

Public Document Pack



Ribble Valley
Borough Council

www.ribblevalley.gov.uk

Dear Councillor

The next meeting of the **HEALTH AND HOUSING** Committee will be held at **6.30 pm** on **THURSDAY, 23 MARCH 2023** 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 - 12)
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. **CLITHEROE MARKET IMPROVEMENTS** (Pages 13 - 54)
Report of the Director of Economic Planning and Development enclosed
6. **ANNUAL GRANT TO HOMEWISE** (Pages 55 - 58)
Report of the Director of Economic Planning and Development enclosed
7. **ECO4** (Pages 59 - 60)
Report of Director of Economic Development and Planning enclosed

ITEMS FOR INFORMATION

8. **REVENUE MONITORING 2022-23** (Pages 61 - 72)

Report of Director of Resources enclosed

9. **CAPITAL PROGRAMME 2023-24** (Pages 73 - 82)

Report of Director of Resources enclosed

10. **MINUTES OF WORKING GROUPS**

11. **REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES**

- i) LCC Health and Adult Social Scrutiny Committee - 1 February 2023 (Pages 83 - 84)

Report of Councillor Peat enclosed

- ii) Development of East Lancashire Place (Pages 85 - 86)

Report of Councillor Peat enclosed

12. **EXCLUSION OF PRESS AND PUBLIC**

ITEMS FOR DECISION

13. **CLITHEROE MARKET - VACANT CABINS** (Pages 87 - 90)

Report of Director of Economic Development and Planning enclosed

14. **LONGRIDGE COMMUTED SUM MONIES COMMITMENT PROPOSAL** (Pages 91 - 96)

Report of the Director of Economic Planning and Development enclosed

15. **DOMESTIC ABUSE ACT** (Pages 97 - 104)

Report of Director of Economic Development and Planning enclosed

ITEMS FOR INFORMATION

16. **UPDATE ON GRANT APPROVALS** (Pages 105 - 108)

Report of the Director of Economic Planning and Development enclosed

17. **REQUEST FOR ADDITIONAL DISCRETIONARY DFG** (Pages 109 - 114)

FUNDING

Report of the Director of Economic Planning and Development enclosed – **FOR DECISION**

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

This page is intentionally left blank

Minutes of Health and Housing

Meeting Date: Thursday, 19 January 2023, starting at 6.30 pm
Present: Councillor D Peat (Chair)

Councillors:

S Atkinson	J Hill
T Austin	M Hindle
I Brown	D O'Rourke
S Farmer	R Sherras
K Fletcher	

In attendance: Chief Executive, Director of Resources, Senior Accountant and Strategic Housing Officer

609 APOLOGIES FOR ABSENCE

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

610 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 27 October 2022 were approved as a correct record and signed by the Chairman.

611 DECLARATIONS OF DISCLOSABLE PECUNIARY, OTHER REGISTRABLE AND NON REGISTRABLE INTERESTS

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

612 PUBLIC PARTICIPATION

There was no public participation.

613 HOUSING ASSISTANCE UKRAINIAN REFUGEES

The Director of Economic Development and Planning submitted a report requesting approval from members to commit to housing grant monies to support Ukraine guests into settled accommodation.

Members were reminded that for each Ukraine guest that is placed through a sponsorship offer in the borough, the Council received a Community Integration grant and a Housing Grant and that a Commitment of the Community Integration was approved by Committee in October 2022. However, the commitment of the Housing Support Grant had not been reported and approved to date.

The report noted that at the end of a sponsorship arrangement with a host, the Ukrainian guests need to find settled accommodation and that this is most likely to be in the private rented sector.

The report also noted that since the first guests arrived in June 2022, 10 families had moved into their own accommodation, with 9 having moved into private rented accommodation and 1 into social housing.

The proposal as set in the report was to make available to Ukraine households an offer of a cash bond to enable them to cover the first month's rent and any deposit required to secure a private rented property. The maximum amount would be £1,600 for a family or £1,000 for a single person. This would be dependent on the monthly rent charged.

RESOLVED THAT COMMITTEE:

Agreed to the proposal to make available a cash bond and deposit to Ukraine guests when required, subject to the relevant checks.

614

CAPITAL PROGRAMME REVIEW AND NEW BIDS

The Director of Resources submitted a report asking members to consider the future capital programme for this Committee, covering the period 2023/24 to 2027/28.

Members were reminded that the Council usually operates a five-year capital programme, but only a three-year capital programme for 2022/23 to 2024/25 was approved last year. This was due to the Council awaiting the outcome of the Government's fair funding review. Committees had however submitted capital scheme bids for 2025/26 to 2026/27 as part of last year's capital programme review.

Existing approved schemes had been reviewed along with the previously submitted bids to ensure they reflect the latest inflation levels etc. New bids had also been submitted for the fifth year of the programme ie 2027/28.

The report noted that:

- The proposed amendments to the previously approved capital programme would increase the capital programme and associated capital funding required by £1,800.
- If all reviewed bids from the 2021 bidding round and those from the 2022 bidding round were approved, this would increase the proposed capital programme by £2,688,200, £1,179,000 of this was expected to be funded by Central Government, so this would increase the capital funding required by £1,509,200.
- If all amendments and bids were to be approved, this would result in a proposed capital programme for 2023/24 to 2027/28 for this Committee of seven schemes, totalling £3,644,700.

RESOLVED THAT COMMITTEE:

Agreed and proposed a future capital programme for this Committee's services for the period 2023/24 to 2027/28 based on the proposals included in the report, for onward recommendation to Policy and Finance Committee.

615

REVISED REVENUE BUDGET 2022/23

The Director of Resources submitted a report seeking agreement to a revised revenue budget for 2022/23 for this Committee.

Members were reminded that:

- The original estimate for this current financial year was set in March 2022.
- There can be numerous variations to the budget that come to the Council's attention as the year progresses, these are highlighted through the budget monitoring process.
- At this time of year, the Council revise the estimates for the current financial year to predict the likely outturn. In essence the Revised Estimate is the council's latest forecast for the outturn on the current financial year's budget.

The report noted that:

- Earlier in the year the Council had recognised it was facing significant increases in costs due to inflation and pay increases. For this committee this extra cost was then estimated at £14,150. The Original Estimate was therefore restated from £1,145,680 to £1,159,830.

The largest variances for this committee were highlighted in the report.

- After allowing for transfers to and from earmarked reserves, the difference between the Revised and Adjusted Original Estimate was a further increase in net expenditure of £25,180. This meant that the total movement from the true Original Estimate to the Revised Estimate is a reduction of £84,380, or an increase of £39,330 after movements in earmarked reserves.

RESOLVED THAT COMMITTEE:

Approved this Committee's revenue revised estimate for 2022/23.

616

DISABLED FACILITIES GRANT POLICY

The Director of Economic Development and Planning submitted a report proposing amendments to the Private Sector grant policy which would allow an improved DFG disabled facilities grant offer to households.

Members were reminded that:

- The current private sector policy was adopted in October 2020 and has operated for over 2 years.
- Members' approval is required to make any changes to the policy.
- The Regulatory Reform Order allows district authorities to determine individual private sector grant policies and commit the Better Care Funding allocated by Central Government via Lancashire County Council.

The Report noted that the proposed changes to the existing policy introduced two new discretionary grant offers, these were out in Appendix 1 to the report.

RESOLVED THAT COMMITTEE:

Agreed to the proposed changes to the DFG policy, with the exception that the Dementia Grant would be widened in scope to include all households where there has been a diagnosis of a neurological disorder by a medical practitioner.

The proposed DFG policy changes would be subject to a period of consultation. Should no issues of any significance arise and in consultation with the Chair of Health and Housing Committee, the amended policy can be adopted and operational as soon as practicable thereafter.

Agreed that officers are to look into the processes involved regarding OT's and Contractors to find out if it can be speeded up.

617

ORIGINAL REVENUE BUDGET 2023/24

The Director of Resources sought agreement to a draft Revenue Budget for 2023/24 for consideration at Special Policy and Finance Committee.

Members were reminded that a budget forecast was presented to the Policy and Finance Committee in September. This forecast considered the Council's knowledge at the time regarding changes to key funding streams, and rates of inflation and predicted a budget gap of; £1,040,966 in 2023/24, £1,394,296 in 2024/25 and £2,412,914 in 2025/26.

The report highlighted the key variances for the next financial year for this Committee.

The difference between the Original Estimate 2022/23 and the Original Estimate 2023/24 is £444,620, or £304,110 after movements in earmarked reserves.

RESOLVED THAT COMMITTEE:

Approved the revenue original estimate for 2023/24 and submit this to the Special Policy and Finance Committee.

618

REVIEW OF FEES AND CHARGES 2023/24

The Director of Resources submitted a report seeking approval on proposals to increase this Committee's fees and charges with effect from 1 April 2023.

Members were reminded that the Council's fees and charges are reviewed on an annual basis as part of the budget setting process.

The report noted that:

In order to meet inflation pressures on the Council's budget, Policy and Finance Committee had given guidance for service Committees to consider a 10.1% inflationary increase in the level of income raised from fees and charges.

