and we are proud of the achievements we have delivered in partnership.

A bi-annual meeting of all registered providers ensures we keep all our partners involved and informed.

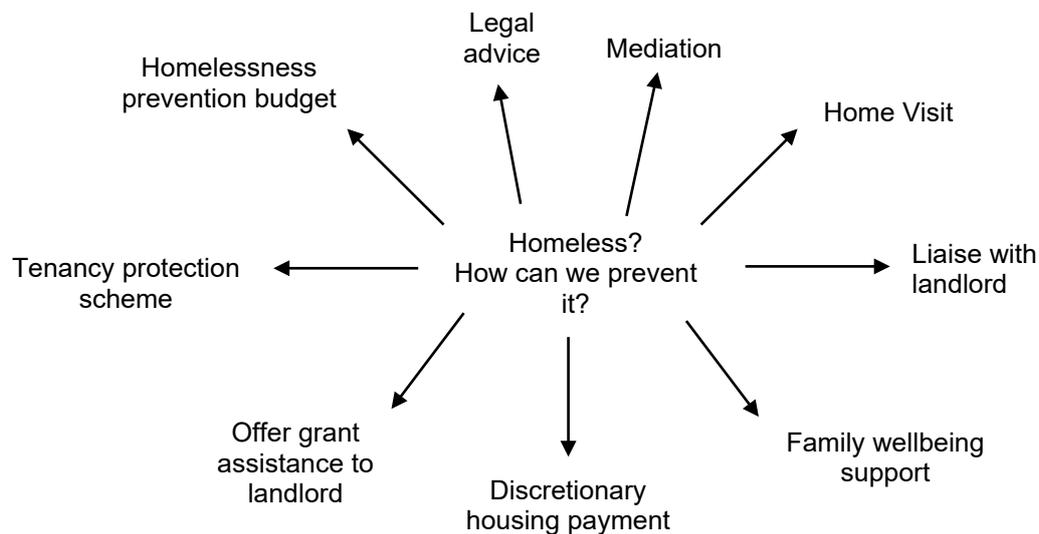
### **Achievements to Date**

Since the Council's first homelessness strategy in 2003, there has been a strategic direction for the homeless prevention approach that has subsequently been adopted. In the past 5 years there have been many significant achievements in Ribble Valley's response to tackling homeless and the Council has:

- The service is focused to deliver a housing advice approach and focus on homelessness prevention.
- Delivered over 300 affordable new build properties across the borough including both affordable rent and shared ownership units.
- Reviewed the Allocations policy in light of the Localism Bill and then again in 2018.
- Developed a sanctuary scheme with HARV (Hyndburn and Ribble Valley Domestic Violence Organisation);
- Maintained a successful and well attended homeless forum;



- Maintained a low use of families being placed into bed and breakfast, under 2 families in any year.
- Carried out consultation events with homeless households;
- Worked with supporting people and Places for people to develop a support service that covered both the hostel and the sidings to share resources.
- Significantly improved temporary accommodation facilities at the hostel with renovation of communal space and improved fire and smoke detection throughout.
- Introduced a new homelessness database to more accurate record keeping Locata.
- Worked in partnership with the Ribble Valley foodbank to support households struggling to feed their family.
- Undertaken a review of all RP stock in the borough and produced an up to date leaflet listing all affordable properties.
- Reviewed the allocation policy, the points system and the housing waiting list in 2018.
- Secured an additional self-contained temporary accommodation unit in Clitheroe.
- In partnership with East Lancs authorities delivered various schemes , Accommodation for Offenders , Rough Sleeper support , and multi-disciplinary health teams.



### **Ribble Valley Borough Council's Homeless Vision**

Ribble Valley Borough Council's vision for homelessness is that every homeless case would be treated as preventable. We will respond in a supportive fashion and work with households to ensure that homelessness is prevented or that other appropriate and sustainable accommodation is found.

By 2024, Ribble Valley Borough Council aims to:

- ensure all households in the borough are aware of the provision of the housing needs service;
- ensure all new housing schemes reflect the housing needs of the locality;
- ensure services are in place to prevent any rough sleeping in the borough;
- provide temporary accommodation that suitably meets the needs of households.
- completely eradicate the use of bed and breakfast accommodation for all homeless households;
- sustain our levels of homelessness presentations and acceptances;

- continue to ensure that homelessness is prevented wherever possible and to prevent reoccurring;
- reduce the length of time in temporary accommodation to an average of 7 weeks;
- meet our corporate ambition of delivering 75 affordable homes per year and ensure they address the identified need of the borough.

All of the actions contained within the Strategy sit under one of the above strategic priorities. The Strategy is broken down into four key areas detailing current performance in gaps in service against each strategic priority heading. Under each heading actions are detailed which will meet the identified gap. Whilst actions are identified throughout the Strategy, under each section a more detailed structure plan can be found at the end of the document that pulls together all of the actions we intend to deliver over the next three years.

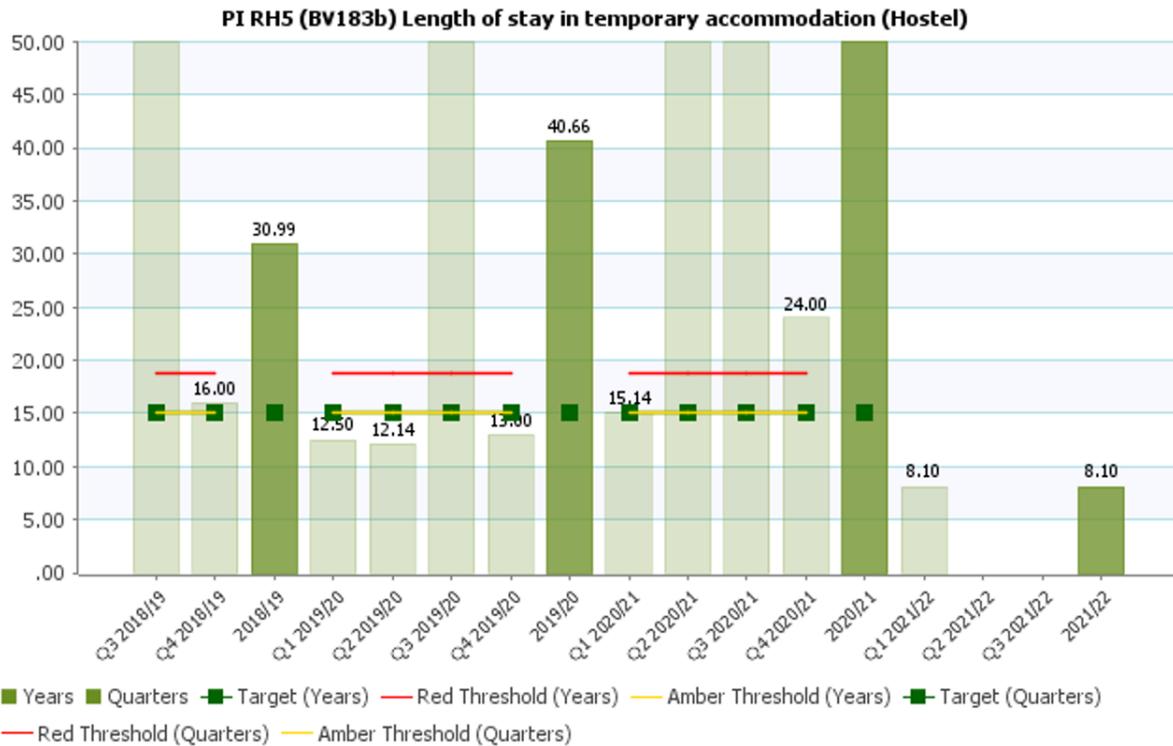
In order to make this Strategy a live document that actually delivers against its action plan, all actions are SMART (specific, measurable, achievable, realistic and time bound). The Action Plan will be reviewed annually to ensure it remains relevant and provisions will be made to consider new priorities and targets.

The Homelessness Form will monitor the implementation of the Strategy Action Plan. The Action Plan has been developed in consultation with the Homelessness Prevention Form and the full Strategy document will be sent to all stakeholders and the wider public for consultation prior to formal adoption of the Strategy.

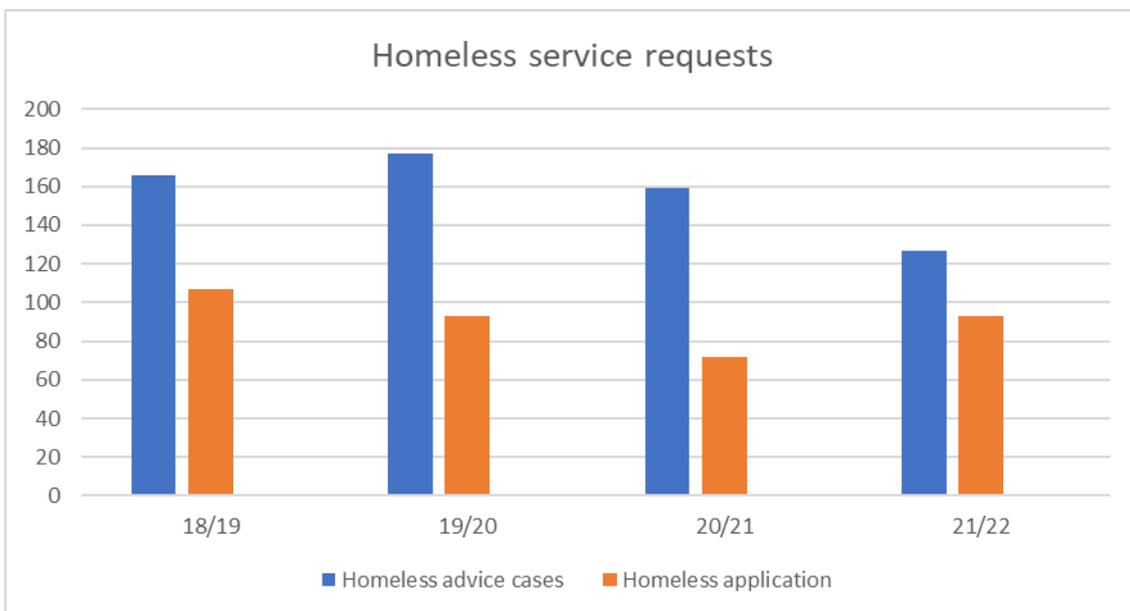
### **Review of Current Scale and Nature of Homelessness in Ribble Valley**

The graph below allows us to identify where our prevention measures should be concentrated. The main reason households approach the council is seeking accommodation, affordable accommodation. In terms of reason for needing accommodation the main cause is parental eviction and relationship breakdown, which is difficult to prevent, but mediation is offered in these cases.

Loss of rented accommodation is the second main cause and raising awareness of early intervention there are initiatives introduced to prevent this, landlords' renovation grants and a floating support service. We will approach the landlord on the tenant's behalf to try to prevent the eviction and where possible resolve the issues. Relationship breakdown is the 3<sup>rd</sup> most common cause. Therefore, it is limited as to how much assistance can be offered other than advice as to the individual's rights.



The graph below shows the number of households accepted as homeless where the Council has a full statutory duty to rehouse. The numbers have remained low over the years and only in the last year gone over the 10 households. This is only a small part of the picture as the main aim of the service is to prevent households reaching this point.



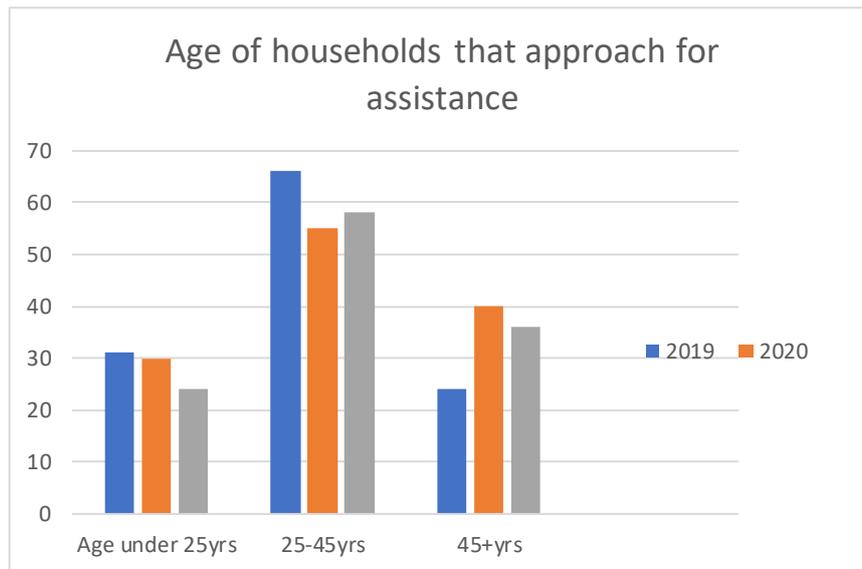
New column added 21/22 figures

Once we have provided households with temporary accommodation the next challenge is finding those households secure suitable accommodation. This can often take many weeks, and this is an agreed priority for the Council to reduce this time period.

The supply of new affordable housing stock, through securing affordable rental units on sites and ensuring that we have a nomination agreement and an allocation policy that reflects this need is essential.

The nomination agreement and allocation policy have been reviewed in 2018, this was undertaken in partnership with Onward and all RP's in the borough were consulted. These policies are essential to ensure that housing is allocated to the most in need in a fair and transparent way.

Advice Outcomes Analysed by Age Group 2019-2022



The table above showing the average range of households that seek advice, the highest group is the 25–45-year-olds, therefore working age group who are most likely to have dependants. This is followed by 16–25-year-olds; very few older persons seek advice for housing.

Homeless Applications Received Over the Past 5 Years and the Decision Made

Of the applications taken over the past 5 years the number where a full duty has been accepted, correlate to the number of applications. There are no significant changes in the numbers of households seeking housing advice.

The data above demonstrates the number of households that are assisted by the housing needs service each year and reflects the amount prevention work undertaken in order to reduce the households that are placed in temporary accommodation.

This is a difficult challenge as the housing options for households are limited. The private rented sector provides very little for the households seeking assistance. The private sector market in Ribble Valley is high demand so landlords can demand high rents, high deposits and are very selective. Changes in the tax rules has meant a lot of landlords are looking to sell property and are not willing to take any risks with tenants. This means landlords are unlikely to offer a tenancy to households that present as homeless.

Domestic Abuse in Ribble Valley

The Domestic Abuse Act 2020 places a duty on LCC to appoint a multi-agency DA Local Partnership Board, assess the need for accommodation-based support and to develop and publish a Strategy. For RVBC the duty is to co-operate with the lead authority.

The Domestic Abuse services is delivered and monitored across Hyndburn and Ribble Valley neighboring authorities and commissioned by LCC. The service commissioned to deliver the housing related support service is HARV Hyndburn and Ribble Valley domestic abuse service and this is a long-established partner in the borough. The service has been operating for over 10 years and different grant awards over the years have allowed different additional support hours;

Between January and December 2021, domestic abuse offences in the Ribble Valley increased by 4.2% (13) compared with January to December 2020.

- There were a total of 324 domestic abuse crimes recorded during the period. Of these 156 were domestic assaults. There were 57 assaults less serious injury, 96 offences of no injury domestic assault and 3 serious domestic assaults.
- There were 54 offences of domestic related harassment and stalking
- There were 49 offences of domestic related malicious communication.
- Alcohol was a factor in at least 20% (65) of all domestic abuse offences.
- At least 33.9% of domestic assaults were alcohol related (53).
- Females accounted for at least 68.2% (221) of victims.
- Males accounted for at least 26.9% (87) of victims.
- 4.9% of gender fields were blank (16).
- The victims were aged between 15 and 90 years old.
- 15.4% (50) of all domestic abuse cases were aged 35-39.
- 25 to 29 years was the peak age group for female victims of domestic abuse (38).
- 35 to 39 years was the peak age group for male victims of domestic abuse (17).
- Littlemoor ward had the highest percentage of domestic abuse offences in 2021 with 10.8% (35), followed by Derby and Thornley ward 8.6% (28) and Salthill 8.0% (26)

The DA Act does not accept the use of accommodation with shared facilities. This has introduced a new issue which needs addressing. Domestic abuse remains one of the main reasons for homelessness.

Gender/Age group	0-4	05-09	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	Over 70	U/K	Total
Female	0	0	0	19	28	38	25	33	19	13	17	10	6	7	6	0	221
Male	0	0	0	6	13	6	5	17	4	12	8	4	2	3	6	1	87
Unknown	0	0	0	1	1	1	1	0	1	1	0	0	0	0	0	10	16
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>42</b>	<b>45</b>	<b>31</b>	<b>50</b>	<b>24</b>	<b>26</b>	<b>25</b>	<b>14</b>	<b>8</b>	<b>10</b>	<b>12</b>	<b>11</b>	<b>324</b>

### **Number of Households in Temporary Accommodation**

The average length of stay has increased in the 2 past years Despite all the initiatives introduced to assist moving on the limited social stock and low turnover make finding secure accommodation a difficult task. The proposed change to Homeless Legislation which will enable housing authorities to offer private rented accommodation to discharge duty.