- The majority of the 2023/24 fees and charges proposed for this Committee have therefore been increased by the 10.1% inflationary increase and then rounded up to the next 10p, 50p or £1 dependent on the size of the fee to minimise any problems with small change. However, a small number of fees, when rounding up would have meant the actual fee increase being significantly more than 10.1%, have been rounded down to the nearest 10p.

- A small number of the proposed fees and charges for 2023/24 have been set on a different basis to the Policy and Finance Committee's suggested inflationary increase and these were highlighted in the report.

RESOLVED THAT COMMITTEE:

Approved the 2023/24 fees and charges proposed for this Committee as contained in the Annex to the report, for implementation from 1 April 2023.

619

REVISED CAPITAL PROGRAMME 2022/23

The Director of Resources submitted a report seeking approval for the 2022/23 revised estimate for this Committee's capital programme.

Members were reminded that this Committee's original capital programme for 2022/23 was approved in March 2022. Since then regular reports have been presented to this Committee with regards to the progress of the capital programme. There have also been a number of further approvals and adjustments made during the year. As a result, the total approved budget for this Committee's capital programme of ten schemes was currently £3,581,040..

The report noted:

- That the proposed revised estimate for this Committee's 2022/23 capital programme was £1,397,630, which was a reduction of £2,183,410 from the previously approved capital budget.
- It is proposed that budgets totalling £2,185,460 on five schemes are moved to the 2023/24 financial year.
- At the end of November 2022 £401,422 had been spent or committed and this was 28.7% of the revised estimate capital programme for this Committee.

Of the eight schemes in the proposed revised capital programme, three schemes were currently expected to be completed in-year, it was unclear whether spend on two schemes would be completed in-year and three schemes are on-going grants schemes.

RESOLVED THAT COMMITTEE:

1. Approved the 2022/23 revised estimate of £1,397,630 for this Committee's capital programme, as set out in the Annex to the report.
2. Approved the transfer of the following capital budgets from 2022/23 to 2023/24:
 - Clitheroe Market Improvements, £72,600.
 - Replacement of Pest Control Van PK13 FJP, £32,280.
 - Replacement of Dog Warden Van PE64 EYC, £32,500.
 - Equity Share Option Schemes, £422,130.
 - Affordable Housing – Longridge, £1,625,950.

620

MINUTES OF WORKING GROUPS

There were no reports from Working Groups.

621 REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

Councillor Peat provided reports from:

- The Health and Adult Social Care Scrutiny Committee from 2 November 2022
- Violence Against Women and Girls Conference from 6 December 2022
- Health and Adult Services Scrutiny Committee from 14 December 2022.

(i) Health and Social Care Scrutiny committee

RESOLVED: The Committee received a report from Councillor David Peat on the progress of the Social Care Reforms and the impact on the care sector. These changes were due to be effective from October 2023 and included the following:

- A Plan for Health and Social Care, which proposed closer integration of Health and Social Care.
- Putting People at the Heart of Social Care, which related to individual choice and control, improved access and quality and fair and accessible services.

The report noted that Councillor Peat had requested that the Committee receives an update on the Proposals to transfer Patients from Calderstones Site to Maghull and the site development for Mental Health Services (during 2023).

622 VIOLENCE AGAINST WOMEN AND GIRLS

The Committee received a report from Councillor David Peat regarding a conference he had attended regarding violence against women and girls (VAWG)

The report noted that:

- Although the level of reported Domestic Violence against Women and Girls in the Ribble Valley is low (apparently the lowest in Lancashire), there is no case for complacency.
- There is a need for local engagement and commitment and for Council and Police cooperation with other public and private sector agencies.

623 HEALTH & ADULT SERVICES SCRUTINY COMMITTEE

The Committee received a report from Councillor David Peat on a meeting of the Health and Adult Services Scrutiny Committee he had attended on 14 December 2022.

The report noted that:

- The majority of the meeting was a presentation on Virtual Wards by Dr David Levy, Medical Director of the Integrated Care Board and Catherine Wright, Transformation Programme Manager (Virtual Wards).
- A Virtual Ward supports people who would otherwise be in Hospital. Basically, people are monitored at home and supported by a range of Community NHS staff, Social Care, Primary Care, the 3rd Sector, Mental Health or Independent Sector.
- For the Pennine Integrated Care Grouping (which includes Ribble Valley), there are 20 beds currently which will rise to 230 in 2023/24.
- The aim is to reduce pressure on the Acute Sector and provide home based care for appropriate carefully selected patients.

624

EXCLUSION OF PRESS AND PUBLIC

There were no items for exclusion.

The meeting closed at 8.05 pm

If you have any queries on these minutes please contact the committee clerk, Jenny Martin rebecca.tait@ribblevalley.gov.uk.

This page is intentionally left blank

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

Agenda Item No.

meeting date: THURSDAY, 23 MARCH 2023
 title: CLITHEROE MARKET IMPROVEMENTS
 submitted by: NICOLA HOPKINS, DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING
 principal author: NICOLA HOPKINS, DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

1. PURPOSE

1.1 To further consider the potential options that the Council has in undertaking improvements to the existing Clitheroe Market.

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives – To encourage economic development throughout the borough with a specific focus on supporting business opportunity.
- Corporate Priorities – To sustain a strong and prosperous Ribble Valley.
- Other Considerations – To develop with relevant partners, measures to support the visitor economy.

2. BACKGROUND

2.1 As Members are aware improvements to Clitheroe Market have been ongoing for several years with the following actioned prior to the Covid-19 Pandemic:

- Utilise up to £65,000 of the capital funding to erect new uniform canopies on all of the cabins and hand sign paint all of the fascia signs.
- Cancel the flea market.
- Re-establish the market liaison group with the Director of Economic Development and Planning and the Head of Environmental Health Services.
- Full refurbishment of the toilets

2.2 Members also agreed to remove the stalls from the bullring (the stalls were proposed to be removed in January 2020) and purchase a small number of pop-up stalls however this action was put on hold during the pandemic.

2.3 The works which have been undertaken were seen a 'quick' wins with the intention for further suggested improvements to be brought back to Members of this Committee.

2.4 Last year Members of this Committee agreed to:

- Officer's seeking quotes from companies who specialise in improving and developing markets to establish a strategic way forward for enhancing Clitheroe Market.
- 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.

3. PROGRESS

3.1 Following receipt of three quotes Market Place Management Limited were selected to undertake the above agreed piece of work. This work has been ongoing for several months including the consultants attending the Market Liaison Group and undertaking a SWOT analysis directly with the traders.

3.2 The outcome of this piece of work is attached at Appendix 1. Members will also be aware that in December 2022 we received confirmation that our UK Shared Prosperity

Investment Plan (UKSPF) had been accepted. The feasibility work undertaken in respect of Clitheroe Market will be paid for via this fund (out of the 2022/23 funding year allocation).

3. MARKET LIAISON GROUP

- 3.1 As Members are aware the Market Liaison Group has been re-established between officers and traders. The group met on 14th March (with the Clitheroe Market Review and Proposals shared with the traders in advance) to discuss the report and to seek their feedback.
- 3.2 Following the discussions and whilst there are difference of opinions in terms of mainly how any new permanent stalls would look the consensus was that option one (the preferred option set out below) was preferred.
- 3.3 Specific comments were raised about the need to clean up the market, the need for new surfacing in the bull ring area and the fact that communication and marketing is key.
- 3.4 The main focus of the discussion was that any new stalls should be located in the middle of the market facing the fixed cabins and that a canopy area with space for pop up stalls could be provided around the curve of the bullring.
- 3.5 A number of the traders are using the existing central casual stalls to as an extension to their cabin space and were keen to ensure this facility continued in any changes to this area.

4. WAY FORWARD

- 4.1 Members will be aware that one of the interventions identified within our UKSPF Investment Plan was 'E16: Open markets & town centre retail & service sector' with £100,000 initially allocated against this intervention. Members of the UKSPF Working Group support utilising part of our UKSPF allocation to improving Clitheroe market and this will form part of one of the recommendations which is presented to Policy and Finance Committee on 28th March.
- 4.2 In this regard Members of this Committee are asked to identify which market improvements they would like to recommend to Policy and Finance Committee in respect of utilising part of UKSPF and the remaining capital budget (£72,600).
- 4.3 The report includes possible options for the market from more low-cost suggestions to suggestions that would require significant investment. The consultant's preferred options are as follows (this is included as a suggested layout at Appendix 2):
 - Remove all metal stall units from the site.
 - Introduce additional fixed trading units- Modified Shipping Containers
 - Extend Services to support new fixed units such as water Electric and drainage
 - Introduce Pop Up Power supplies throughout remaining Bull Ring Area to support casual trading and Events
 - Introduce a modern canopy structure to define a new Performance space.
 - Pop Up Gazebo's for Casual Traders
 - Introduce wind mitigation measures
- 4.4 Members will note that the report includes some indicative costings for some of these suggestions which would equate to (indicatively at this stage):

Suggestion	Cost	Total
Modified shipping containers	17,500	70,000 (for 4)
Canopy	45,000 (average)	45,000
Total		£115,000

4.5 The weather conditions at the market are often a cause for concern especially issues created when it is very windy. Wind attenuation measures would need further exploration as to what, if anything, could be effective within this location.

4.6 Based upon the report and comments from the traders it is recommended that the following proposals are forwarded to Policy and Finance Committee for consideration in respect of utilising part of the UK Shared Prosperity Fund along with the remaining capital budget:

- Remove all metal stall units from the site (after the food festival)
- Resurface the bull ring area to make the area more visually attractive and usable for pop up events.
- Introduce additional central fixed trading units- modified shipping containers are an option subject to Members consideration (this would include an extension of the power and water supplies to these units)
- Introduce power supplies throughout remaining Bull Ring Area to support casual trading and events.
- Introduce a modern canopy structure to define a new covered central space.
- Instruct officers to consider options for wind mitigation measures (which will be linked to the above canopy structure to ensure such a structure would not exacerbate any issues at this site).

5. RISK ASSESSMENT

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

- Resources – any capital improvements to the market would be funded via the existing capital budget and part of the UK Shared Prosperity Fund.

Due to the values involved either quotes or a formal tender process will be required depending on which improvements are progressed.

- Technical, Environmental and Legal – None.
- Political – The Council is committed to investing in the market and its traders.
- Reputation – None.
- Equality & Diversity – None.

7. RECOMMENDED THAT COMMITTEE

7.1 Members are asked to confirm whether they agree to recommending to Policy and Finance Committee that part of the UK Shared Prosperity Fund is used for the schemes listed a paragraph 4.6.



NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT & PLANNING

Clitheroe Market Review and Proposals



Ribble Valley
Borough Council

www.ribblevalley.gov.uk



Undertaken by Market Place Management Limited



1.	Introduction	1
2.	Project Brief	1
3.	Executive Summary	1
3.1	Project Methodology	1
3.2	Findings.....	2
3.3	Health Check.....	3
3.4	Recommendations.....	3
	Proposals and Options.....	3
	Structural.....	3
	Operational.....	4
	Corporate.....	4
	The Cheap and Cheerful option	5
	Blue Sky option	5
4.	Market Position - The UK Markets Industry	6
5.	Clitheroe Market	12
	Trading Days and Hours.....	13
	Management	13
	Charging Strategy	13
	Product Offer	13
	NABMA Survey 2021/2022 Brief Extracts.....	14
	Occupancy rates	14
	Trader Numbers.....	14
	Fees and Charges.....	15
	Financial Performance	15
	Promotion and Publicity	15
	Social Media	16
	Investment.....	16
6.	Stakeholder Feedback	17
	Clitheroe Food and Drink Festiva.....	18
6.2	Traders SWOT Analysis	18
6.3	Elected Members.....	19
	Borough Council	19
	County Council.....	19
7.	Recommendations.....	20
7.1	Housekeeping	21

Cleaning	21
Repairs and Maintenance	21
Waste Management	21
7.2 Structural	21
Option 1	22
Brick built cabins – Similar to the existing cabins estimated cost of construction is circa £2,200.00/sq mtr based on current construction costs.	22
Modified Shipping Containers -.Estimated costs £17,500.00 insulated and fitted out.	22
Disadvantages.....	22
Wooden Chalets Estimated cost £10,500.00/6mtr chalet fully insulated and fitted out	23
Wind Mitigation/Attenuation Measures	25
7.3 Management	27
7.4 Networking	27
7.5 Operational.....	28
7.6 Corporate.....	28
7.7 Alternative Options.....	29
Options 2	29
The Cheap and Cheerful option	29
Blue Sky option	29
8. ACTION PLAN	30
Appendix 1 Market Rights	31
Appendix 2 National Survey of Markets	32
Appendix 3 Site Plans – Options	33

1. Introduction

Market Place Management Limited is one of the UK's leading market consultancies offering a diverse range of services covering every aspect of the development, redevelopment, management and administration of Retail and Wholesale Markets.

In September 2022 Market Place Management Limited (MPML) was commissioned to undertake a review of the Clitheroe Market in line with an agreed brief and to make suggestions for improvement following consultation with identified stakeholders.

At the outset it was clear that Clitheroe Market was a vibrant market and we are conscious that in making recommendations for change it is easier to erode success than it is to build on existing success.

2. Project Brief

The brief was confirmed as:-

Review the existing layout and market stalls to identify improvements for shopper attraction, flow and weather protection.

Identify the best conceptual layout and bring it to a point where it can be approved to move forward as part of a next stage piece of work.

Create concepts for market cabins which can be moved forward to production drawings and managed build process at a next stage piece of work.

Engagement and consultation work.

Define key ambitions and goals for the market, translating these into tangible spatial requirements.

Identification of options- develop a preferred option.

3. Executive Summary

This report has based its recommendations on retention of the existing brick structure stalls with consideration of a replacement and/or realignment of the metal stalls facing the Bull Ring and around the periphery with further consideration of creating an entertainment space.

3.1 Project Methodology

This project was conducted using: -

- Desk Top research to identify: -

The history and legal status of the market

The external presence of the market through social media platforms

Press reports on Council considerations and reports affecting the market.

- Site visits

Four site visits have been conducted by members of the MPML Consultancy Team led by Allan Hartwell to establish an understanding of the demand for the Clitheroe Market from the shopping public, tourists and traders and to look at the management of the facility. This produces a Health Check which we can benchmark against parameters established by the National Association of British Market Authorities in partnership with APSE.

- Trader Consultation held at the Council Offices on Tuesday 18th October and 13th December 2022.

One to one Telephone Consultation and site visits with local elected members including the Chair of Economic Development Committee.

3.2 Findings

One of the first Strengths identified in the SWOT analysis was “Community” and that sense of community has weaved throughout every strand of this consultation process.

Clitheroe Market has emerged from the Covid chaos in a much stronger position than pre Covid with traders indicating the market has benefitted from many new customers and therefore, increased trade. However, some traders have indicated that they feel they are now starting to lose some of these new customers whether because of the return-to-work requirement although some suggested that the shopper conditions on the market do not help.

Whilst some markets have shown an increase in new customers during Covid the national picture is quite alarming with a decrease in stall occupancy rates across the UK.

Today Clitheroe Market is a vibrant market offering Life, Colour and Vibrancy to the town centre. A recent article in the Market Times publication suggests “It is gaining a reputation as being a leader in the next generation of markets – places where the key words are artisan, community and sustainability”.

On first view it is a healthy market with an excellent fresh food offer at competitive prices; as well as a strong diverse range of other products. Stall occupation of the fixed lock up units is way above the national average being 100% occupied for the last year, with the open market stalls also trading around the national average of 72%. This would make it one of the best performing markets in the UK at this time.

It is well located within the town centre, in easy walking distance from other retail areas in the town, located close to the railway station and served by two Car Parks one designated New Market Street Car Park and Booths Car Park.

Entrancing from Station Road is through a rather grand sandstone arched building which also houses public toilets and the manager’s office. As a prominent “gateway” entrance perhaps the signage could be somewhat improved and the whole entrance needs cleaning particularly the ceiling in the arch.

Entrancing from New Market Street is less than satisfactory to say the least and it is this area that many of the entrancing initiatives identified in the recommendations will seek to improve including the alleyway which leads through the Bin store from King Street.

There is clearly an issue of wind gusting through the market coming from the Castle down through the market and this issue is addressed in the recommendations.

Physically the market has its issues and is desperately in need of a deep Clean and Repair to such things as leaking roofs, broken gutters and drain issues which lead to foul smells particularly in warm weather. The market structure in terms of the metal stalls looks tired, in a poor state of cleanliness and repair.

Whilst the market benefits from day visitors/tourists most customers are from within the local area and representative of the population of the Borough which tends to more towards 50+ but the quality of the fresh food would also suggest that perhaps the regular customers in Clitheroe have a greater disposable income than the stereo typical market shopper identified elsewhere in this report.

3.3 Health Check

Based on the findings of the National Survey of UK Markets conducted by The National Association of British Market Authorities we have been able to benchmark Clitheroe Market against a number of outcomes such as: -

Occupancy Rates
Trader Numbers
Fees and Charges
Financials
Marketing

Overall Clitheroe Market performs very well in all benchmarking areas except for Marketing and very highly on the quality and diversity of its product offer, especially its fresh food offer.

3.4 Recommendations

Our recommendations and range of options are educated by the health check, site visits, stakeholder engagement and experience across the retail market sector.

The main recommendation to increase the number of fixed units and to remove the metal structured stalls is again based on the current occupancy levels and the perceived demand for the fixed cabin structures and less use of the metal stalls.

The Council installed canopies to the front of each of the cabins in 2019. We have no doubt that trader pressure to create a dry area for customers was one of the reasons behind the investment. However, it is noticeable that a number of stalls do not consider the public as important as others, as they use the covered area to “build out” extending their trading space. This also demonstrates the demand for increased space in the fixed permanent structures.

Proposals and Options

The proposals provide a shopping list with options however we have indicated our preferred options in bold and those initiatives we feel are essential.

The removal of the metal stalls will significantly reduce, the repairs, cleaning and maintenance issues identified by the stakeholders.

Irrespective of any structural work the market is in need of:-

- **Full repairs programme to all parts of the fixed cabins supported by a planned annual maintenance programme.**
- **Deep clean of all areas supported by a planned cleaning programme.**

Structural.