## Temporary Accommodation – The Current Situation in Ribble Valley



At the Joiners Arms 90 Whalley Rd Clitheroe, the temporary accommodation in Clitheroe, there is 7 units of accommodation, four are fully self-contained units, three units have toilet and wash hand basins, and share bathroom facilities.

There is one additional self-contained flat in Clitheroe and in Longridge, therefore proving 9 temporary units in total for families and single households.

The facilities have been continually improved and since taking back the management there has been an intensive programme to improve the fire protection and communal area. The accommodation now has on-site laundry facilities, a communal meeting room, access to IT facilities and a garden and play area. The aim is to continue to improve the accommodation through the annual works programme.

There is an on-site warden service every weekday.

Support is provided by Places for People and they support clients in the hostel on a daily basis. This is provided through a contract awarded by LCC.

Young persons accommodation The Sidings also provides 7 self contained flats for 16-19 yrs olds. The scheme gives priority to referrals from Children's Social Care and for those referrals that have no priority then they are given a 56 day licence. This is to ensure 16/17 year olds are placed in the supported accommodation and given priority.



Appendix 1 lists the main areas of improvement service users have identified.

### Prevention of Homelessness against the Main Causes

#### Current Situation in Ribble Valley

The housing need service is completely focused on prevention. This is reflected in the steady reduction in the number of decisions made. For each cause of homelessness there is a preventative tool available. For the two main causes in the borough relationship breakdown and parental / family eviction there is a



limited amount of intervention, however early advice is always helpful.

Whilst this is a huge achievement, the homelessness strategy seeks to build upon this achievement. The homeless review has identified a number of weaknesses in the existing services and identified potential increases in homelessness in certain areas. The strategy seeks to ensure that these gaps are responded to through an effective action plan. It will also be important to safeguard the existing prevention budgets particularly the tenancy protection scheme to ensure we can respond to the ongoing demand. It is a key priority to ensure that housing advice is available to all the homeless households or those threatened with homelessness throughout Ribble Valley regardless of priority need.



One of the most successful preventative initiatives is the tenancy protection scheme, which has enabled over 350 households into private rented accommodation since being established. However, landlords are becoming more reluctant to accept the bond as there is always high demand for property without taking a higher risk tenant. It is essential to ensure that these households have access to support and advice and do not become homeless either as a result of the end of their assured shorthold tenancy or due to arrears.

The Floating Support Service provided a crucial service for 6 years in ensuring that households at risk of losing their property within the private rented sector. Unfortunately, now there is no support available for households in this position. The lack of this provision was identified as a key area that needed addressing at the homeless forum, particularly in light of the fact that the homelessness review identified that the main causes of

homelessness in Ribble Valley is family and friends evicting.

It will be necessary to identify the real reasons for these evictions in order to be able to respond effectively with a range of prevention mechanisms. Whilst home visits are available to establish the real reason and mediation is always offered, we identified a need to develop a prevention package in partnership with a range of services specifically targeted at young people this is delivered by YNOT. The package includes early intervention signposting and referrals to floating support, mediation, supported accommodation and identified planned moves from the family home. This early intervention may help young people to return to the family home after a cooling off period. All this will improve relations resulting in family support where this is not possible.

Non-violent relationship breakdown is the second highest cause of homelessness in the Ribble Valley. Our preventative input is somewhat limited in personal relationships. However, a new information leaflet has been produced which provides legal advice and general guidance on this matter and mediation is offered where appropriate. Loss of assured shorthold tenancy is the third highest cause of homelessness. This cause again has seen a significant reduction. The repossession prevention scheme offers financial assistance for households facing repossession where there are dependants, and the reason is ill health or loss of income. There have been considerable resources introduced to initiate this reduction. The grant initiatives available are a powerful communication mechanism for engaging landlords. The nomination rights attached to grants ensures we remain in regular

contact with landlords and the condition that the landlords accept the tenancy protection scheme.

The availability of affordable private rented properties through the landlord grant scheme is another invaluable resource. Through this scheme homelessness can often be prevented removing the use of temporary accommodation for many households. The 3 house share properties made available through partnership with Castlegate, YMCA and RVH Home visits are another valuable preventative measure particularly in family relationship breakdowns again reducing the use of temporary accommodation.

## **PROVISION OF AFFORDABLE ACCOMMODATION**

Key affordability facts can be found in the table below.

Meeting the housing needs of people in the Ribble Valley is a corporate objective of the Council. This objective has been identified as one of the four key ambitions of the Authority. The importance of this cannot be over emphasised. Some key statistics for the borough with regard to affordability include:

- Affordability had improved over the past four years with the ratio of lower quartile house prices to lower quartile earnings to being 9.8 in 2010 and 7.8 in 2012; and 8.1 in 2017 however then 2020 ratio is back to 9.
- Ribble Valley has the lowest proportion of social dwellings in the northwest with 2420. The area is projected to experience the largest increase in population in the northwest. The average house price for the whole district in 2020 was £263,000.
- Current government guidance on assessing affordability recommends using the ratio of house price to income. A ratio of between 3 and 4 to 1 is deemed to be the upper limit of affordability. In Ribble Valley the ratio is 9.

This affordability issue has a massive impact on all aspects of the homelessness service and is at the root of all obstacles in homelessness prevention.

Affordability has always been a key barrier in Ribble Valley.

North West	Average (mean) house prices in 2019/20 <sup>1</sup>	Mean annual earnings in 2019/20 <sup>2</sup>	Ratio of house prices to incomes in 2019/20 <sup>3</sup>	Income required for 80% mortgage in 2019/20 <sup>4</sup>	Mean monthly private sector rents in 2019/20 <sup>5</sup>	Unemployment rate in 2019/20 <sup>6</sup>	Housing Benefit claimants - total in employment (and not Passported) % <sup>7</sup>	Long-term empty homes in 2020 <sup>8</sup>	Second homes in 2020 <sup>9</sup>	Total housing association affordable homes in 2018/19 <sup>10</sup>
<b>England</b>	<b>£309,678</b>	<b>£30,248</b>	<b>10</b>	<b>£70,784</b>	<b>£843</b>	<b>3.9%</b>	<b>17.3%</b>	<b>268,385</b>	<b>262,953</b>	<b>2,753,583</b>
<b>North West</b>	<b>£200,179</b>	<b>£27,607</b>	<b>7</b>	<b>£45,755</b>	<b>£629</b>	<b>4%</b>	<b>10.5%</b>	<b>44,560</b>	<b>29,177</b>	<b>518,363</b>
Blackburn with Darwen UA	£143,884	£23,046	6	£32,888	£503	4.9%	6.8%	1,155	224	11,821
Eden	£232,941	£24,216	10	£53,244	£571	1.7%	10%	559	1,306	2,743
Lancashire	£181,522	£26,406	7	£41,491	£570	2.6%	9.7%	7,794	3,282	59,396
Burnley	£113,616	£25,912	4	£25,969	£469	5.3%	9.1%	780	166	6,152
Hyndburn	£121,082	£23,587	5	£27,676	£482	4.3%	7.6%	656	67	4,992
Lancaster	£184,797	£25,771	7	£42,239	£574	4.5%	8.8%	932	712	3,100
Pendle	£134,038	£22,568	6	£30,637	£498	4.5%	10.6%	765	192	4,668
Preston	£171,515	£25,272	7	£39,203	£559	3.4%	12.2%	1,304	715	11,999
Ribble Valley	£263,303	£30,108	9	£60,184	£689	2.1%	10.6%	191	219	2,420
Rossendale	£160,374	£25,428	6	£36,657	£553	3.3%	5.4%	536	123	4,718

The actions taken to address the problem have been wide spread and many have been achieved corporately:

- Housing strategy delivery plan: the main focus is delivering affordable housing and addressing the identified needs.
- The Council set a target of delivering 75 affordable homes per year and this has been achieved annually. In 2021/22 a record number of affordable units were developed 162 in total.
- The Council approved a Addressing Housing Needs Policy to secure 30% affordable housing on all developments and 15% to be for older people.
- There is a Ribble Valley affordable housing development protocol, which assists developers at every stage in the process to encourage applications.
- The Council invests over £100,000 of capital funding every year for development of private rented sector properties;
- The Council has undertaken housing needs surveys across over 90% of the Borough to clearly identify the type, tenure and size of housing required;
- The Tenancy Protection Scheme was established with a paper bond covering up to £800. This has been largely replaced with a loan offer as very few landlords were accepting the paper bond.

The landlord/tenant grants available to landlords to renovate private rented property to a high standard is an initiative that has been fundamental in achieving a reduction in the length of time families stay in temporary accommodation. The scheme has gradually evolved into the initiative we have today but has existed for over ten years.

Landlords are offered grant aid of up to £10,000 per flat and £15,000 for a house. This is a 50% contribution towards renovation costs and is, therefore, match funded. In exchange for the grant the conditions are that the property must be let for up to five years; that the landlord must accept nominations and the rent level is set in line with local housing allowance.

In 2022 a new grant initiative was launched to assist first time buyers with the cost of renovating a property. This was to give an affordable option that allows people to access home ownership.

The reduction of the local housing allowance has become another serious hurdle in tackling affordability. Under the scheme Ribble Valley is the third most affected Local Authority nationally. Almost 60% of all claimants of housing benefits in the Ribble Valley saw a reduction in their entitlements with the introduction of a local housing allowance. This is a disincentive for landlords to accept tenants in receipt of benefits or to invest in rental properties in the Borough, coupled with the removal of direct payments to landlords.

To counterbalance the effects of this the grant available for each unit through the landlord/tenant grant was increased and no longer available in Longridge where the local housing allowance has been increased. Ribble Valley is split into four areas under the local housing allowance and the central Lancashire allowance, which incorporates Longridge, has seen an increase.

## Strategic Housing Market Assessment 2013

The Strategic Housing Market Assessment carried out in 2013 established that there is a need for 404 affordable dwellings per year in Ribble Valley; however this figure does not equal the number of new affordable units to be built. The need will be met through a wide range of sources – but particularly by making better use of vacant stock, by making better use of the existing stock and through the private rented sector.

- i) One bedroom and four-bedroom affordable homes are particularly required.
- ii) Relatively few households in housing need could afford Affordable Rent at 80% of the median market rent. The most practical level to set Affordable Rent to meet substantial need is at 70%.
- iii) Factoring higher affordability thresholds households in the private rented sector pay in current market conditions and the supply of private rented accommodation (via LHA) to house those requiring affordable housing, the need for new affordable units reduces notably – however changes to the administration of LHA mean that it is unlikely to continue.

## Cost and Affordability of Housing

According to data from the Land Registry, the mean house price in Ribble Valley is £263,303, higher than the average for the North West region and England as a whole. Data shows that whilst prices have remained largely static since the economic downturn, the number of property sales has fallen dramatically. An income of £60,184 is required to purchase a property. The average rent is £689.



- i) The cost of housing by size was assessed for all tenures across the Borough. Entry-level prices in Ribble Valley range from £90,300 for a one-bedroom home in the Clitheroe price market up to £304,000 for a four-bedroom property in the Rural price market. Entry-level rents in Ribble Valley range from £400 per month for a one bedroom home up to £1,000 per month for a four-bedroom property.
- ii) Housing market gaps analysis shows the nature of the housing ladder in a particular locality. An analysis of the gaps between each tenure shows that there is a large income gap between the social rented sector and market entry. This indicates that intermediate housing priced within this gap could potentially be useful for a number of households in Ribble Valley.
- iii) Flexible Tenancies are being introduced as a new tenure. They will allow Affordable Rent to be charged. Affordable Rent will be based on the open market value of each property. Within Ribble Valley, as bedroom size increases the range of Affordable Rents possible increases.

iv) Although affordability has theoretically improved since the start of the economic downturn, there remains a large proportion of households in Ribble Valley that are unable to afford to buy.

#### Affordable Housing Delivery in the borough

Year	Open Market	Affordable	Total	Affordable as % of all dwellings
2016/17	290	100	390	25.6
2017/18	330	70	400	17.5
2018/19	301	111	412	26.9
2019/20	465	94	559	16.8
<b>2020/21</b>	<b>332</b>	<b>121</b>	<b>453</b>	<b>26.7</b>

#### Comparison on delivery rates to neighbouring boroughs

Year	Affordable Dwellings Completed 2020/21	Affordable Completions as a percentage of all dwellings 2020/21
Wyre	151	25%
Blackburn	141	34%
Ribble Valley	121	27%
Burnley	70	18%
Lancaster	41	14%
South Ribble	37	9%
Pendle	21	6%

#### Future Timetable for Homelessness Strategy

The strategy has been approved by Health & Housing Committee. The achievements to deliver the action plan set out in the document will be reported bi-annually to the homeless forum and annually to Health and Housing Committee. Should there be any requirement to amend the document in the 5 year period then this will be reported to Health and Housing Committee.

**Strategic Aim – IMPROVE THE HOUSING ADVICE, INFORMATION AND SUPPORT AVAILABLE**

<b><u>INITIATIVE</u></b>	<b><u>ACTION</u></b>	<b><u>DATE TO BE IMPLEMENTED</u></b>	<b><u>RESOURCE IMPLICATIONS</u></b>	<b><u>PARTNERS</u></b>
Ensure service is accessible as possible via IT, telephone or face to face	All households can access advice Ensure RVBC website is updated	Ongoing	Within existing resources	HLN Steering Group Housing Needs Officer
Develop good communication with all relevant organisations	Review HLN forum attendees, ensure all agencies are represented	Review annually at each Homeless Forum	Within existing resources	HLN Steering Group Ribble Valley Strategic Partnership
Introduce new database to capture all the required information for HCLiC. Ensure best use of the Locata database	Utilise Locata and accessing reports. Improve reporting data	Achieved Attend training Improve reporting skills Sept 22	Within existing resources	Housing Strategy Officer IT Section Housing Needs Officer Locata support
Collate information on all relevant HLN services in Ribble Valley and neighbouring authorities	Ensure all the information is on the Council's website	Ongoing	Within existing resources	Housing Needs Officer Housing Strategy Officers
Ensure up to date and relevant HLN information is accessible	Update and maintain housing section information on the Ribble Valley website and front line staff have basic housing rights knowledge	Monitored quarterly	Within existing resources	Housing Strategy Officer Housing Admin Officer
Utilise support services wherever possible NSAP, RSI and Changing Futures Programmes	Refer all potential homelessness households to the most appropriate support provider	Monitored quarterly	Within existing resources Report the need for additional	Lancashire Wellbeing Service Children and Family Wellbeing Service Transforming Lives
Improve communication with clients	Use text messages/email where client prefers	Achieved	Within existing resources	Housing Needs Officer Housing Admin Officer

<b><u>INITIATIVE</u></b>	<b><u>ACTION</u></b>	<b><u>DATE TO BE IMPLEMENTED</u></b>	<b><u>RESOURCE IMPLICATIONS</u></b>	<b><u>PARTNERS</u></b>
Improve advice available online	Ensure upto date advice online and support services	Ongoing	Training costs for staff	Housing Needs Officer Housing Officer Housing Admin Officer
Ensure staff are kept up to date with homelessness case law.	Provide regular access to training options for housing needs staff. As new guidance is produced for non-British citizens.	To organise Jan 23	Training costs for staff.	Housing Strategy Officer NHAS Shelter
Raise awareness of all housing services across the borough	Use Council newspaper, website, twitter, Parish Council meeting and village notice boards to promote the service.	On going	Within existing resources	Housing Strategy Officer Parish Council Liaison Communications officer
Establish a baseline of satisfaction and identify where improvements can be developed	Undertake customer satisfaction research	annually	Within existing resources	Housing Strategy Officer Places for People
Improve housing and support information on the website	Regular updates of the website to be done as routine	April 2023	Within existing resources	IT Service Housing Officer
Improve accessibility of service outside of Clitheroe with a focus on Longridge	Demonstrate use of service from households outside of Clitheroe.	Jan 2023	Within existing resources	Housing Needs Officer
Respond to any 'duty to refer' requests	Review if the route of receiving DtR and if they can be improved	Jan 2022	Within existing resources	Housing Strategy Officer IT service.
Support the rough sleeper initiative across East Lancashire	Support the bid to provide support/prevent rough sleepers across East Lancashire	Ongoing	Bid to be submitted to MHCLG and Blackburn to manage the scheme.	All East Lancs Authorities.
Access NHAS training for staff	Enable staff to access upto date training courses	available	Within existing resources	Shelter
Maintain the Homewise offer to provide assistance to older/vulnerable households	Ensure continuation of Homewise funding	Reviewed annually	Requires committee approval	Homewise