1. **Remove all metal stall units from the site.**
2. Introduce additional fixed trading units either: -
Brick built cabins – Similar to the existing cabins
Modified Shipping Containers **our preferred option**
Wooden Chalets
3. **Extend Services to support new fixed units such as water Electric and drainage**
4. **Introduce Pop Up Power supplies throughout remaining Bull Ring Area to support casual trading and Events**

5. On the curve area of the Bull Ring perimeter create a stepped tiered boundary wall structure to create amphitheatre style seating.
6. Removal of central lamp standard and seating area.
7. **Introduce a modern canopy structure to define a new Performance space.**
8. **Introduce Pop Up Gazebo's for Casual Traders**
 - either branded and supplied by the Council in which case there is an additional cost in erecting dismantling and storage or
 - traders use Council branded Gazebos but responsible for erection and dismantling and returning to storage.
 - traders provide their own Pop-Up Gazebo's or Trading Units to a standard acceptable to the Council.
9. **Introduce wind mitigation measures** (branded if possible) at strategic points on the New Market Street boundary.
10. Graphics, artistic impressions to the gable ends of cabins facing New Market Street.
11. Improved and update wayfinding signage within the town centre from points of communication.
12. Remove tarmac repairs and replace with pavements to match existing and ensure future repairs are sympathetic to the environment.

Operational-

1. Develop events programme including 3rd Party operators if necessary to bring in a range of specialist markets such as: -
 - Makers/Artisan Market – Monthly day time early evening
 - Antique and Collectors Markets – Monthly day time early evening
 - Foodie Friday or Twilight Thursday Evening Market including entertainment – Monthly April to September - Evening
 - Book and Record Collectors Fairs – daytime early evening
 - Upcycling Fairs – The Up Market – daytime early evening
 - Consider hosting NMTF Young Trader market regional competition.
2. Planned events to celebrate festive periods and saints days such: -
 - Easter Eggs Hunt for children
 - Mother's Day – give flowers to the first 100 mothers attending the market.
 - Saints Days eg St. George's days – Give away a Red Rose etc
 - Halloween – Lancashire Witches
 - Valentine's Day – First 20 couple get a bunch of flowers etc. Torch light market.
 - Victorian Christmas Market Weekend
3. Annual Food and Drink Festival should be led by Market Team.

Corporate

1. Council should consider membership of The National Association of British Market Authorities (NABMA) as a networking opportunity and source of new initiatives and innovations. Membership includes free legal advice about Market Rights.
2. The Council should develop a Markets Policy.

3. Submit Clitheroe Market submission to the Great British Market Awards next November 2023 via NABMA.
4. Market Manager should be encouraged to undertake the National Diploma in Market Administration.
5. Council takes ownership of the management of all social media and marketing for the market and traders should be encouraged to contribute to new marketing budget.
6. Linking in with the local tourist board to ensure the market features as part of the offer for Coach Tours. Bolton, Bury,
7. Robust Management strategy to enforce rules and regulations more strictly with a wider portfolio to include management of events and activities to support the market.

Option 2

The Cheap and Cheerful option

This option makes best use of the

- Repair and Maintenance of all stalls and deep clean of market.
- Retain and repaint all Metal stalls removing all backboards.
- Realigned all metal stalls to reduce pinch points and create better layout.
- Replace or remove all backing boards from metal stalls if traders wish this kind of protection, it can be done easily by traders when they attend.
- Improve visual impressions of entrances from New Market Street by: -
- Introducing Graphics to gable ends of cabins
- Introduce wind mitigation structures along New Market Street entrances
- Introduce underground Pop-Up electric supply points
- Utilise any open space on market days for events and small-scale entertainment.

Option 3

Blue Sky option

- Create new boundary wall.
- Realign remaining metal stalls to create improved more compact market layout.
- Improve visuals on entrancing as above.
- Introducing Graphics to gable ends of cabins
- Introduce wind mitigation structures along New Market Street entrances
- Introduce underground Pop-Up electric supply points

Combined with the Market Car Park which is bounded by a huge wall the market “under the castle” could become a much larger events and open performance space which can incorporate elements of the market on non-market days or evenings.

4. Market Position - The UK Markets Industry

4.1 The Retail Sector

The Retail Industry in the UK has experienced mixed fortunes over the last 30 years, reaching post maturity as a retail model in the mid 1990's. Over the same period, geographical differences in the UK amplified the pace and direction of change in the industry. Many issues such as the expansion of Supermarkets, out of town developments, the advent of bargain stores, online shopping and the Covid Pandemic have all had a major impact upon the viability of our town centres and markets.

Pre Covid, the markets industry and the High Street were already suffering. Many High Street names ceased trading, leaving large gaps in frontages at shopping centres and in the High Street. An even greater shift to online shopping had hit demand for high-street shops, with fashion stores the worst affected and there is no doubt the pandemic has accelerated this.¹

As the world slowly starts to return to normal, the impact upon retail and hospitality in towns and city centres remains uncertain despite a retail surge immediately after lockdown rules were relaxed. Initial observations suggests that as we gradually open our doors, we are seeing a stronger return to localism; an increase in footfall at local centres and retail parks rather than the large cities, the convenient and often free parking and easy access are thought to have contributed to such locations being preferred.

Town centres now have an opportunity to capitalise on the renewed affection for local and consideration of the local option, but with that comes an increased need for investment in resources to ensure the ongoing development of a high-quality offer and experiences. Local government, landlords and operators need to work together to reinvent the purpose and attraction of town centres and creatively use empty spaces for a variety of different offers including retail and leisure or housing, offices and civic services.

4.2 The Changing Market and Market Visitor

Over the same 30-year period the market industry (retail and wholesale) began to see a reduction in the number of professional tenants and traders nationally. The National Market Traders Federation (NMTF) has seen their membership of regular and traditional market trader's fall by over 30% in recent years. The general decline in the performance of traditional retail markets across the UK pre Covid could be attributed to several factors including:

- Increase in consumers expectations of the shopping experience
- Opening hours – most markets do not meet modern day consumer demand with most stalls closed when people are either going into or finishing work.
- Increased competition from supermarket chains and retail parks.
- Increase in move towards online shopping
- Bargain shops now on the High Street i.e., Poundland, Pound Bakery.
- The general and ongoing demise of the High Street
- Ageing market shopper profile stereotypical market shopper is socio economic group C2DE's over 55 or young single parent unemployed.
- Ageing market traders with little or no young blood coming into markets.
- Unsympathetic city centre redevelopment has served to marginalise the market.
- Lack of local knowledge about their customers
- General lack of investment and/or operator expertise by the local council

- The slowness of the market industry to adapt to change

Despite the national decline, Markets were still regarded as key to creating a sense of place for traders and the local community. They remained a meeting place of choice for friends and family whilst shopping in town centres. Pre Covid traditional markets dominated the markets sector as a whole; of the total turnover generated by markets across the UK in 2018 (£3.5 billion), approximately 93.5% was from traditional retail markets. That said, traditional retail markets across the UK have had a changing shopper demographic as the previous predominant socio-economic groupings shopping at markets were those under increasing financial pressure; C2DE, predominantly female over 55, single parents or young people, low-income generators or reliant on universal credits.

Conversely, the significant growth in the number of specialist markets since circa 1996, such as Continental Markets, Farmers, Artisan, Crafters and Makers Markets and the increasingly popular Christmas Markets have all helped change perceptions about markets. These specialist themed markets offer higher quality, authenticity, provenance and greater diversity whilst offering a different kind of experiential shopping than the traditional high street one. The appeal of markets has broadened and now attracts a much wider demographic with a strong ABC1 following. Some of the biggest Christmas Markets attract as much as 70% ABC1's socio economic grouping² a trend also supported in the findings of third-party surveys commissioned by Market Place Europe in respect of its Christmas Markets in Belfast, Glasgow, Newcastle and Exeter.

The most recent development of the market-based dining experience as seen in places such as Altrincham Market, Mackie Mayer's in Manchester, the Picture Dome in Macclesfield, Mercato Metropolitano in London and at the new market developments at Preston, Sheffield, Barnsley, Warrington and Chester, is a natural progression of the mobile street food culture into a fixed market/restaurant setting. This modern market concept which is food led is something which is improving the likelihood of success of Markets around the UK where large investment has been made primarily by the local authority.

The introduction of the street food concept into markets also has an additional benefit such as slowing the pace and significantly increasing the dwell time of customers in the market environment. UK Markets are learning from their European counterparts particularly in Spain, France and Holland where markets are not just about shopping, they are a positive social, leisure and cultural experience.

Street food culture has also had a significant benefit at both lunchtimes, where they are often seen as the trendy place to have lunch, and on the early evening economy for dinner and drink before travelling home, adding vibrancy to locations and developing the evening economy and weather permitting pavement culture.

All the various elements that make up modern markets are designed to lengthen the daily trading period, maximise user potential, make the market more appealing to a wider demographics, increase footfall and significantly increase dwell time, with elements of the development being able to operate collectively or independently.

Over the last few years, modern markets have seen something of a renaissance, where backed by significant investment, not least in Warrington who have been instrumental in providing a state-of-the-art facility. Warrington Market opened in July 2020 attracting 26,000 people in the first week and 25,000 in the second week of trading. Saturday daytime footfall figures for Warrington Market have consistently been circa 6,000.