**Strategic Aim – PREVENT HOMELESSNESS IN THE BOROUGH**

<b><u>INITIATIVE</u></b>	<b><u>ACTION</u></b>	<b><u>DATE TO BE IMPLEMENTED</u></b>	<b><u>RESOURCE IMPLICATIONS</u></b>	<b><u>PARTNERS</u></b>
Utilise discretionary housing (DHP) payments to prevent homelessness.	Advise and support households to make discretionary housing payment claims Regular contact with HB staff	Monitored annually	Utilise DHP monies annually	Housing Benefits Housing Strategy Officer
Maximise the use of 'Spend to Save' Policy across the homelessness service	Consider all available funding streams which may prevent homelessness at each interview	To be monitored	Homelessness directorate funding. Grant budget.	Housing Committee Housing Strategy Officer
	Improve communications link with housing benefits section and job centre staff and improve flexibility when dealing with vulnerable households	Ongoing	Within existing resources.	Housing Strategy Officer Housing Benefits Manager
Raise awareness of the importance of early intervention	Utilise all available support services and the requirements of the new act.	On going	Within existing resources	Landlords Forum Group Housing Needs Officer Communication Officer
Prevent homelessness through loss of RSL tenancy	Ensure early warning system in place with each RP's in the borough	Jan 2022	Within existing resources	All RP's Housing Strategy Officer
Ensure service users are satisfied with current level of service	Consult with service users as to the standard of service received-through completion of a survey	ongoing	Within existing resources	Places for People Housing Strategy Officer Scheme Warden
Update list of all temporary and permanent housing providers in the borough	Update the leaflet and distribute to all service providers	May 2022	Within existing resources	Housing Strategy Officer Housing Needs Officer
Annually undertake a full review of the homeless strategy	Utilise HLN forum to consult with all service providers	June 24	Within existing resources	Housing Strategy Officer HLN Steering Group

<u>INITIATIVE</u>	<u>ACTION</u>	<u>DATE TO BE IMPLEMENTED</u>	<u>RESOURCE IMPLICATIONS</u>	<u>PARTNERS</u>
Maintain homeless forum group to regularly monitor performance of initiatives	Meet twice a year to review progress and update the action plan	Ongoing Forum was not held for 2 years due to covid	Within existing resources	Homeless Forum
Prevent homelessness precipitated by health issues support the MDT meetings	Develop joint working protocols for hospital discharge.	June 2022	Better care fund	Health & Wellbeing Group Health & Housing Committee
	Improve referral pathways between agencies to enable access to supported accommodation	On going		
Engage with the Changing Futures Programme	Ensure the service is promoted and utilised in the borough and all partners are fully aware of the ability to access.	Delivery due to start Jan 22	Raise awareness with partners	Support service CFWS CAB
Ensure all households sponsored through the Homes For Ukraine scheme are aware of the housing service.	Work with LCC and the CUSP to ensure all households are supported. Employ a dedicated member of staff to provide the support.	From 2022 onwards	RVBC to receive grant award to fund post.	LCC CUSP
Undertake a full review of the temp accommodation provisions in the borough	Full review of the suitability, standard and current offer of temporary accommodation in the borough	July 2023	Full review of accommodation and suitability. Finding to be reported to H & H Committee.	H & H Committee Homeless Forum
Improve the standards at the accommodation	Review the furniture decorations and fittings.	August 22	To request additional funding from policy and finance.	

**Strategic Aim – IMPROVE PROVISION AND SUITABILITY OF TEMPORARY ACCOMMODATION AND REDUCE THE LENGTH OF TIME SPENT IN TEMPORARY**

<b><u>INITIATIVE</u></b>	<b><u>ACTION</u></b>	<b><u>DATE TO BE IMPLEMENTED</u></b>	<b><u>RESOURCE IMPLICATIONS</u></b>	<b><u>PARTNERS</u></b>
Utilise specialist housing schemes outside borough	Improve communications with out of borough schemes	Sept 2023	Within existing resources	Housing Strategy Officer Housing Needs Officer
Maintain close working relationship with Onward	Organise bi-weekly meeting with a standard agenda item of temporary accommodation	On going	Within existing resources	Onward Housing Needs Officer Strategic Housing Officer
Improve options to work for households in temporary accommodation	Ensure IT access at the hostel in Clitheroe and support presence	Jan 2022	Using ODPM monies	IT Section Housing Strategy Officer
	Work with Job Centre and Connexions to provide IT support for completion of job applications online	Sept 2022	Within existing resources	Job Centre Connexions Housing Strategy Officer
Reduce length of time spent in temporary accommodation	Move on housing plan to be part of support plan	March 2023	Utilising ODPM funding	Onward Housing Strategy Officer Places for People
Reduce the length of time spent in temporary accommodation	Ensure all housing options considered and maximised for every household. Weekly updates on each household with support worker.	Jan 2023	Within existing resources	Onward Housing Officer Places for People
Ensure that all families from homeless households receive necessary health check	Refer all households to MDT meetings	Jan 2022	East Lancs Health Authority	Housing Strategy Officer Health Centre Places for People
Improve and utilise garden room at hostel	Ensure room is kept clean and there is access for all Improve the furniture	Jan 2022	Within existing resources	Homestart LCC Adult Education Housing Officer Inward House
Improve services for households with mental health needs	Ensure engaging in support is part of housing plan	June 2023	NHS funding	Mental Team Manager Housing Strategy Officer

<u>INITIATIVE</u>	<u>ACTION</u>	<u>DATE TO BE IMPLEMENTED</u>	<u>RESOURCE IMPLICATIONS</u>	<u>PARTNERS</u>
Consult service users of their experience in temporary accommodation	Carry out an exit questionnaire with each user. Present the feedback to the homelessness forum.	Twice each year	Dependant on homeless budget and grant availability.	Homeless forum Places for people
Increase supply of affordable housing and maximise use of existing	Work with partner RP's to deliver maximum number of rented units on Sect 106 sites and grant aided sites.	On going	Homes England Funding Sect 106 contributions	Developers RP's Homes England
<b>Respond to the new duties under the DA Act</b>	<b>Work in partnership with LCC to meet the requirement of the act along with all other Lancs districts</b>	Dec 2022	Funding awarded via DHLUC	LCC HARV
<b>Assess the need for safe house accommodation in the borough</b>	<b>Investigate the option of safe house accommodation provision in the borough.</b>	April 2023	Cost of a house purchase in the borough and the management of the property	LCC HARV

**Strategic Aim –INCREASE HOUSING OPTIONS FOR HOUSEHOLDS AND TYPES OF AFFORDABLE SECURE HOUSING OPTIONS.**

<b><u>INITIATIVE</u></b>	<b><u>ACTION</u></b>	<b><u>DATE TO BE IMPLEMENTED</u></b>	<b><u>RESOURCE IMPLICATIONS</u></b>	<b><u>PARTNERS</u></b>
Prevent the loss of any social housing available for homeless households	Secure the maximum amount of social rent through Section 106 Agreements Prevention conversions of social rent where possible	Ongoing through regular market engagement	Development dependent	Housing Strategy Officer Registered Social Landlords
Increase the amount of private rented affordable housing available for homeless households	Engage with private landlords and agents to encourage them to accept households on benefit and the TPS	On going	Landlord/tenant grant funded	Local estate agents Housing Needs Officers
Set affordable secure rent levels and nomination rights	Promote grant available to encourage landlords to invest in private rented sector	January 2022	Private sector grant budget	Housing Strategy Officer Health & Housing Committee
Maintain Tenancy Protection Scheme	Annually top up the scheme and ensure maximum number of households benefit and can access the private rented sector	June 2022	Consider bidding for additional funding	Housing Strategy Officer
Increase the number of affordable private rented properties available for homeless households.	Maintain the funding available for landlord tenant grants in 2013-2018		Annual budget of 100k transferred into landlord tenant budget	Housing Strategy Officer Health & Housing Committee
Negotiate the min % of social housing to be allocated to homeless households	Establish the current nominations levels to homelessness. Engage with all RSL's and agree % of nominations	On going	Within existing resources	Housing Strategy Officer Onward

<b><u>INITIATIVE</u></b>	<b><u>ACTION</u></b>	<b><u>DATE TO BE IMPLEMENTED</u></b>	<b><u>RESOURCE IMPLICATIONS</u></b>	<b><u>PARTNERS</u></b>
Ensure all partners aware of level of need in borough and kept fully informed of demand	Arrange regular RSL forums and Housing Forums	Agreed with RP's to meet twice a year	Within existing resources	Chair of Health & Housing Housing Strategy Officer RP's
Improve single low income earners access to affordable housing	Work with developers to secure young person's accommodation	September 2023		Developers Development Control RP's
Agree one bed accommodation is developed as a priority.	Encourage private landlords to consider one bed accommodation.	April 2022	Utilise social rent grant	Housing Strategy Officer Housing Officer
Accommodation for Offenders Programme	Refer whenever relevant and make best use of service	Oct 2021	Use £1k per offender for rehousing	Gateway East Lancs Authorities Probation

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## RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

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meeting date: THURSDAY, 1 SEPTEMBER 2022  
title: REPLACEMENT OF PEST CONTROL VAN AND DOG WARDEN VAN  
submitted by: MARSHAL SCOTT - CHIEF EXECUTIVE  
principal author: MATTHEW RIDING - HEAD OF ENVIRONMENTAL HEALTH

### 1 PURPOSE

1.1 To request approval of additional budgets on the following capital schemes:

- Replacement of Pest Control Van PK13FJP - £2,837.23.
- Replacement of Dog Warden Van PE64EYC - £3,053.32.

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives – Health and wellbeing.
- Corporate Priorities – To continue to be a well-managed Council providing efficient services based on identified customer needs.
- Other Considerations – None identified.

### 2 BACKGROUND

2.1 On 13 January 2022, Health and Housing Committee approved the transfer of capital budgets to 2022/2023 for:

- Replacement of Pest Control Van - £13,800
- Replacement of Dog Warden Van - £13,500

2.2 This Committee also recommended that Policy and Finance Committee approve additional budgets of £2,200 (Pest Control Van) and £2,500 (Dog Warden Van), for 2022/2023, due to an updated guide price for both vans and also additional costs for fitting out.

### 3 ISSUES

3.1 The current vans were purchased in 2013 (Pest Control) and 2014 (Dog Warden) respectively. Both vans have required increased maintenance over the past 12 months, and ideally should have been replaced after seven years.

3.2 The Fiat Doblo (1.3) is no longer available and the new range of Doblo is unsuitable as they don't have a double door.

3.3 The Council's Senior HGV and Municipal Vehicle Technician has advised that a 1.3 engine is unsuitable for both vans due to the weight of load transported.

3.4 Several different van types have been considered and the cheapest/most practical was found to be the 1.5 Turbo Diesel Vauxhall Combo van, costing £15,487.36. The Council already has a Vauxhall Combo van on its fleet of vehicles, used by a Civil Enforcement Officer.

3.5 The existing cages/fittings in both vans cannot be reused due to a tightening of animal welfare standards by DEFRA. A local reputable company who specialise in the conversion of vans for transporting dogs, has provided the following estimates for the conversion work. This includes sign writing, mechanical ventilation and hazard warning lights:

- Pest Control Van - £3,349.87
- Dog Warden Van - £3,565.96

3.6 The total cost of the replacement vehicles including fittings is £37,891. The amount in the Capital Programme is £32,000. An increase in the budget of £5,891 is therefore necessary.

#### 4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications:

- Resources – A sum of £5,891 is required to fund the increased budget for the replacement of both the Pest Control Van and Dog Warden Van. This can be funded from the Capital earmarked reserve.
- Technical, Environmental and Legal – Both vans must comply with the latest Animal Welfare Regulations.
- Political – None.
- Reputation – None.
- Equality & Diversity – Both vans must be safe and reliable in order to provide an effective service.

#### 5 **RECOMMENDED THAT COMMITTEE**

5.1 Submit the request for additional budget of £5,891 for the replacement of the Pest Control Van and Dog Warden Van, to the Policy & Finance Committee.

MATTHEW RIDING  
HEAD OF ENVIRONMENTAL HEALTH

MARSHAL SCOTT  
CHIEF EXECUTIVE

#### BACKGROUND PAPERS

None.

For further information please ask for Matthew Riding, extension 4470.

REF: MR/H&H/1 SEPT 2022

## RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH AND HOUSING COMMITTEE

meeting date: 1 SEPTEMBER 2022  
 title: REVENUE OUTTURN 2021/22  
 submitted by: DIRECTOR OF RESOURCES  
 principal author: ANDREW COOK

### 1 PURPOSE

- 1.1 To report the revenue outturn 2021/22 for this Committee.
- 1.2 Relevance to the Council's ambitions and priorities:
- Community Objectives – none identified.
  - Corporate Priorities – to continue to be a well-managed council providing efficient services based on identified customer need.
  - Other Considerations – none identified.

### 2 BACKGROUND

- 2.1 Our full Statement of Accounts were signed off for audit by the Director of Resources on 29 July 2022 and are now subject to audit.
- 2.2 The Statement of Accounts are expected to be submitted for approval to Accounts and Audit Committee at their meeting on 28 September 2022.

### 3 REVENUE OUTTURN 2021/22

- 3.1 Shown below, by cost centre, is a comparison of the 2021/22 actual outturn with the revised estimate budget for this Committee. You will see an overall underspend of **£110,363** on the net cost of services. After transfers to and from earmarked reserves, the overall underspend is **£102,361**. This has been added to General Fund Balances.

Cost Centre	Cost Centre Name	Revised Estimate 2021/22 £	Actual 2021/22 £	Variance £	Associated Earmarked Reserves Variance £	Net Variance £
AFHOU	Affordable Rent Properties	2,130	2,115	-15		-15
APLAC	Alma Place Unit	1,820	385	-1,435		-1,435
AWARM	Affordable Warmth	490	217	-273	273	0
CLAIR	Clean Air	1,630	1,627	-3		-3
CLAND	Contaminated Land	9,750	9,638	-112		-112
CLCEM	Clitheroe Cemetery	36,930	30,211	-6,719		-6,719
CLDCY	Closed Churchyards	5,320	4,863	-457		-457
CLMKT	Clitheroe Market	-48,870	-51,103	-2,233		-2,233
CMGHH	Community Groups - Health & Housing	7,280	7,020	-260		-260
COMNL	Common Land	710	20	-690		-690

Cost Centre	Cost Centre Name	Revised Estimate 2021/22 £	Actual 2021/22 £	Variance £	Associated Earmarked Reserves Variance £	Net Variance £
CTBEN	Localised Council Tax Support Admin	143,970	137,688	-6,282		-6,282
DOGWD	Dog Warden & Pest Control	133,290	127,077	-6,213	3,980	-2,233
ENVHT	Environmental Health Services	48,670	45,343	-3,327		-3,327
HGBEN	Housing Benefits	152,310	120,519	-31,791		-31,791
HOMEE	Home Energy Conservation	5,960	5,758	-202		-202
HOMES	Homelessness Strategy	28,540	-3,438	-31,978	3,748	-28,230
HSASS	Housing Associations	6,920	6,673	-247		-247
HSTRA	Housing Strategy	47,990	45,889	-2,101		-2,101
IMPGR	Improvement Grants	74,060	63,038	-11,022		-11,022
JARMS	Joiners Arms	56,530	52,085	-4,445		-4,445
SHARE	Shared Ownership Rents	-410	-442	-32		-32
SUPPE	Supporting People	-25,870	-26,043	-173	1	-172
UCRED	Universal Credit	22,250	21,897	-353		-353
<b>NET COST OF SERVICES</b>		<b>711,400</b>	<b>601,037</b>	<b>-110,363</b>	<b>8,002</b>	<b>-102,361</b>

#### 4 EARMARKED RESERVES

- 4.1 Reserves are important to local authorities as, unlike central government, we cannot borrow money over the medium term, other than for investment in assets, and we are required to balance our budgets on an annual basis.
- 4.2 Reserves can be held for three main purposes:
- A working balance to help cushion the impact of uneven cash flows and avoid unnecessary temporary borrowing.
  - A contingency to cushion the impact of unexpected events or emergencies. This also forms part of general reserves.
  - A means of building up funds or accounting for funds we are committed to spend or to meet known or predicted requirements.
- 4.3 Our earmarked reserves are accounted for separately but remain legally part of the General Fund.
- 4.4 The table overleaf provides a comparison of the 2021/22 actual movements in earmarked reserves with the movements in earmarked reserves that were planned at revised estimate stage. The main reasons for the variations on the movements in earmarked reserves are explained.

	Revised Estimate 2021/22 £	Actual 2021/22 £	Variance £	Main reasons for the variations on the Movements in Earmarked Reserves
<b>Committee Net Cost of Services</b>	<b>711,400</b>	<b>601,037</b>	<b>-110,363</b>	
<b>HGBAL/H337 Equipment Reserve</b> Where funds are set aside to fund essential specific purchases for Health and Housing service areas.	-4,480	-500	3,980	<b>£3,980</b> - The budgeted 2021/22 transfer from the Dog Warden Signs (Equipment) Reserve did not take place at year-end because the associated planned spend on updated/improved dog control signage did not take place in-year.
<b>HGBAL/H339 Housing Related Grants Reserve</b> Where housing related grants received but not spent at the end of each financial year are set aside to be committed to grant related expenditure in future years.	32,860	40,794	7,934	<b>£7,660</b> - MHCLG grant funding was received in 2021/22 to help support ex-offenders to find permanent rented accommodation. The grants paid out in-year were £7,660 lower than the grant received in-year. This grant scheme continues in 2022/23, so the unspent grant was transferred to the MHCLG Accommodation for Ex-Offenders Grant (Housing Related Grants) Reserve at year-end.
<b>FNBAL/H379 Covid-19 Earmarked Reserve</b> Reserve established as a contingency to offset potential future costs that may arise from the on-going coronavirus pandemic.	0	-3,912	-3,912	<b>-£3,912</b> - Unspent MHCLG NSAP Rough Sleeping Initiative PRS Access Grant had been set aside in the Covid-19 Earmarked Reserve at 2020/21 year-end. This funding was transferred from the earmarked reserve at 2021/22 year-end to cover some of the homelessness team spend in 2021/22, as they would have helped eligible people to secure rented accommodation in-year. This was agreed with DLUHC.
<b>Committee Net Cost of Services After Movements in Earmarked Reserves</b>	<b>739,780</b>	<b>637,419</b>	<b>-102,361</b>	

## 5 MAIN VARIATIONS 2021/22

5.1 The main income and expenditure variations are explained at Annex 1. However, a summary of the main variations is set out in the table below.

Cost Centre	Description of Variance	Variance amount £
<b>HGBEN</b> Housing Benefits	Overall, net expenditure on rent allowances is -£24,991 lower than budgeted for, mainly due to a higher value of housing benefits overpayments being identified and sent for recovery in-year. The Council receives more combined income for housing benefits cases which include overpayments identified and invoiced for recovery than for normal housing benefits subsidy cases. This is because each overpayment case claimed attracts housing benefits subsidy at a certain percentage of the amount paid out and the Council can also recover the overpayment in full from the claimant by invoice.	-24,991
<b>Various Cost Centres</b>	Lower than budgeted support service recharge costs across most Health and Housing Committee cost centres due to reductions in net expenditure in the Chief Executive's, Economic Development and Planning, Resources and Community Services support service areas.	-17,487

Cost Centre	Description of Variance	Variance amount £
<b>HOMES</b> Homelessness Strategy	No Covid-19 Winter Rent Arrears grant payments were made in-year from this 2021/22 MHCLG funded scheme that had a budget of £14,240. At year-end, DLUHC confirmed that the funding did not need repaying and could be used to fund other homelessness spend in-year.	-14,240
<b>IMPGR</b> Improvement Grants	Higher Disabled Facilities Grants administration fees income than budgeted for, due to higher numbers and values of grant schemes completed in-year than estimated.	-8,082
<b>HOMES</b> Homelessness Strategy	Accommodation for Ex-Offenders grants paid out in-year were £7,660 lower than the 2021/22 MHCLG funded scheme budget available. <i>This grant scheme continues in 2022/23, so this underspend is matched by a transfer of £7,660 to the MHCLG Accommodation for Ex-Offenders Grant (Housing Related Grants) Reserve in 2021/22.</i>	-7,660
<b>CLCEM</b> Clitheroe Cemetery	Exclusive Burial Rights and Exclusive Woodland Burial Rights income was higher than budgeted for, due to greater activity than anticipated in this demand led service area in-year.	-5,851
<b>JARMS</b> Joiners Arms	The 2021/22 revised estimate budget for Joiners Arms included £4,350 for additional fire alarm loop damage work at Joiners Arms. No costs were charged to the Joiners Arms cost centre in 2021/22. They were accounted for on a Works Administration recharge job code, as some or all of the costs may be recoverable.	-4,350
<b>DOGWD</b> Dog Warden & Pest Control	Planned spend on updated/improved dog control signage related to the updated Dog Control Public Space Protection Order did not take place in 2021/22. <i>This underspend is offset by not needing to transfer the planned £3,980 from the Dog Warden Signs (Equipment) Reserve to fund this budgeted spend in 2021/22.</i>	-3,980
<b>JARMS</b> Joiners Arms	Higher rent and service charges income due to higher occupancy of units in 2021/22 at the homelessness unit than budgeted for at revised estimate stage. In addition, the most difficult to collect Former Tenants Arrears invoices provided for at financial year-end were charged directly to the Council's overall General Fund, so these provision costs were not charged to the Joiners Arms budget in 2021/22.	-3,781
<b>HOMES</b> Homelessness Strategy	Less homelessness temporary accommodation costs charged to the homelessness strategy cost centre than budgeted for. This is because some homelessness temporary accommodation costs in 2021/22 were accounted for under the Policy and Finance Committee and funded from un-ring fenced Covid-19 general response funding.	-3,602

## 6 CONCLUSION

- 6.1 There have been a number of variations in both income and expenditure between the 2021/22 revised estimate and the 2021/22 actual outturn. This has given rise to an overall underspend of **£110,363** on the net cost of services. After transfers to and from earmarked reserves, the overall underspend is **£102,361**.

SENIOR ACCOUNTANT

DIRECTOR OF RESOURCES

HH4-22/AC/AC  
22 August 2022

BACKGROUND PAPERS – None.  
For further information please ask for Andrew Cook.

**HEALTH AND HOUSING COMMITTEE  
MAIN VARIANCES 2021/22**

	Variance in Expenditure £	Variance in Income £	Variance in Support Services £	Total Variance £	Associated Earmarked Reserves Variance £	Net Variance £
<b>APLAC: Alma Place Unit</b>						
<b>Premises Related expenditure</b> – Net underspend across several budgets, with the biggest underspend being on service charges (-£635).	-935			-935		-935
<b>Total Alma Place Unit</b>	-935	0	0	-935	0	-935
<b>CLCEM: Clitheroe Cemetery</b>						
<b>Premises Related expenditure</b> - Net underspend across several budgets, with the biggest underspends being on emergency tree work (-£992) and grave digging (-£902), offset by increased expenditure on metered water (+£959).	-981			-981		-981
<b>Supplies and Services expenditure</b> - Net underspend across several budgets, with the biggest underspends being on equipment & materials (-£907) and trees, seeds, shrubs, plants and flowers (-£485).	-1,346			-1,346		-1,346
<b>Grounds Maintenance expenditure</b> - Increased grounds maintenance time input costs due to an increase in net expenditure for the grounds maintenance service in 2021/22 that was not reflected in the Clitheroe Cemetery revised estimate budget.	1,792			1,792		1,792
<b>Exclusive Burial Rights income</b> - Higher income than budgeted for, due to greater activity than anticipated in this demand led service area in-year.		-5,851		-5,851		-5,851
<b>Total Clitheroe Cemetery</b>	-535	-5,851	0	-6,386	0	-6,386

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	Variance in Expenditure £	Variance in Income £	Variance in Support Services £	Total Variance £	Associated Earmarked Reserves Variance £	Net Variance £
<b>CLMKT: Clitheroe Market</b>						
<b>Repairs and Maintenance – Buildings</b> – Mainly due to higher costs of works administration team time input to Clitheroe Market repairs work. Sickness absence on the works administration team in-year meant there were less chargeable hours to allocate total works administration costs to in-year.	2,484			2,484		2,484
<b>Other Premises Related expenditure</b> – Net underspend across several budgets, with the biggest underspends being on electricity (-£874) and sewerage and environmental water charges (-£414).	-1,489			-1,489		-1,489
<b>Publicity</b> – Some of the publicity spend in-year on the Christmas tree and associated lighting was eligible spend under the Welcome Back Fund grant, which is accounted for under the Economic Development Committee, so these costs were not charged to the Clitheroe Market publicity budget in 2021/22.	-1,321			-1,321		-1,321
<b>Cabins income</b> – Higher level of unoccupied periods in-year for cabins on Clitheroe Market than budgeted for.		1,093		1,093		1,093
<b>Stalls income</b> – Higher demand for stalls from traders than budgeted for in this demand-led service area.		-2,991		-2,991		-2,991
<b>Total Clitheroe Market</b>	<b>-326</b>	<b>-1,898</b>	<b>0</b>	<b>-2,224</b>	<b>0</b>	<b>-2,224</b>

	Variance in Expenditure £	Variance in Income £	Variance in Support Services £	Total Variance £	Associated Earmarked Reserves Variance £	Net Variance £
<b>CTBEN: Localised Council Tax Support Admin</b>						
<b>Supplies and Services expenditure</b> – Net underspend across several budgets, with the biggest underspends being on scanning (-£1,090), printing and stationery (-£533) and postages (-£576).	-2,605			-2,605		-2,605
<b>Support Services recharges</b> - Lower than budgeted support services recharges due to reductions in net expenditure in support service areas, with the biggest reduction being in the Resources department (-£2,376).			-2,328	-2,328		-2,328
<b>Overpayments of Council Tax Benefits income</b> - Following the introduction of Local Council Tax Support in 2013/14, the Council can retain any overpayments of the now abolished Council Tax Benefit that have been recovered in-year. Recovery of such overpayments in 2021/22 was higher than the budget set for this income.		-675		-675		-675
<b>Total Localised Council Tax Support Admin</b>	<b>-2,605</b>	<b>-675</b>	<b>-2,328</b>	<b>-5,608</b>	<b>0</b>	<b>-5,608</b>
<b>DOGWD: Dog Warden &amp; Pest Control</b>						
<b>Repairs and Maintenance – On-costed Wages</b> – Less on-costed time input to dog bins repairs and replacement works and dog bin emptying cover work in-year.	-1,528			-1,528		-1,528
<b>Vehicle Repairs and Maintenance</b> – Higher repairs costs in-year for the dog warden van and pest control van than estimated. Both vans are scheduled for replacement in 2022/23.	1,764			1,764		1,764

	Variance in Expenditure £	Variance in Income £	Variance in Support Services £	Total Variance £	Associated Earmarked Reserves Variance £	Net Variance £
<b>Non-Recurring Purchases</b> - Planned spend on updated/improved dog control signage related to the updated Dog Control Public Space Protection Order did not take place in 2021/22. <i>This underspend is offset by not needing to transfer the planned £3,980 from the Dog Warden Signs (Equipment) Reserve to fund this budgeted spend in 2021/22.</i>	-3,980			-3,980	3,980	0
<b>Grounds Maintenance expenditure</b> – Less time input to dog bin emptying by the grounds maintenance team in-year than budgeted for.	-922			-922		-922
<b>Support Services recharges</b> - Lower than budgeted support services recharges due to reductions in net expenditure in several support service areas, with the biggest reduction being in the Chief Executive's department (-£1,091).			-1,286	-1,286		-1,286
<b>Total Dog Warden &amp; Pest Control</b>	<b>-4,666</b>	<b>0</b>	<b>-1,286</b>	<b>-5,952</b>	<b>3,980</b>	<b>-1,972</b>
<b>ENVHT: Environmental Health Services</b>						
<b>Vet expenditure</b> – More use in-year of vets for animal welfare inspection work than originally planned.	1,309			1,309		1,309
<b>Support Services recharges</b> - Lower than budgeted support services recharges due to reductions in net expenditure in several support service areas, with the biggest reduction being in the Chief Executive's department (-£609).			-924	-924		-924
<b>Street Trading Licences income</b> – Higher income than budgeted for, due to greater activity than anticipated in this demand-led service area.		-1,137		-1,137		-1,137

	Variance in Expenditure £	Variance in Income £	Variance in Support Services £	Total Variance £	Associated Earmarked Reserves Variance £	Net Variance £
<b>Other Fees and Charges income</b> – Higher income than budgeted for across several assessment, licencing and inspection activities undertaken by the Environmental Health team, with the biggest income increases coming from vets inspection fees (-£724), private water samples charges (-£435) and acupuncture registration fees (-£354).		-1,864		-1,864		-1,864
<b>Total Environmental Health Services</b>	1,309	-3,001	-924	-2,616	0	-2,616
<b>HGBEN: Housing Benefits</b>						
<b>Rent Allowance payments</b> - Rent Allowance payments were lower than budgeted for, after adjusting for recovery of housing benefits overpayments and non-cash transactions in-year - Actual payments were 1.7% less than the £5.27m budgeted for.	-87,598			-24,991		-24,991
<b>Rent Allowance Grant income</b> - Less Housing Benefits subsidy grant received than budgeted for - Actual income was 1.2% less than the £5.28m budgeted for. This income broadly reflects less Rent Allowances paid out in-year (see above).  Overall, net expenditure on rent allowances is -£24,991 lower than budgeted for, mainly due to a higher value of housing benefits overpayments being identified and sent for recovery in-year. The Council receives more combined income for housing benefits cases which include overpayments identified and invoiced for recovery than for normal housing benefits subsidy cases. This is because each overpayment case claimed attracts housing benefits subsidy at a certain percentage of the amount paid out and the Council can also recover the overpayment in full from the claimant by invoice.		62,607				

	Variance in Expenditure £	Variance in Income £	Variance in Support Services £	Total Variance £	Associated Earmarked Reserves Variance £	Net Variance £
<b>Discretionary Housing Payments</b> – Less discretionary payments made to housing benefits claimants in-year than originally budgeted for. Payments made in-year were broadly in-line with the Discretionary Housing Payments grant funding received from DWP.	-965			-965		-965
<b>Non-Recurring Purchases</b> - An unbudgeted payment for benefits system IT updates requested by and funded by the DWP in-year (see below).  <b>DWP - LA Data Sharing IT income</b> – Unbudgeted income received from the DWP to fund the payment for benefits system IT updates requested by DWP (see above).	11,063	-11,063		0		0
<b>Supplies and Services expenditure</b> – Net underspend across several budgets, with the biggest underspends being on scanning (-£1,090), printing and stationery (-£533) and postages (-£576).	-2,545			-2,545		-2,545
<b>Support Services recharges</b> - Lower than budgeted support services recharges due to reductions in net expenditure in support service areas, with the biggest reduction being in the Resources department (-£3,172).			-3,153	-3,153		-3,153
<b>Total Housing Benefits</b>	<b>-80,045</b>	<b>51,544</b>	<b>-3,153</b>	<b>-31,654</b>	<b>0</b>	<b>-31,654</b>

	Variance in Expenditure £	Variance in Income £	Variance in Support Services £	Total Variance £	Associated Earmarked Reserves Variance £	Net Variance £
<b>HOMES: Homelessness Strategy</b>						
<p><b>Protect and Vaccinate expenditure</b> – DLUHC provided funding to the Council in Winter 2021/22 to provide rough sleepers at risk of getting Covid-19 with temporary accommodation and support to get vaccinated. The funding was ring-fenced for eligible expenditure up to £10,000, so £10,000 expenditure was budgeted for at revised estimate stage. In practice, only £380 eligible costs were incurred. This underspend was matched by an under-recovery of Protect and Vaccinate Funding income (see below).</p> <p><b>DLUHC - Protect and Vaccinate Funding income</b> - £10,000 ring-fenced Protect and Vaccinate grant income was budgeted for at revised estimate stage, to fund any eligible Protect and Vaccinate expenditure in Winter 2021/22. In practice, only £380 was claimed to cover in-year eligible expenditure incurred (see above).</p>	-9,620	9,620		0		0
<p><b>Homelessness Temporary Accommodation expenditure</b> – Less homelessness temporary accommodation costs charged to the homelessness strategy cost centre than budgeted for. This is because some homelessness temporary accommodation costs in 2021/22 were accounted for under the Policy and Finance Committee and funded from un-ring fenced Covid-19 general response funding.</p>	-3,602			-3,602		-3,602
<p><b>Grants to Individuals (Accommodation for Ex-Offenders) expenditure</b> - Accommodation for Ex-Offenders grants paid out in-year were £7,660 lower than the 2021/22 MHCLG funded scheme budget available. <i>This grant scheme continues in 2022/23, so this underspend is matched by a transfer of £7,660 to the MHCLG Accommodation for Ex-Offenders Grant (Housing Related Grants) Reserve in 2021/22.</i></p>	-7,660			-7,660	7,660	0

	Variance in Expenditure £	Variance in Income £	Variance in Support Services £	Total Variance £	Associated Earmarked Reserves Variance £	Net Variance £
<b>Grants to Individuals (HPG Winter Covid-19 Rent Arrears Grant) expenditure</b> - No Covid-19 Winter Rent Arrears grant payments were made in-year from this 2021/22 MHCLG funded scheme that had a budget of £14,240. At year-end, DLUHC confirmed that the funding did not need repaying and could be used to fund other homelessness spend in-year.	-14,240			-14,240		-14,240
<b>Grants to Individuals expenditure</b> - Net expenditure on Tenancy Protection Fund, Homelessness Assistance and other payments to help people secure private sector tenancies was less than budgeted for. This is mainly due to the number of repayment invoices raised to recover some of the payments made in-year.	-2,400			-2,400		-2,400
<b>Support Services recharges</b> - Lower than budgeted support services recharges due to reductions in net expenditure in several support service areas, with the biggest reduction being in the Economic Development and Planning department (-£2,187).			-2,337	-2,337		-2,337
<b>Home Office – Asylum Dispersal Scheme Grant income</b> - The Council received Asylum Dispersal Scheme grant of £2,750 from the Home Office at financial year-end. This grant was not notified to the Council until after the revised estimate budget was set.		-2,750		-2,750		-2,750