Figure 1 Warrington Market



Figure 4 Images of Warrington Market

Other market schemes which have seen almost instant success and acclaim include Barnsley with its new Indoor Market and Kitchen Food concept; Preston Market where part of its covered market was enclosed with glazed panels to create a weather resilient, modern light indoor market with a strong food culture. Chester is the latest market development of any significance and if the opening weeks in the lead up to Christmas are to go by then it is destined for success however, we believe that Chester has gentrified its market and at present is not so much driven by general market traders but purely by its street food offer. There are numerous schemes developing around the UK following the modern market concept of creating a standalone Food and Beverage offer alongside a strong fresh food (artisan produce)

offer and retaining an element of the traditional market. The success of this concept elsewhere in the UK is not guaranteed to work for every market or every town. Each venue needs to be assessed on its own merits.

Whilst there has been a positive shift in markets through major investment and the inclusion of the diverse dining experience, there has been a slump in the success of open-air markets and it is this area, which has seen the biggest loss in the professional full-time traders. Some open markets however are seeing a slightly improved performance, this tends to be the case for those that have moved into seasonal evening markets and weekend markets due mainly to the new craft traders emerging following Covid lockdown.

4.3 The Changing Market Trader

Over the last twenty years there has been a significant shift in the type of person that trades at markets. Traditionally market traders would trade on one or two markets within a week and often only at markets held within a 15-mile radius of their base. They would trade generally between 3 and 7 days a week and it would be their sole or main source of income. These traders built up a robust business and generally when retiring looked to pass the business on to the next generation in the family or employee, providing continuity for the business, market and the visitor.

Since the mid 1990's market trading has not been so appealing with little interest from younger generations of trading families in the business and the stalls. This clear drop in the traditional career traders who see market trading as a viable sole source of income has, as expected, led to vacant stalls requiring fulfilment by the operator.

The decline in the traditional market shopper coincides with a significant decline in the traditional market trader. This is contrasted by a sharp increase in the younger weekend or event type traders and a huge growth in the street food culture representing the cultural and diversity of the UK, which attracts a much younger and more diverse consumer. On the one hand the Traditional Retail Markets have an aging and declining traditional trader base matched with a declining / aging customer base and on the other the younger specialist market/event traders have a much younger more diverse customer following. This is clearly evidenced in the changing nature in the membership of The National Market Traders Federation with a decline in traditional market members and a significant surge in membership by part time event type traders. Many of the new younger traders are part time traders working at specialist markets in the immediate locality at weekends and it is not the main source of income.

To encourage new blood into the market industry the NMTF have developed a National Young Trader Market initiative, which has grown significantly over the last few years with various towns and cities hosting regional events. The National Youth Market is open to anyone aged between 16 and 30. In 2021 over 700, young would be traders, took part in this initiative and further work is being done to ensure high levels of retention in the industry through a series of local incentives.

Additionally, there is a new generation of market trader that has a more fluid and transient way of trading. These traders are looking at a market as a base from which to operate their business. They are looking for markets that offer a competitive rent, good footfall, and free Wi-Fi. This enables the trader to generate face-to-face sales at the market but more often they complement their market turnover by trading online and maximise the use of social media to promote their business. The added value that this gives makes the option of a market stall more viable as it is a base for face-to-face trading, gives online customers the confidence of

buying from a business that has a physical presence and allows cross pollination of online customer to market customer and vice versa.

Market Traders historically used to start life trading on outdoor markets progressing into a leased indoor market unit and then possibly on to the high street over a period as the business matured. Businesses such as Marks and Spencer, Tesco, Dunelm, Red or Dead and Poundland all started life in the market industry. This has changed in line with the changing face of retail with many entrepreneurs now seeing the market as a test bed for the viability of their product. From this they are then moving the business not onto the high street but straight to online retailing to grow and reach maturity, meaning there are fewer life career traders around. With this comes the opportunity to keep the market refreshed with different new products and ideas, as the market becomes an incubation unit for future online retailers. One of the most successful online fashion retailers Boohoo started life on a market stall and are now solely internet retailers.

4.4 New Technology

Modern technology had for the most part bypassed traditional markets and their traders until recent years. Covid accelerated the use of new technology both in terms of customer payment opportunities and increased online sales, not only on the High Street but also throughout the Food and Beverage industry and within our traditional retail markets. With the changes in how goods in the High Street are paid for (contactless and card payments) it is important that a strong Wi-Fi connection is available throughout the market to enable traders to benefit from modern payments methods. Free Wi-Fi across the market is becoming an essential requirement and indeed free Wi-Fi across town centres is now commonplace. This undoubtedly helps to recruit and retain new traders whilst increasing customer dwell time. In most cases the introduction of small handheld mobile linked payment machines such as Square using cashless payment methods has helped to increase sales within markets.

Likewise modern market development has also adopted new technology not just for customers and traders but also as a means of capturing data through modern footfall counting, capturing sales from stalls as a means of charging rents i.e., Electronic Point of Sale (EPOS) systems where rentals are based on profit share of turnover etc. This latter initiative is generally utilised in all the new Food Court developments. Companies such as Springboard have been working alongside Town and City Management, BiD's, the Market industry representative organisations and many other partners in developing and capturing data that helps support and evidence developments and improvements in markets and town and city centres.

4.5 Post Covid Landscape

Following the Covid period an estimated 10,000 professional market traders throughout the UK have failed to return to the market industry, finding alternative employment or retiring. These are probably traders without any contractual obligations to the market organiser however, some will have negotiated a termination of whatever agreements they have.

Contrary to the loss of the professional full-time traders, particularly spurred on by the work from home initiative during Covid there has been a significant upsurge in new small part time businesses where this is not the main source of income. The biggest growth in part time traders has been in products such as Fresh Baked/Cooked' foods, Arts and Crafts. The impact that this has for the traditional indoor and outdoor markets has been quite significant with declining numbers on mid-week markets and a significant increase in weekend or evening markets. This shift in the industry presents an opportunity for those markets that only operate at weekends and new opportunities for markets to explore evening events.

NABMA (National Association of British Market Authorities) recently undertook a national survey of their membership and beyond, and the results show that since reopening post covid, across the country footfall at markets has fallen by approximately 25%.

Covid, whilst having a devastating effect on retail generally, outdoor markets had two slight advantages:-

- Firstly, its fresh food offer within many local markets joined together to set up delivery schemes to ensure the local community had supplies of fresh foods. This generated a great deal of goodwill within the local community and an increase in customers as we came out of Covid. Retention of those new customers is critical.
- Secondly, open markets were one of the first retail options which opened to the public during much of the lock down period and many people experienced the value and benefits of local markets for the first time. In addition during Covid there were a large number of TV Cookery programmes with national celebrity Chefs many of whom support local markets and often reference them in the programmes. Chefs such as James Martin, The Hairy Bikers, Simon Rimmer and Gino DeCampo are all great adversaries of local markets.

The dramatic turnaround for Clitheroe Market is down to the pandemic, and more specifically, to the effect of lockdown which led to hundreds if not thousands of people rediscovering the benefits of staying local and rediscovering the local town centre offer including the special ambiance that a local market can offer.

It must be recognised the role that the Clitheroe Market traders, particularly those that were allowed to open during lockdown periods, for supplying fresh food and essential items to the people of Clitheroe for quite some time. This no doubt embedded the quality and cost effectiveness of many local people in the values of their market.

5. Clitheroe Market

5.1 History and Overview

Clitheroe Market is a historic market town that has held a regular market since the Norman Conquest. Clitheroe's first charter was granted in the time of Henry de Lacy, who died in 1147.

The history of the market and its presence in the Town is well documented and contributed to its economic development as a place of trade for local growers and producers.



The market appears to have the benefit of a succession of Charters or Letters Patent granted by the Crown. However, the Gazeteer History Archives indicates that the original charter was granted by King John to Roger De Lacy 1202 later assigned in 1205. In 1292 the rights to a Saturday Market was asserted by the Lacy family claiming custom of markets since the Norman conquest. 1295/96 an unspecified number of markets and fairs were held by Henry De Lacy as recorded in (Rev. P.A. Lyons ed., *Two 'compti' of the Lancashire and Cheshire manors of Henry de Lacy, Earl of Lincoln*, Chetham Society (1884) p. 13).

A new charter of King James I dated 1604 also ratified the Charter of Kind Edward III granted in 1346 which in turn endorsed the Deed of Henry De Lacy.

5.2 Market Franchise Rights

Alongside Charters and Letters patent, the introduction of the 1847 Markets and Fairs Clauses Act, gave local authorities have been able to establish or acquire markets as part of the development of town centres. The ability for local authorities to establish or acquire markets has been included in a succession of legislation such Weights and Measures and Food Hygiene legislation culminating in Part III Food Act 1984. Markets therefore in most town or city centres are either derived from ancient Charters or Letters patent or by Statute. Both share the same rights.

Since the early 1800's, with the development of modern town centres and as a way of controlling trade, many Charters were acquired by local authorities who either enshrined such rights in local Acts of Parliament or have tied the Charter into the management of such rights under the 1984 Food Act or simply rely on the Charter.