	Variance in Expenditure £	Variance in Income £	Variance in Support Services £	Total Variance £	Associated Earmarked Reserves Variance £	Net Variance £
<b>Use of MHCLG NSAP Rough Sleeping Initiative PRS Access Grant funding</b> - <i>Unspent MHCLG NSAP Rough Sleeping Initiative PRS Access Grant had been set aside in an earmarked reserve at 2020/21 year-end. This funding was transferred from the earmarked reserve at 2021/22 year-end to cover some of the homelessness team spend in 2021/22, as they would have helped eligible people to secure rented accommodation in-year. This was agreed with DLUHC.</i>					-3,912	<b>-3,912</b>
<b>Total Homelessness Strategy</b>	<b>-37,522</b>	<b>6,870</b>	<b>-2,337</b>	<b>-32,989</b>	<b>3,748</b>	<b>-29,241</b>
<b>HSTRA: Housing Strategy</b>						
<b>Support Services recharges</b> - Lower than budgeted support services recharges due to reductions in net expenditure in several support service areas, with the biggest reduction being in the Economic Development and Planning department (-£1,330).			-1,397	<b>-1,397</b>		<b>-1,397</b>
<b>Total Housing Strategy</b>	<b>0</b>	<b>0</b>	<b>-1,397</b>	<b>-1,397</b>	<b>0</b>	<b>-1,397</b>
<b>IMPGR: Improvement Grants</b>						
<b>Support Services recharges</b> - Lower than budgeted support services recharges due to reductions in net expenditure in several support service areas, with the biggest reductions being in the Economic Development and Planning department (-£2,335) and Community Services department (-£478).			-2,939	<b>-2,939</b>		<b>-2,939</b>
<b>Disabled Facilities Grants Administration Fees income</b> – Higher income due to higher numbers and values of grant schemes completed in-year than estimated.		-8,082		<b>-8,082</b>		<b>-8,082</b>
<b>Total Improvement Grants</b>	<b>0</b>	<b>-8,082</b>	<b>-2,939</b>	<b>-11,021</b>	<b>0</b>	<b>-11,021</b>

	Variance in Expenditure £	Variance in Income £	Variance in Support Services £	Total Variance £	Associated Earmarked Reserves Variance £	Net Variance £
<b>JARMS: Joiners Arms</b>						
<b>Repairs and Maintenance – Buildings expenditure</b> – Mainly due to higher costs of works administration team time input to Joiners Arms repairs work. Sickness absence on the works administration team in-year meant there were less chargeable hours to allocate total works administration costs to in-year.	2,433			2,433		2,433
<b>Non-Recurring Maintenance Items expenditure</b> - The 2021/22 revised estimate budget for Joiners Arms included £4,350 for additional fire alarm loop damage work at Joiners Arms. No costs were charged to the Joiners Arms cost centre in 2021/22. They were accounted for on a Works Administration recharge job code, as some or all of the costs may be recoverable.	-4,350			-4,350		-4,350
<b>Reactive General Works – External expenditure</b> – Roof patch repair works completed in early 2022 to allow the roof above Flats 1 and 2 to be secure enough to enable the Flats 1 and 2 Renovation capital scheme to be completed in 2021/22.	1,660			1,660		1,660
<b>Rent and Service Charges income (including Former Tenants Arrears and Refunds)</b> – Higher income due to higher occupancy of units in 2021/22 at the homelessness unit than budgeted for at revised estimate stage. In addition, the most difficult to collect Former Tenants Arrears invoices provided for at financial year-end were charged directly to the Council's overall General Fund, so these provision costs were not charged to the Joiners Arms budget in 2021/22.		-3,781		-3,781		-3,781
<b>Total Joiners Arms</b>	<b>-257</b>	<b>-3,781</b>	<b>0</b>	<b>-4,038</b>	<b>0</b>	<b>-4,038</b>

	Variance in Expenditure £	Variance in Income £	Variance in Support Services £	Total Variance £	Associated Earmarked Reserves Variance £	Net Variance £
Other variances	-6,666	4,246	-3,123	-5,543	274	-5,269
<i>Total Variances for Health and Housing Committee</i>	-132,248	39,372	-17,487	-110,363	8,002	-102,361

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## RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH AND HOUSING COMMITTEE

meeting date: 1 SEPTEMBER 2022  
 title: REVENUE MONITORING 2022/23  
 submitted by: DIRECTOR OF RESOURCES  
 principal author: ANDREW COOK

### 1 PURPOSE

1.1 To report on the progress of the 2022/23 revenue budget as at the end of June 2022.

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives – none identified.
- Corporate Priorities - to continue to be a well-managed council providing efficient services based on identified customer need.
- Other Considerations – none identified.

### 2 REVENUE MONITORING 2022/23

2.1 Shown below, by cost centre, is a comparison between actual expenditure and the original estimate budget for the period to the end of June 2022. You will see an overall underspend of £53,341 on the net cost of services, after allowing for transfers to and from earmarked reserves. Please note that underspends and additional income are denoted by figures with a minus symbol.

Cost Centre	Cost Centre Name	Net Budget for the Full Year £	Net Budget to the end of June 2022 £	Actual including Commitments to the end of June 2022 £	Variance £	
AFHOU	Affordable Rent Properties	-960	-2,735	-2,311	424	G
APLAC	Alma Place Unit	2,570	-50	979	1,029	G
CLAIR	Clean Air	2,180	183	473	290	G
CLAND	Contaminated Land	10,030	0	0	0	G
CLCEM	Clitheroe Cemetery	43,510	-392	-5,974	-5,582	R
CLDCY	Closed Churchyards	5,480	2,170	2,581	411	G
CLMKT	Clitheroe Market	-44,380	-116,098	-126,242	-10,144	R
CMGHH	Community Groups - Health & Housing	7,440	0	0	0	G
COMNL	Common Land	2,480	179	0	-179	G
CTBEN	Localised Council Tax Support Admin	182,610	-18,864	-24,557	-5,693	R
DOGWD	Dog Warden & Pest Control	134,040	5,818	4,332	-1,486	G
ENVHT	Environmental Health Services	356,550	-8,181	-8,613	-432	G
HFORU	Homes for Ukraine	0	0	9,051	9,051	R

Cost Centre	Cost Centre Name	Net Budget for the Full Year £	Net Budget to the end of June 2022 £	Actual including Commitments to the end of June 2022 £	Variance £	
HGBEN	Housing Benefits	182,580	343,009	333,465	-9,544	R
HOMEE	Home Energy Conservation	5,750	114	0	-114	G
HOMES	Homelessness Strategy	37,860	-71,367	-73,059	-1,692	G
HSASS	Housing Associations	7,020	0	0	0	G
HSTRA	Housing Strategy	48,770	42	-131	-173	G
IMPGR	Improvement Grants	82,560	-7,410	-6,076	1,334	G
JARMS	Joiners Arms	47,520	3,221	5,964	2,743	A
SHARE	Shared Ownership Rents	-430	-1,370	-1,369	1	G
SUPPE	Supporting People	7,820	210	-33,379	-33,589	R
UCRED	Universal Credit	25,180	-820	-816	4	G
<b>Total Health and Housing Committee</b>		<b>1,146,180</b>	<b>127,659</b>	<b>74,318</b>	<b>-53,341</b>	
<b>Transfers to/(from) Earmarked Reserves</b>						
Equipment Reserve - Joiners Arms Furniture and Equipment		-500	0	0	0	
<b>Total after transfers to/(from) Earmarked Reserves</b>		<b>1,145,680</b>	<b>127,659</b>	<b>74,318</b>	<b>-53,341</b>	

Key to Variance shading	
Variance of £5,000 or more (Red)	R
Variance between £2,000 and £4,999 (Amber)	A
Variance less than £2,000 (Green)	G

- 2.2 The red variances highlight specific areas of high concern, for which budget holders are required to have an action plan. Amber variances are potential areas of high concern and green variances are areas which currently do not present any significant concern.
- 2.3 The main variances between budget and actuals on individual budget codes within cost centres have also been highlighted and explained, as follows:
- Red budget code variances (£5,000 or more) are shown with the budget holder's comments and agreed actions in Annex 1.
  - Amber budget code variances (£2,000 to £4,999) are shown with the budget holder's comments in Annex 2.

2.4 Outlined below are the main variances to the end of June 2022 that are unlikely to be rectified by the end of the financial year:

- **Supporting People/DLUHC – Domestic Abuse Support to Victims Funding (-£33,379):** Additional New Burdens funding received in-year from DLUHC to reflect the burden on the Council in 2022/23 of working with and supporting Lancashire County Council, who now have a statutory duty to provide support to victims of domestic abuse and their children residing within safe accommodation. The budget will be updated at revised estimate stage to reflect this additional income and also to reflect any relevant planned expenditure in-year under this duty.
- **Environmental Health Services/Private Water Samples Net Income (+£2,417):** No private water supplies risk assessment and samples work has been undertaken for the year to date, due to on-going vacancies within the Environmental Health team meaning that available staff time has been focussed on other priority areas of work for the year to date.
- **Clitheroe Market/Stalls Income (-£3,873):** Higher stalls demand from traders than budgeted for in this demand-led fluctuating service area.
- **Clitheroe Market/Pitches and Other Income (-£2,684):** Increased income to date is from two traders hiring pitches for significant time periods in-year.
- **Localised Council Tax Support Admin/Admin Grant (-£3,768):** Local Council Tax Support Administration funding received from DLUHC for 2022/23 is higher than budgeted for. The Council was not notified of the yearly funding level until after the original estimate budget was set.

### 3 CONCLUSION

- 3.1 The comparison between actual expenditure and the original estimate budget for this Committee for the period to the end of June 2022 shows an underspend of £53,341 after allowing for transfers to and from earmarked reserves.

SENIOR ACCOUNTANT

DIRECTOR OF RESOURCES

HH5-22/AC/AC  
22 August 2022

BACKGROUND PAPERS: None  
For further information please ask for Andrew Cook

## Health and Housing Committee Revenue Monitoring – Red Variances

Ledger Code	Ledger Code Name	Net Budget for the Full Year £	Net Budget to the end of June 2022 £	Actual including Commitments to the end of June 2022 £	Variance £		Reason for Variance	Action Plan as agreed between the Budget Holder and Accountant
SUPPE/ 8961z	Supporting People/DLUHC - Domestic Abuse Support to Victims	0	0	-33,379	-33,379	R	Additional New Burdens funding received in-year from DHULC to reflect the burden on the Council in 22/23 of working with and supporting Lancashire County Council, who now have a statutory duty to provide support to victims of domestic abuse and their children residing within safe accommodation. The Council was not informed of this funding until after the original estimate budget was set.	The budget will be updated at revised estimate stage to reflect this additional income and also to reflect any planned expenditure in-year under this duty.
HGBEN/ 8814z	Housing Benefits/Recovery of Rent Allowance Payments	-27,060	71,669	54,016	-17,929	R	Rent Allowance payments were 1.1% lower than the £1.657m budgeted for the year to date, after adjusting for recovery of benefits overpayments and non-cash transactions. This is mainly due to a higher level of housing benefits overpayments being invoiced for recovery in the year to date than budgeted for.	The budget will be amended at revised estimate stage to reflect the latest full-year estimate for Rent Allowance payments.
HGBEN/ 4652	Housing Benefits/Rent Allowance Payments	5,089,450	1,585,364	1,585,088			Any lower Rent Allowance payments for the year as a whole will be reflected in lower Rent Allowance subsidy grant income received at year-end from the DWP (see HGBEN/8002z variance), as payments for the full year are broadly funded by subsidy grant received at year-end. As a result, there is unlikely to be a significant net underspend at year-end.	

## Health and Housing Committee Revenue Monitoring – Red Variances

Ledger Code	Ledger Code Name	Net Budget for the Full Year £	Net Budget to the end of June 2022 £	Actual including Commitments to the end of June 2022 £	Variance £		Reason for Variance	Action Plan as agreed between the Budget Holder and Accountant
HGBEN/ 80607 Page 63	Housing Benefits/DWP - Discretionary Housing Payments Inc	-51,420	-17,139	-11,903	5,236	R	The actual to date is the first of two payments in-year from DWP. The full-year allocation of Discretionary Housing Payments grant funding from DWP has been confirmed as £35,708, which is £15,712 less than the full-year amount budgeted for. This is because the full-year allocation was notified to the Council after the original estimate budget was set. This grant funds additional discretionary housing benefits spend in-year by the Council and the Council will make less discretionary housing benefits payments in-year to reflect the reduced funding. Thus, there will be no significant net under-recovery of income at year-end.	The budget will be updated at revised estimate stage to reflect the latest full-year estimate for Discretionary Housing Payments grant funding and related payments in-year.

## Health and Housing Committee Revenue Monitoring – Red Variances

Ledger Code	Ledger Code Name	Net Budget for the Full Year £	Net Budget to the end of June 2022 £	Actual including Commitments to the end of June 2022 £	Variance £		Reason for Variance	Action Plan as agreed between the Budget Holder and Accountant
ENVHT/ 843 Page 64	Environmental Health Services/Private Water Samples	-25,450	-6,368	0	6,368	R	No private water supplies risk assessment and samples work has been undertaken for the year to date, meaning there is no private water samples income. This is due to on-going vacancies within the Environmental Health team meaning that available staff time has been focussed on other priority areas of work for the year to date. The resulting under-recovery of income to the end of June 2022 is partly offset by reduced water sample lab test costs of £3,951 (see ENVHT/3081 variance), the net under-recovery of income to date being £2,417. In addition, lower staff costs for the Environmental Health team, due to staff vacancies, will also offset this under-recovery of income. It is likely that Environmental Health staff time will continue to focus on other priority areas of work until staff vacancies are filled.	The budget will be amended at revised estimate stage to reflect the latest full-year estimate for both private water samples income and water samples costs.
HFORU/ 4692	Homes for Ukraine/Grants to individuals - HFU Sponsor Grant	0	0	9,051	9,051	R	This is the total to date of the £350 per month "Thank You" payments to sponsors of Ukrainian refugees under the DLUHC Homes for Ukraine scheme. This scheme was set up in Spring 2022, after the Original Estimate budget was set. The "Thank You" payments are expected to be covered by grant funding received in-year from DLUHC, so there is unlikely to be a significant net overspend at year-end.	The budget will be amended at revised estimate stage to reflect the latest full-year estimate for Homes for Ukraine grant payments and any associated funding from DLUHC in-year.

## Health and Housing Committee Revenue Monitoring – Amber Variances

Ledger Code	Ledger Code Name	Net Budget for the Full Year £	Net Budget to the end of June 2022 £	Actual including Commitments to the end of June 2022 £	Variance £		Reason for Variance
ENVHT/ 3081  Page 65	Environmental Health Services/Water Samples	15,760	3,951	0	-3,951	A	No private water supplies risk assessments and samples work has been undertaken for the year to date, meaning there are no lab tests costs. This is due to on-going vacancies within the Environmental Health team meaning that staff time has been focussed on other priority areas of work for the year to date. This underspend partly offsets the under-recovery of private water samples income for the year to date (see ENVHT/8417u variance). It is likely that Environmental Health staff time will continue to focus on other priority areas of work until staff vacancies are filled. The budget will be amended at revised estimate stage to reflect the latest full-year estimate for both water samples costs and private water samples income.
CLMKT/ 8825n	Clitheroe Market/Stalls	-12,540	-3,135	-7,008	-3,873	A	There has been a higher demand for stalls from traders than budgeted for in this demand-led fluctuating service area. The majority of the increased income to date is from one trader hiring stalls for the first six months of the year. The budget will be amended at revised estimate stage to reflect the latest full-year estimate for market stalls income.
CTBEN/ 8009z	Localised Council Tax Support Admin/Housing Benefit & CT Benefit Admin Grant	-33,390	-33,390	-37,158	-3,768	A	Higher Local Council Tax Support Administration Grant received from DLUHC for 2022/23 than budgeted for. The Council was not notified of the yearly funding level until after the original estimate budget was set. The budget will be updated at revised estimate stage to reflect this increased income.

## Health and Housing Committee Revenue Monitoring – Amber Variances

Ledger Code	Ledger Code Name	Net Budget for the Full Year £	Net Budget to the end of June 2022 £	Actual including Commitments to the end of June 2022 £	Variance £		Reason for Variance
CLCEM/ 5056	Clitheroe Cemetery/Grounds Maintenance	66,700	16,686	13,555	-3,131	A	Less grounds maintenance staff time input to the cemetery for the year to date. More time charges are expected in late Summer and Autumn as more end of summer tasks are undertaken.
CLMKT/ 8826n	Clitheroe Market/Pitches & Other	-3,090	-744	-3,428	-2,684	A	The increased income to date in this demand-led fluctuating service area is from two traders hiring pitches for significant time periods in-year. The budget will be amended at revised estimate stage to reflect the latest full-year estimate for pitches income.
DOGWD/ 5056	Dog Warden & Pest Control/Grounds Maintenance	20,480	5,118	2,994	-2,124	A	Less grounds maintenance staff time input to dog bin emptying for the year to date.
CLCEM/ 8447u	Clitheroe Cemetery/Exclusive Burial Rights	-28,310	-7,083	-4,983	2,100	A	There have been a lower number of requests for grave plots than budgeted for in this demand-led fluctuating income area. The budget will be reviewed at revised estimate stage to reflect the latest full-year estimate for exclusive burial rights income.
HGBEN/ 8002z	Housing Benefits/Rent Allowances Grant	-5,066,050	-1,267,526	-1,264,446	3,080	A	Rent Allowance subsidy grant income was 0.2% lower than the £1,268m budgeted for the year to date. The reduced income is in line with the estimate prepared for the 2022/23 DWP subsidy grant initial estimate claim, which was completed after the original estimate budget was set. Rent Allowance subsidy grant received at year-end will be updated to broadly reflect the actual Rent Allowance payments for the year as a whole (see HGBEN/4652 variance). As a result, there is unlikely to be a significant under-recovery of income at year-end. The budget will be amended at revised estimate stage to reflect the latest full-year estimate for Rent Allowance subsidy grant income.

## Health and Housing Committee Revenue Monitoring – Amber Variances

Ledger Code	Ledger Code Name	Net Budget for the Full Year £	Net Budget to the end of June 2022 £	Actual including Commitments to the end of June 2022 £	Variance £		Reason for Variance
JARMS/ 2402  Page 67	Joiners Arms/Repair & Maintenance - Buildings	10,930	2,733	6,856	4,123	A	<p>This is mainly due to costs to replace the electric card sub-meters in each flat to ensure that the KW/h rate charged on the sub-meters can be varied to reflect the KW/h rate paid by the Council at Joiners Arms. The works have cost more than initially expected because more works were required in practice than originally planned. Some additional repairs costs to date are also likely to be due to the regular full occupancy at Joiners Arms for the year to date.</p> <p>NOTE - Repairs costs have continued to increase in July 2022 and the majority of the original estimate yearly budget has been spent. Any suggested further repairs and maintenance spend for the rest of the year will be considered by the Head of Regeneration and Housing and the Council Surveyor to ensure it can be completed within the budget available at the time.</p>

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## RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH AND HOUSING COMMITTEE

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meeting date: 1 SEPTEMBER 2022  
title: CAPITAL MONITORING 2022/23  
submitted by: DIRECTOR OF RESOURCES  
principal author: ANDREW COOK

### 1 PURPOSE

1.1 To report the progress on this Committee's 2022/23 capital programme for the period to the end of June 2022.

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives – none identified.
- Corporate Priorities - to continue to be a well-managed council, providing efficient services based on identified customer need.
- Other Considerations – none identified.

### 2 2022/23 CAPITAL PROGRAMME BACKGROUND

2.1 Six capital schemes for this Committee's original estimate budget, totalling £782,540, were approved by the Policy and Finance Committee and Full Council at their meetings in February 2022 and March 2022 respectively. This included two new scheme budgets for 2022/23 and budgets on five schemes that had been moved from the 2021/22 capital programme to the 2022/23 capital programme.

2.2 In addition to the original estimate budget above, the following budget changes have been made so far in 2022/23:

- Two 2021/22 capital schemes were not completed by 31 March 2022 and had unspent budget available at that date. The total unspent budget of £657,620 on those schemes, known as slippage, has been moved into the 2022/23 capital programme budget, after approval by this Committee in June 2022.
- Two additional capital schemes, with budgets totalling £2,166,450, were approved by Policy and Finance Committee in March 2022. The budget of £118,370 on one of the schemes was funded by reducing the budget on another capital scheme by £118,370. The total additional new budget funding was therefore £2,048,080.
- Additional 2022/23 external funding of £48,799 was received from Onward Homes for one scheme, so the budget on that scheme was increased by £48,800.

2.3 As a result of the above, the total approved budget for this Committee's capital programme of nine schemes is £3,537,040. This is shown at Annex 1.

### 3 CAPITAL MONITORING 2022/23

3.1 The table overleaf summarises this Committee's capital programme budget, expenditure to date and remaining budget, as at the end of June 2022. Annex 1 shows the full capital programme by scheme. Annex 2 shows scheme details, financial information and budget holder comments to date for each scheme.

Original Estimate 2022/23 £	Budget Moved from 2021/22 £	Slippage from 2021/22 £	Additional Approvals 2022/23 £	Total Approved Budget 2022/23 £	Actual Expenditure including commitments as at end of June 2022 £	Remaining Budget as at end of June 2022 £
443,000	339,540	657,620	2,096,880	3,537,040	249,982	3,287,058

3.2 At the end of June 2022 £249,982 had been spent or committed. This is 7.1% of the annual capital programme budget for this Committee.

3.3 Of the nine schemes in the capital programme at the end of June 2022, four schemes are currently expected to be completed in-year, it is unclear whether one of the schemes will be completed in-year, one scheme is unlikely to be completed in-year and three schemes are on-going grants schemes.

3.4 Progress on the schemes to date (remaining budgets shown in brackets) is as follows:

- **Disabled Facilities Grants (£886,495):** Committed expenditure at the end of June 2022 was based on twenty-five schemes approved in previous years and nine schemes approved in 2022/23 by the end of June 2022. In addition to this, there were a further eighteen applications working towards approval, four currently approved schemes where additional approval may be required to fund further work now identified and there were twenty-seven referrals from Occupational Therapists that may become formal applications in the near future. Further referrals and applications are expected in-year.

The number of schemes approved and completed in-year so far is lower than officers would like. The main reason for this continues to be the limited availability of contractors to quote for work and be available to complete work promptly. At this stage, there is no certainty that the scheme budget will be fully committed by year-end. Any unspent budget at year-end will be rolled forward as slippage into 2023/24 because this scheme is financed by ring-fenced DFGs grant income from DLUHC and some funding from Onward Homes.

- **Landlord/Tenant Grants (£118,370):** There is no spend for the year to date and no schemes have been approved so far in 2022/23. This reflects reduced landlord interest in the scheme, despite the recent changes in the grant scheme rules. Given this, at this stage it is unlikely that the scheme budget will be fully committed by financial year-end.
- **Clitheroe Market Improvements (£78,600):** Meetings with market traders are ongoing and the Health and Housing Committee agreed for officers to seek quotes from consultants to consider a strategic way forward for market improvements. Utilising the UK Shared Prosperity Fund for suitable studies and/or improvement works is also an option which will be considered by members in due course. The aim is still to complete some improvement works in 2022/23, but there is no certainty that all the improvement works would be completed in-year.
- **Replacement of Pest Control Van PK13 FJP (£16,000) and Replacement of Dog Warden Van PE64 EYC (£16,000):** Prices have been obtained for replacement vans based on an updated specification. A report seeking approval from members on the way forward is included elsewhere on this meeting's agenda. Subject to approval by members, at this stage it is expected that the schemes will be completed in-year.

- **Joiners Arms Roof Renewal (-£850):** The scheme has been subject to delay, due to the lead time for delivery of the slate roof tiles. The contractor has not confirmed actual dates to complete the works at this stage but has indicated he aims to be on-site in September 2022 to complete the works before Winter. The work on this scheme was ordered in 2021/22 at a cost of £43,050 plus an 8% increase in slate costs, meaning the scheme cost was likely to increase further. The latest estimated scheme price is £44,250, based on the increase in slate prices notified by the contractor. Funding for the extra budget on this scheme, currently £2,050, will be identified and reported to this Committee when the revised estimate budget is set in January 2023.
- **First Time Buyers Grants (£115,993):** At the end of June 2022, there have been eight grant applications for this new scheme. One application with a value of £2,377 has been approved, five further applications are being considered for approval and two applications have been rejected. At this stage, it is unclear whether the scheme budget will be fully committed by year-end, but further applications are expected in-year.
- **Equity Share Option Schemes (£2,048,080):** This overall budget was approved by Policy and Finance Committee in March 2022, including some individual locality-based schemes and approval to spend the £1,625,950 S106 funding received re Land North of Dilworth Lane, Longridge. There has been no spend on this scheme to date for two reasons. Firstly, the locality-based equity share option schemes will not start until a scheme policy document is presented to this Committee for agreement. The policy document is still to be finalised, including confirmation of some legal issues being considered. Secondly, as reported to members in March 2022, a separate proposal for use of the Land North of Dilworth Lane, Longridge funding will be presented to members once more information is collated. At this stage it is unlikely that the scheme budget will be fully committed by financial year-end.
- **Clitheroe Affordable Housing Scheme (£8,370):** Roof works and boiler replacement works have been completed in-year so far on the property at Peel Street. However, the property is still being used as a homeless unit until November 2022, because of increased demand for temporary accommodation for larger families. Following this, any final refurbishment works required can be completed and the property leased to the registered housing provider by financial year-end.

#### 4 CONCLUSION

- 4.1 At the end of June 2022 £249,982 had been spent or committed. This is 7.1% of the annual capital programme budget for this Committee.
- 4.2 Of the nine schemes in the capital programme at the end of June 2022, four schemes are currently expected to be completed in-year, it is unclear whether one of the schemes will be completed in-year, one scheme is unlikely to be completed in-year and three schemes are on-going grants schemes.

SENIOR ACCOUNTANT

DIRECTOR OF RESOURCES

HH10-21/AC/AC  
23 August 2022

For further information please ask for Andrew Cook  
BACKGROUND PAPERS – None

## Health and Housing Committee – Capital Programme 2022/23

Cost Centre	Scheme	Original Estimate 2022/23 £	Budget Moved from 2021/22 £	Slippage from 2021/22 £	Additional Approvals 2022/23 £	Total Approved Budget 2022/23 £	Actual Expenditure including commitments as at end of June 2022 £	Remaining Budget as at end of June 2022 £
DISCP	Disabled Facilities Grants	393,000		645,850	48,800	<b>1,087,650</b>	<b>201,155</b>	886,495
LANGR	Landlord/Tenant Grants	50,000	186,740		-118,370	<b>118,370</b>	<b>0</b>	118,370
CMIMP	Clitheroe Market Improvements		78,600			<b>78,600</b>	<b>0</b>	78,600
PVFJP	Replacement of Pest Control Van PK13 FJP		16,000			<b>16,000</b>	<b>0</b>	16,000
PVEYC	Replacement of Dog Warden Van PE64 EYC		16,000			<b>16,000</b>	<b>0</b>	16,000
JROOF	Joiners Arms Roof Renewal		42,200			<b>42,200</b>	<b>43,050</b>	-850
FTBGR	First Time Buyers Grants				118,370	<b>118,370</b>	<b>2,377</b>	115,993
	Equity Share Option Schemes				2,048,080	<b>2,048,080</b>	<b>0</b>	2,048,080
CLIAH	Clitheroe Affordable Housing Scheme			11,770		<b>11,770</b>	<b>3,400</b>	8,370
<b>Total Health and Housing Committee</b>		<b>443,000</b>	<b>339,540</b>	<b>657,620</b>	<b>2,096,880</b>	<b>3,537,040</b>	<b>249,982</b>	<b>3,287,058</b>

## Individual Scheme Details and Budget Holder Comments

### Disabled Facilities Grants

Service Area: Housing and Regeneration  
Head of Service: Colin Hirst

#### Brief Description of the Scheme:

The scheme provides grant aid to adapt homes so elderly and disabled occupants can remain in their own home. The grants can provide for minor adaptation, for example the installation of a stair lift, up to the provision of a bathroom and bedroom extension.

#### Revenue Implications:

Administration fees are paid to the Council for any individual Disabled Facilities Grants scheme that the Council administers. The actual administration fee income varies each year, dependent on the number and value of schemes completed in-year.

#### Timescale for Completion:

The Disabled Facilities Grants budget operates throughout the financial year.

#### Capital Cost:

	£	Actual Expenditure including commitments as at end of June 2022 £	Remaining Budget as at end of June 2022 £
Original Estimate 2022/23	393,000		
Slippage from 2021/22	645,850		
Additional Approvals 2022/23	48,800		
Total Approved Budget 2022/23	1,087,650	201,155	886,495
<b>ANTICIPATED TOTAL SCHEME COST</b>	<b>1,087,650</b>		

#### Progress - Budget Holder Comments

**June 2022:** Committed expenditure at the end of June 2022 was based on twenty-five schemes approved in previous years and nine schemes approved in 2022/23 by the end of June 2022. In addition to this, there were a further eighteen applications working towards approval, four currently approved schemes where additional approval may be required to fund further work now identified and there were twenty-seven referrals from Occupational Therapists that may become formal applications in the near future. Further referrals and applications are expected in-year.

The number of schemes approved and completed in-year so far is lower than officers would like. The main reason for this continues to be the limited availability of contractors to quote for work and be available to complete work promptly. At this stage, there is no certainty that the scheme budget will be fully committed by year-end. Any unspent budget at year-end will be rolled forward as slippage into 2023/24 because this scheme is financed by ring-fenced DFGs grant income from DLUHC and some funding from Onward Homes.

## Individual Scheme Details and Budget Holder Comments

### Landlord/Tenant Grants

Service Area: Housing and Regeneration

Head of Service: Colin Hirst

#### Brief Description of the Scheme:

The scheme match funds a landlord's investment in a property in return for an affordable rental property. Conditions of the grant are nomination rights and a set rent level in line with LHA. The scheme is crucial for move-on accommodation for families in temporary accommodation as the social housing waiting list is so long. The scheme is also used to bring empty properties back into use.

#### Revenue Implications:

Administration fees are paid to the Council for any individual Landlord/Tenant Grants scheme that the Council administers. The actual administration fee income varies each year, dependent on the number and value of schemes completed in-year.

#### Timescale for Completion:

The Landlord/Tenant Grants budget operates throughout the financial year.

#### Capital Cost:

	£	Actual Expenditure including commitments as at end of June 2022 £	Remaining Budget as at end of June 2022 £
Original Estimate 2022/23	50,000		
Budget Moved from 2021/22	186,740		
Additional Approvals 2022/23	-118,370		
Total Approved Budget 2022/23	118,370	0	118,370
<b>ANTICIPATED TOTAL SCHEME COST</b>	<b>118,370</b>		

#### Progress - Budget Holder Comments

**June 2022:** There is no spend for the year to date and no schemes have been approved so far in 2022/23. This reflects reduced landlord interest in the scheme, despite the recent changes in the grant scheme rules. Given this, at this stage it is unlikely that the scheme budget will be fully committed by financial year-end.

## Individual Scheme Details and Budget Holder Comments

### Clitheroe Market Improvements

Service Area: Clitheroe Market

Head of Service/Director: Nicola Hopkins

#### Brief Description of the Scheme:

This scheme budget is now focussed on officers developing plans for market improvements, after consultation with the Market traders, with plans being reported to Health and Housing Committee.

The work on the initial phase of market improvements was completed in 2020/21 and there is £78,600 budget available for a further phase of market improvements. The plans for this further phase of work were held up over the Covid-19 lockdown periods and therefore meetings with traders to discuss and consult on plans for the next phase of works only began again in late 2021. The aim now is to complete the improvement works in 2022/23.

#### Revenue Implications:

To be confirmed - dependent on the proposals developed for approval.

#### Timescale for Completion:

To be confirmed - dependent on the proposals developed for approval.

#### Capital Cost:

	£	Actual Expenditure including commitments as at end of June 2022 £	Remaining Budget as at end of June 2022 £
Original Estimate 2022/23	0		
Budget Moved from 2021/22	78,600		
<b>Total Approved Budget 2022/23</b>	<b>78,600</b>	<b>0</b>	<b>78,600</b>
Actual Expenditure 2019/20	88,139		
Actual Expenditure 2020/21	8,165		
Actual Expenditure 2021/22	0		
<b>ANTICIPATED TOTAL SCHEME COST</b>	<b>174,904</b>		

#### Progress - Budget Holder comments:

**June 2022:** Meetings with market traders are ongoing and the Health and Housing Committee agreed for officers to seek quotes from consultants to consider a strategic way forward for market improvements. Utilising the UK Shared Prosperity Fund for suitable studies and/or improvement works is also an option which will be considered by members in due course. The aim is still to complete some improvement works in 2022/23, but there is no certainty that all the improvement works would be completed in-year.