Whether the market is established under Charter or Legislation they have equal franchise rights to protect such rights from disturbance by other markets. In that respect the owner of the Market Franchise Rights has the ability to protect such rights from disturbance either by legal action to enforce these rights and prevent a rival market taking place or allowing such a market to take place where it is deemed in the best interest of the town in which case the owner can Licence a third party to hold a market and can charge a reasonable fee. **The management of such rights needs to be explained in a Market policy document referred to above.**

We have not undertaken any research as to whether the Council since its formation in 1835 has ever sought to defend its Market Rights but from discussions with the client there is a clear need to develop a Markets Policy.

A more detailed Briefing Note is included at Appendix 1 to this Report.

5.3 Current Market Operations

Trading Days and Hours

Clitheroe Market is open each: -:

Tuesday 9.00am - 4.00pm

Thursday 9.00am - 4.00pm

Saturday 9.00am - 4.00pm

Whilst the trading hours seem to suit a large number of customers the current trading times do not meet modern day consumer aspirations or expectations, despite the greater flexibility in general working patterns.

Markets now have to deliver big on “experience” and adapt times to suit consumers. The market is clearly meeting the demands of local customers, which is evidenced by its continuing success, but could it do even more by extending trading hours or by introducing new initiatives which have an appeal to a much wider demographics.

Management

Day to day management is undertaken by Bob Watson a local semi-retired businessman. His working times are in line with the daily opening hours of the market.

Charging Strategy

Market Stall Prices 2022 -2023

Cabin - Tuesday, Thursday and Saturday £61.20 per week

Use of Cabin on non-market days (e.g. preparation) £30.10 per week

Pitches - Tuesday and Saturday	£17.40 per day
Thursday	£9.00 per day

Generally, prices for the Lock Up Cabins are very good value and it is this pricing policy which has helped to maintain such occupancy levels during such an uncertain period for markets.

Product Offer

The product offer is really strong with a diverse fresh food offer of very good quality. The Fresh food offer is the real backbone of this market and is clearly a huge driver of regular footfall to the market.

The market also supports a good number of small businesses which are footfall generators in themselves.

The market also has a good number of browsing stalls with a really good cross section of products.

The introduction of the modern style coffee and food converted Horsebox and the Asian Food outlet have started to add something to the normal fast-food offer of traditional markets and each clearly has its own community of customers. The creation of a seating area near the

Horse Box is very popular with customers. This is an area which can be built upon and which will appeal to a wider demographics.

The overall product offer, diversity and quality is clearly well managed and a key influencer as part of a lettings policy.

5.4 Benchmarking

As part of our review we have been able to benchmark The Clitheroe Market against some of the findings in the recent National Retail Market Survey 2021-2022 by the National Association of British Market Authorities.

It is a little difficult to benchmark in certain categories given that Clitheroe market falls somewhere between a covered, indoor and open market although the fixed lockable units share many of the benefits and services of those on an indoor market in terms of fixed premise, security, permanence of occupation and mains supply services. We will therefore benchmark the fixed cabins against Indoor Markets or those where they have similar lockup units and the metal stalls will be benchmarked against outdoor markets.

NABMA Survey 2021/2022 Brief Extracts

Occupancy rates

- 2017/18 occupancy across all stall types was 77% compared to 72% in the 2021/2022
- Current occupancy Indoor Markets 78%
- Current occupancy outdoor markets 71%

The figure of 72%, however, must be viewed with caution as in recent years many Markets have reduced the number of stalls available. This has been done in a variety of ways but what is clear is that since the last Survey in 2017/18 several thousand stalls have been removed and therefore while the occupancy figure of 72% is an accurate reflection of current occupancy levels it is assessed against a substantially lower number of stalls. As a consequence, the average occupancy levels could be significantly lower than the 72%.

With the exception of one double cabin which is currently under offered Clitheroe Market Occupancy Rates for the Fixed Brick Structures since Covid are almost operating at full occupancy with a waiting list for these units. However, as most of the waiting list is taken up by existing traders the Council is now looking at a revised model of filling vacant stalls which, opens up the opportunities for bringing new business and new life to the market.

The Council may wish to consider advertising vacant stalls within the trade publications such as: -

The World's fair Market Trader Section.

Market Trade News

NMTF Market Time - The metal casual stall lettings is in line with the national average.

Trader Numbers

The dramatic loss of professional Market traders within the UK since The First National Survey of the Retail Markets Industry 2004/05 - The Rhodes Report, as it is known, reported that there were 45-46,000 traders working on retail markets in the UK.

Compare this to the NABMA National survey between 2014 -2018 indicated a significant drop in professional market traders of over 25% to just 32,000 most of which had either retired or moved to work on the weekend speciality markets which became prolific around that period.

2022 The NMTF and NABMA seem to indicate that a further 10,000 professional full-time traders have not returned to the industry.

It is important to quantify these significant losses in the full-time professional market trader against the significant increase in the part time weekend event traders. Whilst many are new start up business emanating out of Covid many are former full-time professional traders who have changed emphasis from the weekly markets to support the growing number of special event type markets. Certainly, the increase in the part time trader more than outweighs the losses in the full-time trader.

It is critical that existing traders are now encouraged to develop continuity plans especially those which allow younger family members or existing employees to take over the business. The retention of businesses by having a clear succession plan in place is important. Too many businesses now just leave the markets because they have no one to take over the business.

Local authorities can support continuity planning by allowing qualified assignment of leases to encourage younger traders and incentivise existing traders.

The NMTF has established its annual Young Trader Market programme over recent years and in 2021 over 700 market businesses, operated by young traders under the age of 30, participated in this initiative. This is an initiative which the Council should look to support both in hosting a regional event and also developing new business incentives to encourage new younger traders.

Fees and Charges

	2017/18 comparison	National Average	Clitheroe market
Indoor markets	£93.14	£125.00/wk	£61.20/wk
Outdoor Markets	£19.36	£22.97	£17.00

NB Thursday Casual rent is only £9.00.

With current weekly charges at Clitheroe Market of £61.20 for one of the lock up brick cabins which is 50% below the national average for Indoor Markets and is probably one of the reasons for the consistently high occupancy level. However, it must be recognised that most Indoor Markets operate between 5-6 days each week compared to 3 days each week in Clitheroe.

This may offer the Council the opportunity to increase rental values for this kind of stall especially considering the demand.

The open market stalls charges are £17.40 Tuesday and Saturday and £9.00 Thursday. Again, the first is 24% below the national average and Thursday is 61% which presents the Council with the opportunity to increase rental values on the open market stalls.

Financial Performance

Only 40% of markets surveyed are showing a surplus/profit down 6% on 2017/18
 27% of markets surveyed are reporting a deficit up by 6% on 2017/18
 23% of markets surveyed report breaking even down 4% on 2017/18
 10% of markets surveyed could not provide individual budget accounts for their markets.

As a comparable Clitheroe Market made a surplus in 2021 but the surplus was down 26% on the previous year due mainly to revaluation net gain income in 20/21 of £25,668. There were no revaluation net gains/losses in 21/22.

The 2021/22 Survey also looked at trader payment methods:

- Cash payments are accepted by 44% of Markets

- Debit card payments are accepted by 69% of Markets
- Direct Debit payments are accepted by 75% of Indoor Markets
- Cash collection from stalls is no longer undertaken by around 50% of all Markets

Clitheroe Market is comparable with the findings in the National Survey.

Promotion and Publicity

There is an average promotional spend across Markets of £16,841.00 but only 33% of market operators employ a dedicated Marketing and Promotional Officer or use an external agency. 91% of Market operators use social media.

The RVBC has a budget allocation for Promotion and Publicity which is well below the national average. This is an area which the Council may wish to build on. In order to increase the budget the council should seek to develop a joint budget with the traders. where each trader contributes a daily or weekly sum which can be individually identified and to which the Council commit to match fund the new PR Budget. Assurances would be needed to ensure any income derived for this purpose is spent solely for that purpose; that the contribution is not viewed as part of the stall rental when being reviewed.

Trader contributions to a joint Marketing Budget is something we have successfully introduced at our Stockport Market, which we manage on behalf of Stockport MBC, and was incorporated into the new Licence agreements with the traders.

Each trader pays a weekly or daily contribution (for casual traders) which is held in a dedicated internal account. We, as the operator, then match fund the trader's contribution to create a reasonable budget. The budget is managed through a dedicated PR Group which consists of the Market Manager and a small group of traders chosen by the traders. They determine an annual strategy of spend targeting festive periods etc and social media initiatives within the budget. In addition we retain an element of our own Marketing Budget for corporate Marketing.

Whilst the contribution forms part of the pitch rental it is important that the PR Group are able to monitor the spend and the contribution must be discounted prior to any rental increase considerations.

Once the initiative is up and running and traders are confident that it is working for them the council can look to increase the contribution.

Social Media

Currently the market manager has little or no input into the marketing or promotion of the market. The market would benefit from the manager attending a basic marketing course.

The social media content is managed on the whole by the traders and more recently the daughter of one of the traders has taken over management of the social media platforms which has resulted in significant improvement of up to date information. This should be managed by the Market Manager.

The social media marketing needs to be targeted at making the customers aware of the products and services on offer within the market. At present most of the posts appeal to the public to come and support individual businesses without highlighting the all round offer of the market.

With the right training the market manager would be able to promote the market with current offers the traders may have and post information of forthcoming events.