**November 2021:** The meetings with market traders began again (following their postponement during lockdowns), but engagement with the casual stallholder traders is also planned, so improvement plans can be developed. The aim is to complete the improvement works in 2022/23, so it is proposed that the 2021/22 revised estimate is reduced to nil and the £78,600 scheme budget is moved to 2022/23. The temporary improvements to weatherproof the backs of stalls have been completed. In addition, the Council have invested in enhanced Christmas lighting as part of the Welcome Back Fund work and facilitated a Christmas lights switch on.

**September 2021:** The plans for the further phase of market improvements, including the way forward for the bull-ring stalls, will be worked up by officers. This work will commence later in 2021/22 to understand how the Covid-19 pandemic has changed the usage of the market. Following consultation with the market traders, the plans will be reported to a future meeting of the Health and Housing Committee for approval before work commences. In the meantime, minor works to make the bull-ring stalls more weatherproof will be undertaken as a temporary improvement measure.

**July 2021:** The plans for this further phase of market improvements, including the way forward for the bull-ring stalls, will be worked up by officers. This work will commence later in 2021/22 to understand how the Covid-19 pandemic has changed the usage of the market. Following consultation with the market traders, the plans will be reported to a future meeting of the Health and Housing Committee for approval before work commences.

**November 2020:** The work on the initial phase of market improvements is now complete. The unspent budget from this initial phase of works, £21,600, is to be added to the budget of £57,000 already set aside for a further phase of market improvements. The plans for this further phase, including the way forward for the bull-ring stalls, will be worked up by officers in 2021. Following consultation with the market traders, the plans will be reported to a future meeting of the Health and Housing Committee for approval before work commences.

Given the above, the further phase of works will not be undertaken in 2020/21. It is recommended that the 2020/21 revised estimate for the scheme is reduced to £8,260 and that the remaining budget of £78,600 is moved to the 2021/22 financial year.

**August 2020:** The work on the initial phase of market improvements is now complete, save for the removal of stalls in the bull-ring and purchase of pop-up stalls element of work being put on-hold. This is because the removal of stalls in the bull-ring is being reconsidered following a recent increase in trader demand for stalls.

The unspent budget from this initial phase of works, £21,643, is to be added to the budget of £57,000 already set aside for a further phase of market improvements. The plans for this further phase, including the way forward for the bull-ring stalls, will be worked up by officers in early 2021. This will allow for consultation with the market traders following the busy Christmas period and the plans will be reported to a future meeting of the Health and Housing Committee for approval before work commences. Given this, the further phase of works will not be undertaken in 2020/21 and approval will be sought from members to move the remaining scheme budget into 2021/22 when the revised estimate capital programme is presented for approval in January 2021.

**March 2020:** The majority of the initial phase of market improvement works was completed in-year. The underspend was due to the cabins canopies quotes being lower than the budget set-aside, three canopy installations still to be confirmed as installed correctly, no payments being made in-year for the sign-writing and no expenditure in-year on the removal of the current stalls and purchase of pop-up stalls.

Slippage of £29,860 will be used to fund completion of the initial phase of market improvements in the first instance and then any remaining budget will be added to the £57,000 budget already moved to 2020/21 for the further phase of improvement works.

**November 2019:** The initial phase of work comprises erecting new uniform canopies on all cabins, hand painting fascia signs on all cabins, refurbishing the market toilets and removing all stalls in the bullring. The first batch of canopies installations are complete and the market toilets will be open to the public by Christmas 2019.

Some further work on the market toilets will take place in early 2020, alongside the work to complete the installation of all the canopies, hand paint the fascia signs, remove the stalls from the bull ring and purchase pop up stalls. The work is currently expected to be completed by the end of February 2020.

**September 2019:** Initial work on this scheme was approved by this Committee in September 2019. This initial phase of work comprises erecting new uniform canopies on all cabins, hand painting fascia signs on all cabins, refurbishing the market toilets and removing all stalls in the bull-ring. This work is currently being programmed in and the work is expected to be completed by early 2020.

An overall budget of £118,000 has been set aside for this initial work in 2019/20. It is currently planned to move any unspent budget on the scheme at year-end into the 2020/21 financial year and to bring a report to a future meeting of this Committee in respect of any further improvements proposed to the Market.

**July 2019:** Initial plans to use part of the budget on this scheme are reported to this Committee elsewhere on this agenda. If approved, this initial work will comprise erecting new uniform canopies on all cabins, hand painting fascia signs on all cabins, refurbishing the market toilets and removing all stalls in the bull-ring. The budgeted cost of this initial work is to be confirmed by this Committee and the work is expected to be completed by March 2020. It is proposed to bring a further report to this Committee in respect of any further improvements proposed to the Market.

**December 2018:** This scheme remains on hold, awaiting the final plans for the Clitheroe Market Development scheme. As a result, there is expected to be no expenditure on the scheme in 2018/19. It is recommended that the £175,000 budget for this scheme is moved to the 2019/20 financial year and the 2018/19 revised estimate is nil.

**September 2018:** No change - The scheme remains on hold, awaiting the final plans for the Clitheroe Market Development scheme.

**July 2018:** No change - The Clitheroe Market Improvements scheme is on hold, awaiting the final plans for the Clitheroe Market Development scheme.

**November/December 2017:** This scheme is on hold, awaiting the final plans for the Clitheroe Market Development scheme. As a result, there is expected to be no expenditure on the scheme in 2017/18. It is recommended that the £175,000 budget for this scheme is moved to the 2018/19 financial year.

**August/September 2017:** No change - The Clitheroe Market Improvements scheme is on hold, awaiting the final plans for the Clitheroe Market Development scheme.

**July 2017:** No change - The Clitheroe Market Improvements scheme is on hold, awaiting the final plans for the Clitheroe Market Development scheme.

**December 2016:** The Clitheroe Market Improvements scheme is on hold, awaiting the final plans for the Clitheroe Market Development scheme.

**September 2016:** The Clitheroe Market Improvements scheme is on hold, awaiting the final plans for the Clitheroe Market Development scheme.

**July 2016:** No change to May 2016 comments.

**May 2016:** The Clitheroe Market Improvements scheme budget was initially approved in 2015, before the Clitheroe Market Development scheme plans were announced. The detail of the Clitheroe Market Improvements scheme will be reviewed to take into account and complement the final plans for the Clitheroe Market Development scheme. No expenditure will take place until that detail has been confirmed.

## Individual Scheme Details and Budget Holder Comments

### Replacement of Pest Control Van PK13 FJP

Service Area: Dog Warden & Pest Control

Head of Service: Matthew Riding

#### Brief Description of the Scheme:

The current van is required to transport pest control staff to various sites around the borough to carry out their work. This scheme, for the replacement of the current pest control van with a like for like van, was included in the 2021/22 capital programme with a scheme budget of £13,800.

During 2021/22 it was decided that the current van was in good enough condition to continue to be used throughout the year, so the purchase of the new van was planned to take place in 2022/23. In addition, an updated guide price was obtained for a replacement van, meaning the latest cost estimate increased to £16,000, which was a £2,200 increase on the original £13,800 scheme budget.

This means the 2022/23 scheme budget is £16,000.

#### Revenue Implications:

There are no additional revenue implications above those of the existing van.

#### Timescale for Completion:

2022/23

#### Capital Cost:

	£	Actual Expenditure including commitments as at end of June 2022 £	Remaining Budget as at end of June 2022 £
Original Estimate 2022/23	0		
Budget Moved from 2021/22	16,000		
Total Approved Budget 2022/23	16,000	0	16,000
<b>ANTICIPATED TOTAL SCHEME COST</b>	<b>16,000</b>		

#### Progress - Budget Holder comments:

**June 2022:** Prices have been obtained for a replacement van based on an updated specification. A report seeking approval from members on the way forward is included elsewhere on this meeting's agenda. Subject to approval by members, at this stage it is expected that the scheme will be completed in-year.

**November 2021:** The current van is in good enough condition to continue to be used throughout 2021/22, so the purchase of the new van will now take place in 2022/23. An updated guide price has been obtained for a replacement van. This price, plus additional costs for fitting out the van so it is fit for pest control use, mean the latest cost estimate is now £16,000, which is a £2,200 increase on the current £13,800 scheme budget.

**September 2021:** The current van is in good enough condition to continue to be used throughout 2021/22, so the purchase of the new van will now take place in 2022/23.

**July 2021:** Procurement of the new van has been put on hold in-year. This is because the Pest Control service is part of the Environmental Health Services team and available management and staff time on the team has been focussed on other priority areas of work so far this year due to on-going staff vacancies within the team and additional pressures caused by Covid-19. At this stage, it is unclear whether the van purchase will take place in-year.

## Individual Scheme Details and Budget Holder Comments

### Replacement of Dog Warden Van PE64 EYC

Service Area: Dog Warden & Pest Control

Head of Service: Matthew Riding

#### Brief Description of the Scheme:

The current van is required to transport dog warden staff to various sites around the borough to carry out their work. This scheme, for the replacement of the current dog warden van with a like for like van, was included in the 2021/22 capital programme with a scheme budget of £13,500.

During 2021/22 it was decided that the current van was in good enough condition to continue to be used throughout the year, so the purchase of the new van was planned to take place in 2022/23. In addition, an updated guide price was obtained for a replacement van, meaning the latest cost estimate increased to £16,000, which was a £2,500 increase on the original £13,500 scheme budget.

This means the 2022/23 scheme budget is £16,000.

#### Revenue Implications:

There are no additional revenue implications above those of the existing van.

#### Timescale for Completion:

2022/23

#### Capital Cost:

	£	Actual Expenditure including commitments as at end of June 2022 £	Remaining Budget as at end of June 2022 £
Original Estimate 2022/23	0		
Budget Moved from 2021/22	16,000		
Total Approved Budget 2022/23	16,000	0	16,000
<b>ANTICIPATED TOTAL SCHEME COST</b>	<b>16,000</b>		

#### Progress - Budget Holder comments:

**June 2022:** Prices have been obtained for a replacement van based on an updated specification. A report seeking approval from members on the way forward is included elsewhere on this meeting's agenda. Subject to approval by members, at this stage it is expected that the scheme will be completed in-year.

**November 2021:** The current van is in good enough condition to continue to be used throughout 2021/22, so the purchase of the new van will now take place in 2022/23. An updated guide price has been obtained for a replacement van. This price, plus additional costs for fitting out the van so it is fit for dog warden use, mean the latest cost estimate is now £16,000, which is a £2,500 increase on the current £13,500 scheme budget.

**September 2021:** The current van is in good enough condition to continue to be used throughout 2021/22, so the purchase of the new van will now take place in 2022/23.

**July 2021:** Procurement of the new van has been put on hold in-year. This is because the Dog Warden service is part of the Environmental Health Services team and available management and staff time on the team has been focussed on other priority areas of work so far this year due to on-going staff vacancies within the team and additional pressures caused by Covid-19. At this stage, it is unclear whether the van purchase will take place in-year.

## Individual Scheme Details and Budget Holder Comments

### Joiners Arms Roof Renewal

Service Area: Housing and Regeneration

Head of Service: Colin Hirst

#### Brief Description of the Scheme:

This scheme is for the re-roofing of the Council's Joiners Arms homelessness unit at 90 Whalley Road. The existing coverings (main and extension roofs) will be removed and replaced because they have reached the end of their expected life span. Burlington Slate must be used where appropriate as per the requirements of RVBC's Planning department (the property is a Grade II listed building).

Other works are also included because the chimneys, associated flashings, mortar flaunching and rainwater goods are in need of repair work and rendering work is required at the rear of the property.

The scheme was subject to delay in 2021/22, initially due to difficulty in getting contractors to provide quotes and then because of the lead time for the sourcing of slate roof tiles (estimated delivery time being August 2022). The work was ordered from the preferred contractor at an initial price of £43,050 plus a future 8% uplift in slate materials costs from the supplier, meaning the scheme cost was likely to increase further.

Given this, in January 2022 this Committee approved the transfer of the original £42,200 scheme budget from 2021/22 to the 2022/23 financial year, on the basis that once the final scheme cost is confirmed then an additional budget approval will be requested.

*Note - The latest cost estimate provided by the contractor is £44,250, including the 8% increase in slate costs, so additional budget approval will be requested in 2022/23.*

#### Revenue Implications:

Lost rent income implications, only if any of the flats become uninhabitable, but work should be scheduled without the need to close any of the rooms during the scheme.

#### Timescale for Completion:

It is anticipated that the works will take 6-8 weeks to fully complete.

#### Capital Cost:

	£	Actual Expenditure including commitments as at end of June 2022 £	Remaining Budget as at end of June 2022 £
Original Estimate 2022/23	0		
Budget Moved from 2021/22	42,200		
Total Approved Budget 2022/23	42,200	43,050	-850
<b>ANTICIPATED TOTAL SCHEME COST</b>	<b>44,250</b>		

### Progress - Budget Holder comments:

**June 2022:** The scheme has been subject to delay, due to the lead time for delivery of the slate roof tiles. The contractor has not confirmed actual dates to complete the works at this stage, but has indicated he aims to be on-site in September 2022 to complete the works before Winter. The work on this scheme was ordered in 2021/22 at a cost of £43,050 plus an 8% increase in slate costs, meaning the scheme cost was likely to increase further. The latest estimated scheme price is £44,250, based on the increase in slate prices notified by the contractor. Funding for the extra budget on this scheme, currently £2,050, will be identified and reported to this Committee when the revised estimate budget is set in January 2023.

**November 2021:** The completion of the scheme is subject to delay due to the lead time for the slate roof tiles (estimated delivery time being August 2022) meaning this will not be complete in the current programme year. The contractor has also notified the Council of an 8% uplift in the slate materials costs from the supplier. The latest scheme cost is £43,050 plus an 8% increase in slate costs, meaning the scheme cost is likely to increase further. The work was ordered on this basis. Given this, it is proposed that the 2021/22 revised estimate is reduced to nil and the £42,200 scheme budget is moved to 2022/23. Once the final scheme cost is confirmed then an additional budget approval will be requested.

**September 2021:** The preferred contractor has now been selected for the roof renewal work, including the rendering work at the rear of the building. The initial price from the preferred contractor is £43,050, which is £850 above budget. In addition, there is currently a six-month delay on supply of the slate that must be used on the roof and the price of the slate will rise by 8% from early 2022, meaning the scheme cost is likely to increase further. The work has been ordered on this basis and additional budget approval will be requested at revised estimate budget stage. Given the current six-month delay on slate supply, at this stage it is unlikely that this scheme will be completed in 2021/22.

**July 2021:** This scheme is held up by the difficulty in identifying enough contractors prepared to quote for the works post Covid-19 lockdown. At the end of July 2021, one further contractor quote was still needed before the preferred contractor could be selected. Once the preferred contractor is selected, works completion will then be dependent on contractor timescales. Given this, it is unclear whether this scheme will be completed in-year.

## Individual Scheme Details and Budget Holder Comments

### First Time Buyers Grants

Service Area: Housing and Regeneration

Head of Service: Colin Hirst

#### Brief Description of the Scheme:

This new scheme from 2022/23 will provide grants to first time buyers to improve the energy efficiency of their property, which can include a range of improvements that would be determined by the dwelling's Energy Performance Certificate.

This scheme was approved by Policy and Finance Committee in March 2022 and is funded by transferring some budget from the Landlord/Tenant Grants scheme to this scheme.

#### Revenue Implications:

None identified.

#### Timescale for Completion:

The grant scheme operates throughout the financial year.

#### Capital Cost:

	£	Actual Expenditure including commitments as at end of June 2022 £	Remaining Budget as at end of June 2022 £
Original Estimate 2022/23	0		
Additional Approvals 2022/23	118,370		
Total Approved Budget 2022/23	118,370	2,377	115,993
<b>ANTICIPATED TOTAL SCHEME COST</b>	<b>118,370</b>		

#### Progress - Budget Holder comments:

**June 2022:** At the end of June 2022, there have been eight grant applications for this new scheme. One application with a value of £2,377 has been approved, five further applications are being considered for approval and two applications have been rejected. At this stage, it is unclear whether the scheme budget will be fully committed by year-end, but further applications are expected in-year.

## Individual Scheme Details and Budget Holder Comments

### Equity Share Option Schemes

Service Area: Housing and Regeneration

Head of Service: Colin Hirst

#### Brief Description of the Scheme:

This new equity share option scheme from 2022/23 will help enable residents of the borough to get a first step on the housing ladder. Locality-based schemes can be approved as S106 monies become available to use in those areas. The scheme would be available to first time buyers with a local connection, a deposit is available to assist with buying the property and the value contributed would be equated to 20% of the property value and then registered as a charge. The scheme would be limited to Council Tax A-C and eligibility would restrict max income and the property being their main residence.

This scheme was approved by Policy and Finance Committee in March 2022.

*Note – A large proportion of the budget approved in March 2022, £1,625,950, relates to S106 funding for Land North of Dilworth Lane, Longridge. A separate proposal for use of that S106 funding will be presented to members once more information is collated.*

#### Revenue Implications:

None identified.