Trader information on website shows stall availability, however, does not specify for which products.

The Council's web site for Clitheroe market is informative and administratively driven and needs to be updated and modernised so it is not just a basic information platform but also a promotional tool.

Investment

51 Markets invested a total of £10.6 million in 2020/21 in redevelopment works

44 Markets expect to carry out major development works over the next couple of years.

25 Markets have received £127 million from Government:

- £42 million from Future High Street Fund
- £26 million from Levelling Up Fund
- £54 million from Towns Fund
- £5 million Welsh Government Fund

The Ribble Valley Council invested £110,000.00 pre Covid and had planned further investment of £78,000.00 which was postponed due to Covid and pending this review.

6. Stakeholder Feedback

The stakeholder engagement involved two meetings with the market trader group in which individual traders were encouraged to participate and to bring their own thoughts and ideas to the meeting. The meeting also included a SWOT analysis.

Further stakeholder engagement with elected members was held by telephone call and email.

6.1 Traders

The initial trader meeting was well attended with a strong group of traders and a small number of council officers including Nicola Hopkins, Head of Environmental Health, Borough Council Legal officer and the Market Manager.

Following introductions Allan Hartwell complimented the Borough Council and the traders on maintaining such a strong market post Covid and said it had so many strengths.

Traders were then asked what they felt was wrong and what improvements they would like to see.

Many traders and their families have a long history of trading on Clitheroe Market for over 30yrs and consequently have built up a significant local following from local customers and their families. It was reassuring to also see younger traders who may have not traded at the market for long but are the future of the market.

The main trader concerns were that whilst the market had come out of Covid much stronger than pre Covid they were concerned that the market could slip back to its pre Covid levels if things were not done to improve the cleanliness and appearance of the market and that mainly the metal stalls are repaired and maintained to improve the customer experience.

- Traders feel that Thursdays is a very poor trading day due to lack of traders and hence lack of customers.
- Stalls in need of improvement, gutters leaking and falling off.
- The whole market is in need of a good clean
- Stalls do not provide protection from the wind. Extreme weather 3 - 4 months of the year, lost market days.
- would like a covered market,
- better shelter,
- weather protection mainly wind mitigation. Strong winds come down from the Castle through the market.
- Signage inadequate, public not aware of where the market is.
- New properties being built in the area attracting mainly older people.
- Entrance not inviting, Two main entrances not good for accessibility.

Allan - Providing a cover is not always a simple solution to the wind problem, as this can create a wind tunnel making the situation worse. There are also the financial aspects to providing a roof to cover such an expanse of ground. A modern tensile roof structure could cost in excess of £4m such as Rotherham spent many years ago.

Allan was asked at this point with 47yrs experience what would he do? He replied "At this stage I can advise what I won't be doing and that is asking the Council to spend money just for the sake of it".

Allan also added he was here to listen and challenge and that this is a starting point, and he will forward recommendations to the Council on completion of the project.

Succession Planning

Allan asked how many traders had a succession/business continuity plan in place or had considered the continuation of the business in the future. The majority of traders present confirmed that they had plans in place or had considered the future however many traders did not know whether they had a Right of Assignment in their existing lease agreements.

Clitheroe Food and Drink Festival

Traders were asked about the Food and Drink Festival which attracts circa 20,000 people into the town centre. Surprisingly quite a few traders said they disliked the Food Festival and felt that it took business away from the market. Others did indicate that the Food festival was very positive for them with one trader indicating it's his best day of the year.

The Food Festival is a very successful event in the Town Centre and runs through the market and surrounding streets however certain traders felt that the market should be more heavily involved in the planning of that event, especially as it uses a part of the market, to ensure it maximises the opportunity.

A casual trader said he felt it was unfair that they were displaced while Food Fest traders occupy some of the metal stalls adjacent to the Bull Ring. There followed a brief discussion about how a trader achieves regular status compared to the more flexible arrangements preferred by some traders who do not wish to make the same commitment to a market are classed as casual traders.

Derek Russell (Trader) asked if Allan had seen a copy of his letter to the Council which he hadn't. Derek has kindly forwarded a copy of his email and supporting images to me for consideration, and I am grateful for his input and agree with many of the suggestions.

6.2 Traders SWOT Analysis

All traders were asked to contribute to each element of the SWOT analysis and the results are as follow: -

SWOT - Analysis			
<u>Strengths</u>	<u>Weaknesses</u>	<u>Opportunities</u>	<u>Threats</u>
Traders	Traders Apathy	New Customers	Aging Traders
Communities	No electric - on casuals stalls	New traders	Rival - out of town markets. Mill
Variety of products	Lack of Communication with Council	Late opening	Existing Centres for entertainment - Grande
Quality of products	Open to elements – Lost Trading Days	Improve services to all stalls	Change of Direction
Customer care	Lack of accurate signage	Review wayfinding signage in town centre and improve.	Lack of financial commitment from Council
Customer relations	Lack of promotion	More fixed fully serviced units	Change for the sake of Change
Affordability	Opening times	NMTF Young Trader Initiative	Community Fragmenting.
Product knowledge	Poor visual points of entry.	Improve visual points of entry	
Market heritage	Cobbles & Bull Ring		

Market history	Wind Tunnel coming down from the Castle	Research mitigation and install	Wind structures	
Facilities:	Unsightly Refuse storage	Canopy Roof over the market		
Site Surfaces	Dirty, lack of cleaning and maintenance.	Implement cleaning maintenance programme	new and	
Waste disposal				
Social media: Facebook, Instagram, Tik Tok				
Part of Economic Regeneration				
Music Scene strong				

6.3 Elected Members

We are grateful for the input from the elected Members

We are extremely grateful for the input of all stakeholders. The findings which came from the political stakeholder group were presented in the main in a document by Cllr Edge which Cllr Brown concurred and discussed at length with Allan Hartwell in a number of telephone calls, most of which are addressed within this report and feature in some of the recommendations.

The general consensus was that they didn't wish to see the market covered but did want to see improvements in; -

- The cleanliness of the market
- Entrancing improvements
- The tired looking metal stalls which needed a complete overhaul or removal
- Were happy to consider extending the fixed permanent units
- Revised layout of the market particularly with respect to the removal of some of the Metal stalls, the
- possible introduction of a performance and events space and
- delivery of a range of events and activities to support the existing market.

7. Recommendations

Our recommendations and range of options are educated by the health check, site visits, stakeholder engagement and experience across the retail market sector.

There is obviously a demand for more fixed units which is evidenced by information from the market manager who has a waiting list of traders seeking space in the market; also from traders who said they would like more space and as indicated elsewhere the issue of building and encroachment means there is a demand for more space.

There is clearly a strong desire to see the Bull Ring area of the Market Place as a place that can become an open flexible event or entertainment space whilst still allowing casual trade on market days. There is also evidence to support this and reference has been made on a number of occasions to the lively music scene within local pubs and clubs in particular the Grand. Reference was also made to the huge success of the Bowland Food Hall and Market experience at Holmes Mill which is attracting a much younger demographics.

Specialist Market around the UK have grown significantly mainly Artisan, Crafters and Makers Markets all adding value to many town centres and to many markets. Stockport is a good example where we bring in the Makers Market once each month and this is very clearly the busiest day of the month for the whole market. it is **recommended that RVBC liaise with other Market operators and offer Clitheroe Market as a venue.**

RVBC does not have to always manage it can simply facilitate and has the ability and resource to do that and to charge an agreeable site fee. There are sufficient operators locally who can fulfil that role and pay a fee for using the market.

A different monthly specialist market could either replace say the Thursday casual market to improve trade for the regular traders on a Thursday which is clearly the weakest trading day.

An opportunity also exists to open the market on an additional day only where the various specialist markets can be procured for say each Friday. We would recommend the council discuss the opening of the market on an additional day with the regular traders as “spreading the gravy a little too thinly” is a possibility unless the new specialist market initiatives can drive new footfall in sufficient numbers to support the additional costs incurred by the regular trader and does not dilute the main market days.

Evening Markets such as Foodie Friday in Stockport and Rawtenstall and the Twilight Market in Belfast and the Comedy Club or Comedy Bingo in Warrington and Stockport are proving hugely popular when supported by music and a street food offer. Foodie Friday is a Registered Name which is why Rawtenstall have changed the title of their evening market.

We would recommend that a Twilight Thursday Market or similar be tried and tested in late Spring to gauge interest and potential success.

The management of such a flexible open space needs a great deal of vision and drive to maximise its use.

Our vision will also seek to address a number of issues which have been referenced by all stakeholders and that is the poor visual entrance points particularly from the Car Park and difficulties with winds coming down from the Castle.

Our vision therefore is to: -

embrace the strong demand for fixed fully serviced trading spaces and introduce new units to meet this demand but units which can be moved so offer an expansion and contraction opportunity from a fixed facility.

remove all existing metal type stalls to create an open flexible event/market and entertainment space.

7.1 Housekeeping

Given the recommendation to remove the metal stalls there is obviously no requirement for the cleaning and repair of these stalls which makes up a large part of the complaints from traders about the poor appearance and maintenance of the market.