#### Timescale for Completion:

Continues whilst S106 monies are available to fund the purchase of equity shares.

#### Capital Cost:

	£	Actual Expenditure including commitments as at end of June 2022 £	Remaining Budget as at end of June 2022 £
Original Estimate 2022/23	0		
Additional Approvals 2022/23	2,048,080		
Total Approved Budget 2022/23	2,048,080	0	2,048,080
<b>ANTICIPATED TOTAL SCHEME COST</b>	<b>2,048,080</b>		

#### Progress - Budget Holder comments:

**June 2022:** This overall budget was approved by Policy and Finance Committee in March 2022, including some individual locality-based schemes and approval to spend the £1,625,950 S106 funding received re Land North of Dilworth Lane, Longridge. There has been no spend on this scheme to date for two reasons. Firstly, the locality-based equity share option schemes will not start until a scheme policy document is presented to this Committee for agreement. The policy document is still to be finalised, including confirmation of some legal issues being considered. Secondly, as reported to members in March 2022, a separate proposal for use of the Land North of Dilworth Lane, Longridge funding will be presented to members once more information is collated. At this stage it is unlikely that the scheme budget will be fully committed by financial year-end.

## Individual Scheme Details and Budget Holder Comments

### Clitheroe Affordable Housing Scheme

Service Area: Housing and Regeneration

Head of Service: Colin Hirst

#### Brief Description of the Scheme:

The purchase of one property in Clitheroe to be rented out as an affordable rental unit, utilising commuted sum monies. The property will be leased to a registered provider and the Council will have 100% nomination rights and the rent will be capped at LHA rate. This scheme was approved by Policy and Finance Committee in November 2020.

*NOTE – Final refurbishment budget initially slipped to 2021/22 and then to 2022/23, as the property is being used temporarily as a homeless let until November 2022.*

#### Revenue Implications:

Annual lease income from the registered provider, set against yearly repairs and building insurance costs under the terms of the lease. Depreciation will also be charged to the cost centre each year.

#### Timescale for Completion:

Purchase the property in 2020/21. Refurbishment in 2022/23.

#### Capital Cost:

	£	Actual Expenditure including commitments as at end of June 2022 £	Remaining Budget as at end of June 2022 £
Original Estimate 2022/23	0		
Slippage from 2021/22	11,770		
<b>Total Approved Budget 2022/23</b>	<b>11,770</b>	<b>3,400</b>	<b>8,370</b>
Actual Expenditure 2020/21	129,067		
Actual Expenditure 2021/22	0		
<b>ANTICIPATED TOTAL SCHEME COST</b>	<b>140,837</b>		

#### Progress - Budget Holder comments:

**June 2022:** Roof works and boiler replacement works have been completed in-year so far on the property at Peel Street. However, the property is still being used as a homeless unit until November 2022, because of increased demand for temporary accommodation for larger families. Following this, any final refurbishment works required can be completed and the property leased to the registered housing provider by financial year-end.

**March 2022:** Use as a homeless unit has continued throughout 2021/22 and into 2022/23 to cover initially for Flats 1 and 2 at Joiners Arms being out of service and most recently because of an increased demand for temporary accommodation for larger families. As a result of this the final refurbishment works on this scheme were not completed in 2021/22. The latest plan is for this property to be used as a homeless unit until November 2022, at which point the refurbishment can be completed and the property leased to the registered provider for affordable rent. Slippage of £11,770 into 2022/23 is requested to fund the final refurbishment works required.

**November 2021:** The property is still being temporarily used as a homeless let until the Joiners Arms Flats 1 and 2 Renovation scheme is completed, meaning the final refurbishment works are still to be completed. At this stage, subject to the return of flats 1 and 2 into use it is possible that this work may now be completed within the programme year.

**September 2021:** The property is still being temporarily used as a homeless let until the Joiners Arms Flats 1 and 2 Renovation scheme is completed, meaning the final refurbishment works are still to be completed. At this stage, it is unlikely that this scheme will be completed in-year, based on it being unlikely that the Joiners Arms Flats 1 and 2 Renovation scheme will be completed in-year.

**July 2021:** The scheme was put on hold in January 2021 whilst the property was temporarily used as a homeless let. This means the final refurbishment works are still to be completed. The property is still being temporarily used as a homeless let until the Joiners Arms Flats 1 and 2 Renovation scheme is completed. It is unclear whether this scheme will be completed in-year, based on it being unclear when the Joiners Arms Flats 1 and 2 Renovation scheme will be completed.

**March 2021:** The property was purchased in-year and some of the planned refurbishment work was completed also. However, scheme completion was put on hold in January 2021 whilst the property was temporarily used as a homeless let. The homeless let was on-going at 2020/21 financial year-end. Slippage of £11,770 into 2021/22 is requested to fund the final refurbishment works required in 2021/22.

**November 2020:** There was no spend by the end of November 2020, but the property was purchased in December 2020. The refurbishment works are planned for early 2021, which means the scheme is planned to be completed in-year.

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## **RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE**

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meeting date: THURSDAY, 1 SEPTEMBER 2022  
title: HOMES FOR UKRAINE UPDATE  
submitted by: NICOLA HOPKINS – DIRECTOR OF ECONOMIC DEVELOPMENT & PLANNING  
principal author: RACHAEL STOTT – HOUSING STRATEGY OFFICER

### 1 PURPOSE

1.1 To update members about the current Homes for Ukraine position in the borough.

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives – To address the housing needs of all households in the borough.
- Corporate Priorities – Ensure the Council is a well -run and to make people's lives safer and healthier.

### 2 BACKGROUND

2.1 Following on from the information item reported to Committee in June 2022 this is a summary of the current situation with the scheme.

### 3 UPDATE

3.1 Since the launch of the scheme in March 2022 there has been a very positive response from homeowners in the borough and to date we have 85 Ukrainian residents in the borough .

3.2 Please see the table below which sets out the numbers of sponsors in the borough and the number of guests. This is a table provided 2 weeks ago, it is a constantly increasing figure for all boroughs.

3.3 The Clitheroe Ukraine Support project continues to offer 3 weekly drop-in sessions at different venues in Clitheroe, these are well used and can see up to 20+ visitors at a daily session. They offer all kinds of support and assistance including English lessons, help with benefit claims, assistance with school places and general day to day support.

3.4 The Council's Homes for Ukraine Assistant is in post and working full time, spending part of the week at the support project and providing administrative support for all the schemes.

3.5 A welcome pool party was arranged at Ribblesdale pool to allow guests to meet, and an Independence Day reception is being hosted for the guests. All guests have received a pool pass to access the pool and the gym.

3.6 As families are settling in and finding employment, we are now looking to ensure all guests are given housing advice and assistance in preparation for their move on into settled accommodation.

3.7 DHLUC have just last week written out to all host families asking them to extend the offer of accommodation to 12 months as opposed to 6 months as was the initial ask. Other boroughs are reporting that only 25% of hosts are willing to host for this extended length of time. We have not yet heard from sponsors within the Borough as to whether they agree to this request.

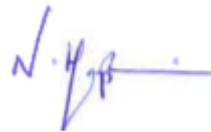
3.8 We are working to ensure that all households are made aware of their housing options and to ensure they are fully informed about housing costs etc.

**5 RECOMMENDED THAT COMMITTEE**

5.1 Note the contents of the information item .



RACHAEL STOTT  
HOUSING STRATEGY OFFICER



NICOLA HOPKINS  
DIRECTOR OF ECONOMIC  
DEVELOPMENT AND PLANNING

**BACKGROUND PAPERS**

(If any)

For further information please ask for Rachael Stott, extension 3235.

REF: RS/HEALTH AND HOUSING/1 SEPT 2022

**HOMES FOR UKRAINE (LANCASHIRE)**

<b>Log</b>	<b>Area</b>	<b>Sponsors</b>	<b>Matched Guests</b>	<b>Arrived Guests</b>	<b>Sponsor Emails Sent</b>	<b>Sent to District</b>	<b>DBS Sent</b>	<b>Property Checks</b>	<b>Initial Home Visit</b>	<b>No. of Exits</b>
1	Burnley	25	68	40	24	24	33	21	37	5
2	Hyndburn	26	62	43	22	21	36	3	57	5
3	Pendle	35	82	71	34	34	67	21	64	6
4	Lancaster	85	184	121	83	77	77	60	142	12
5	Fylde	56	172	127	48	48	49	29	10	0
6	Wyre	44	94	72	41	40	41	21	19	8
7	Preston	52	126	85	43	50	60	38	80	5
8	Chorley	52	120	79	42	43	53	27	55	16
9	South Ribble	40	96	52	36	37	56	27	4	4
10	Ribble Valley	40	105	69	38	36	43	29	30	3
11	Rosendale	25	59	45	22	18	26	20	10	3
12	West Lancashire	47	133	110	44	42	52	30	47	7
13	Lancashire	527	1301	914	477	470	593	326	555	74

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## **RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE**

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meeting date: THURSDAY, 1 SEPTEMBER 2022  
title: AFFORDABLE HOUSING UPDATE  
submitted by: NICOLA HOPKINS – DIRECTOR OF ECONOMIC DEVELOPMENT & PLANNING  
principal author: RACHAEL STOTT – HOUSING STRATEGY OFFICER

### 1 PURPOSE

1.1 To inform members of the number of affordable housing units delivered across the borough in 2021/22.

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives – To address the housing needs of the borough and to deliver affordable housing.

### 2 BACKGROUND

2.1 There is an annual target to deliver 75 affordable units across the borough. Table 1 demonstrates the total delivered in 21/22 and also provides the total from the previous 3 years. With 162 completions this is the highest number of affordable units completed in the borough in any year.

2.2 Table 2 breaks down the completions into tenure type, demonstrating the split between shared ownership and affordable rental units. There were 92 shared ownership units and 70 affordable rentals in total.

2.3 Table 3 sets out the location of the new affordable units. The affordable units are clearly concentrated in the Tier 1 settlements. The Council's proposals to deliver shared equity affordable products is to try and support households to purchase dwellings in the rural villages.

Table 1

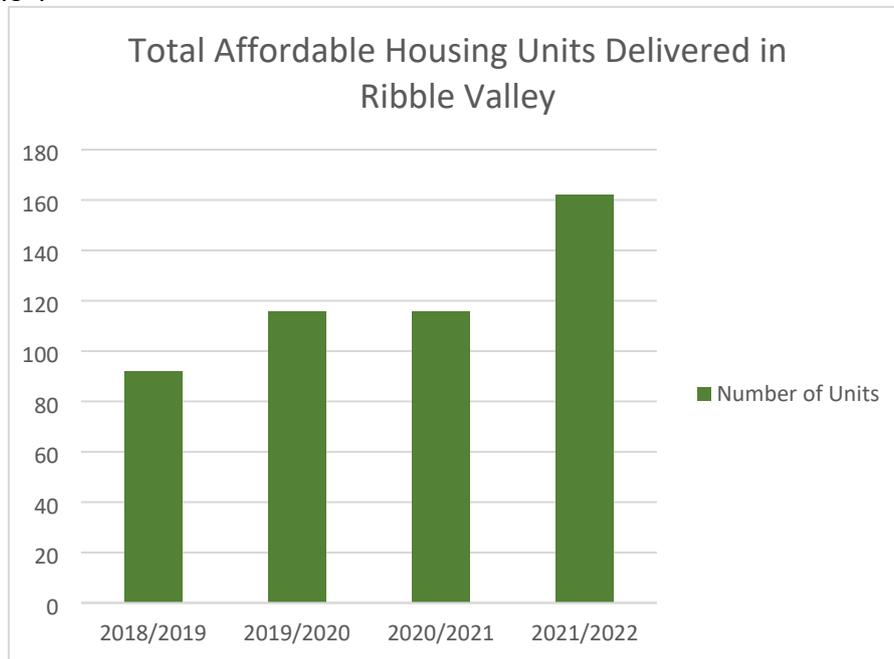


Table 2

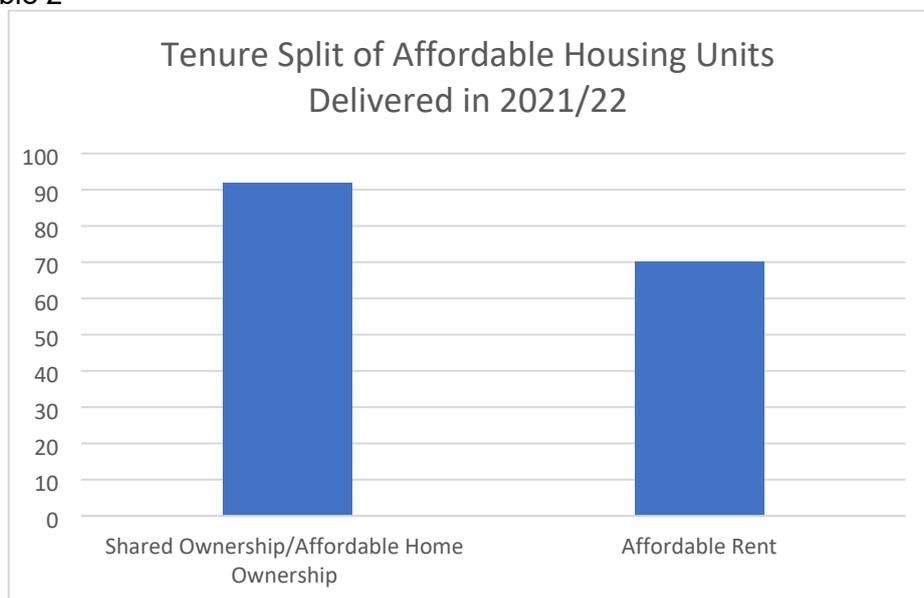
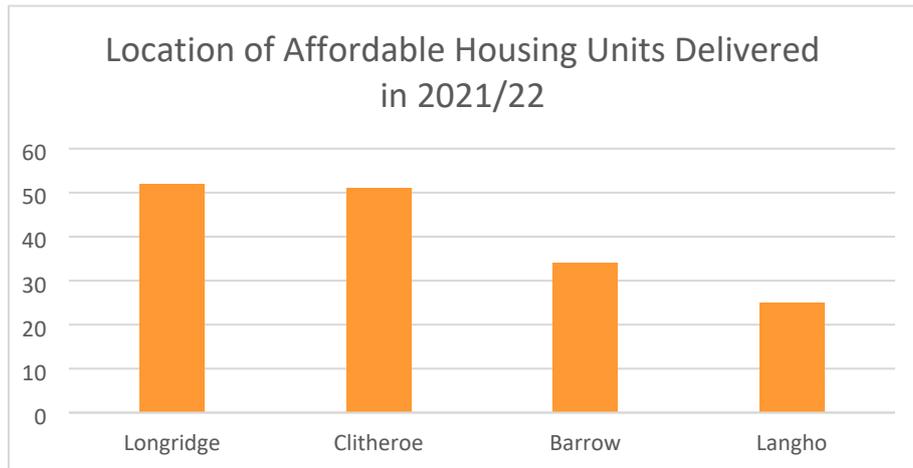


Table 3



**5 RECOMMENDED THAT COMMITTEE/CONCLUSION**

5.1 Accept the contents of the report.

RACHAEL STOTT  
HOUSING STRATEGY OFFICER

NICOLA HOPKINS  
DIRECTOR OF ECONOMIC  
DEVELOPMENT & PLANNING

**BACKGROUND PAPERS**

(If any)

For further information please ask for Rachael Stott, extension 3235.

REF: RS/Health and Housing/1 September 2022

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REPORT FROM REPRESENTATIVE ON OUTSIDE BODY  
CLLR DAVID PEAT

MERSEY-CARE NHS FOUNDATION TRUST

As an appointed Governor I participate in the Council of Governors and Board events. At the Council of Governors on 12th July, amongst the reports was the target of "full retraction" from Calderstones site in December 2023 or January 2024. At the time of reporting there were 45 residents on site. Next COG meeting mid-September.

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REPORT FROM REPRESENTATIVE ON OUTSIDE BODY  
CLLR DAVID PEAT

LANCASHIRE COUNTY COUNCIL NHS AND ADULT SOCIAL CARE SCRUTINY  
COMMITTEE

Lancashire County Council NHS and Adult Social Care Scrutiny Committee met on 13th July (next on 21st September), comprising LCC Councillors and a Councillor from each District Council.

Presentations were received from County Cllr Gooch, Cabinet Member for Adult Social Care and Mr I Crabtree, Director of Adult Community Social Care  
Mr K Lavery, Chief Executive of the NHS Lancashire and South Cumbria Integrated Care Board  
County Cllr M Green, Cabinet Member for Health and Well-being and Dr Sakthi Karunanithi, Director of Public Health.

The two LCC presentations outlined the strategies in those areas. The NHS presentation was informative bearing in mind that the ICB was 12 days old.

A scrutiny programme will be developed for these services, which will be reported upon later this year.

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