Unsympathetic cheap tarmac repairs have been carried out over the years to the floor of the market areas which has resulted in an uneven floor and unsightly change in floor types. Our recommendation would be that, whilst works are on going to provide services to the new fixed units and as pop-up power source, the floor type should be consistent throughout the market place preferably replacing missing paviments.

Cleaning

Areas of the market such as the entrance of Station Road and the gable ends of the brick cabins along New Market Street need a deep clean by pressure washing to restore the original colour of the stone works.

All drains within the Fixed Cabins need to be inspected and cleaned. We experienced odours around the end of the row around stall numbers 16/17 and again this was something referenced from the stakeholder group.

Maintenance – Develop a list of outstanding repairs and complete repair of all defects on fixed cabins supported by an annual planned maintenance programme.

Repairs and Maintenance

A detailed site survey needs to be undertaken to identify an immediate repair work schedule in respect of the fixed cabins with all repair works being carried out as a matter of priority including repairs and replacement to all downspout's, gutters, and drains.

A planned Repairs and Maintenance Programme needs to be developed to help maintain the property. This will improve both its visual appearance and create better shopping environment for the Public and also a safer, improved trading environment for the traders.

Waste Management

The Back of House inc Waste management in an open market environment is always a difficult issue to deal with given the need for constant access by traders. Clitheroe Market waste area does look quite tidy but because of what it is it is never nice to look at. The waste compound itself seems well organised and there is some obvious recycling initiatives in place. The first view however through from King Street is of the waste Bins on either side of the entrance to the market. Although not a main point of entry for most customers consideration should be given to enclosing the market compounds using gates if possible.

7.2 Structural

Our proposals meet the demand for additional fixed units which will increase the regular income stream for the market and maintain opportunities for casual traders. Our preference on introducing additional fixed unit is that they are capable of “plug and play” connection to

mains supplies and can be moved to amend layout if needed and removed and sold if demand for fixed units in the future decreases.

7.2.1 Removal of all the casual metal frame stalls

7.2.2 Increase number of fixed cabins

Layout as shown in Option 1,2,3 plan

Option 1.

Brick built cabins – Similar to the existing cabins estimated cost of construction is circa £2,200.00/sq mtr based on current construction costs.

Advantages are:-

- Consistency in design, structure and appearance.
- Each would need to have canopies similar to those introduced which have proven to be successful but will soon deteriorate in colour and appearance.
- Secure

Disadvantages

- Permanent structure unable to move
- Layout is fixed.

Modified Shipping Containers -.Estimated costs £17,500.00 insulated and fitted out.

Benefits:-

- Modern use of 2nd hand shipping containers – repurposing, environmentally positive
- Initial cost of circa £17,500.00 per 6mtr unit fully fitted out
- Sellable asset which are currently hold value
- Secure
- Extremely robust
- Movable if needed.
- Extensive overhang created by up and over front door





Examples of modified containers

Disadvantages

Distinctly different in style and nature to the existing structures

Wooden Chalets Estimated cost £10,500.00/6mtr chalet fully insulated and fitted out

Benefits: -

Cheaper to acquire circa £10,500.00

Simple solution can be achieved quickly

Can be designed to meet individual trader needs

Need more frequent maintenance

Disadvantages

Not fire-proof and any fire proofing is soon eroded.

Security is not as good as other options

More open to the elements leading to deterioration over time. Expected lifetime fully treated 5years.





Examples of wooden chalets commonly used on Christmas Markets but used as a temporary market for the Harborough Market. Each wooden chalet can be insulated on all surfaces and have roller shutter doors fitted to all openings.

7.2.3 Extend Services to support new fixed units such as Water, Electric and drainage

All of the new units will need to be able to be connected to mains services if the council are to maximise flexibility of use of each unit.

7.2.4 Introduce Pop Up Power supplies throughout remaining Bull Ring Area to support casual trading and Events.

A new Pop-Up power supply is recommended throughout the new flexible event space and to support any proposed performance space.

7.2.5 On the curve area of the Bull Ring perimeter create a stepped tiered boundary wall structure to create amphitheatre style seating.

7.2.6 Removal of central lamp standard and seating

7.2.7 Introduce a modern canopy structure to create a new Performance space.



£50,000.00



£48,000.00



£31,000.00

Images courtesy of Base structures Basestructures.co.uk

This structure could also proved a seating area when not in use as a performance space.

7.2.8 Introduce Pop Up Gazebo's for Casual Traders

- either branded and supplied by the Council in which case there is an additional cost and space requirement in erecting dismantling and storage
- traders use Council branded gazebos but responsible for erection and dismantling and returning to storage.
- traders provide their own Pop-Up Gazebo's or Trading Units to a standard acceptable to the Council.

Disadvantage is that there are a number of traders who will not be capable of erecting and dismantling these gazebos and only attend the current market because it is so convenient to set up on a ready made stall.



All canopies, side, back and front sheets can be in any colour scheme and branded so you can create a strong image and branding. Images courtesy of City B marquees.

7.2.9 Introduce wind mitigation measures (branded if possible) at strategic points on the New Market Street boundary.

Wind Mitigation/Attenuation Measures

Market Place have no experience in the field of wind mitigations/Attenuations and we would recommend that relevant tests are undertaken to determine the requirements to mitigate the wind effects on Clitheroe Market. from the New Market Street end. Winds come down from the Castle area through the Car park into the market.

Our research indicates that wind mitigation attenuation in small spaces is often resolved using mesh type structures as shown below which is not robust enough for the market area.



Many of these structures tend to be made to suit the individual circumstances. The images below are from Ontario Airport where they experienced wind issues in one of the car parks. But sectional structures like the ones identified seem to be the way forward. It is our recommendation that tests are commissioned to see how best to deal with the wind issue and have structures similar to these manufactured locally.

The designs shown below would be able to be imaginatively branded and used as promotional imaging for the market. The council may wish to engage local artists to design any graphics for the





7.3 Management

Management of the market appears to be light touch with a less than firm compliance of the Market rules and regulations.

Management of markets needs to be robust firm but fair with transparent procedures in place.

The modern market manager fulfils not just a facilities management function but they need to understand the market world, be skilled in marketing, promotion and social media be able to procure and develop a wide range of events and activities to ensure customers enjoy a different experience.

If Clitheroe Market is to implement a diverse range of specialist market activities, events and entertainments it will need to revisit the management structure of the market.

Trader Build Out and Encroachment.

In some cases, the new canopies installed in 2019, designed to create a dry environment and improved experience for the customers and to protect trader's goods, are already being abused by some traders who have used the opportunity to simply increase their trading space.



Trader Build out encroachment pushing the public into the uncovered area of the market.

This is an issue which is prevalent on most markets in the UK and frequently exploited in markets around the world. Traders will look to exploit every inch of space if they do not have to pay for it. At Clitheroe market there is a trader who doubles their trading space by building the display out to the limits of the canopy. If the traders on the opposite side of the walkway did the same the walkway would be completely blocked.

Build Out and Encroachment, if allowed to develop, is one of the worst issues that a manager can allow to happen and is one of the main reasons why markets have vacant stalls. If a trader is pushed back to the confines of their stall they will have to ask for an additional space in order to display their goods fully. Where traders are allowed to build out unchallenged then they will often give up one stall to save on a rent because they have increased their display space at no extra cost.

Managing Build Out/Encroachment is the easiest way for management to increase income through forcing increased stall demand from displaced trader stock.

Trader displays should be pushed back to the confines of the cabin.

7.4 Networking

Markets are somewhat of an anomaly within local government and don't fit within most local government departments. The management of markets probably fits best within Environmental Health or Economic Regeneration but often it is now a service which is a bit of a hot potato and ends up in some strange situations such as Parks, Cemeteries and Crematoria. Because of this networking opportunities for managers are often few and far between and following the demise of the Institute of Market Officers networking tends to be on a local level if at all. In many cases the management of the market is no longer a full-time role and in some cases forms a very small part of an officers main job.

The National Association of British Market Authorities offers some strong networking opportunities for Managers at all levels. It also offers a range of training initiatives including the National Diploma in Market Administration which is part of and a gateway to Manchester University's Institute of Place Management Degree.

Historically NABMA is a politically led organisation where each authority was represented by a local elected member supported by an officer advisor and a few authorities are still represented in this way but it is now more attended by officers.

It has an on line network group called "Basecamp" which every member can reach out for advice on any aspect of market management.

NABMA also offers a range of other services including Legal advice on such things as market Franchise Rights, VAT and Business Rates.

Each year NABMA holds its Great British Market Awards and I would be looking to ensure Clitheroe Market puts in a submission for one of the categories of best market.

NABMA has its Winter one day Conference in Birmingham on the 26th January 2023.

We strongly recommend that RBMBC consider seeking membership of NABMA.

7.5Operational

Develop events programme including 3rd Party operators to bring in a range of specialist markets such as: -

- Makers/Artisan Market – Monthly day time early evening
- Antique and Collectors Markets – Monthly day time early evening
- Foodie Friday or Twilight Thursday Evening Market including entertainment – Monthly April to September - Evening
- Book and Record Collectors Fairs – daytime early evening
- Upcycling Fairs – The Up Market – daytime early evening
- Consider hosting NMTF Young Trader market regional competition.

Planned events to celebrate festive periods and saints days such:-

- Easter Eggs Hunt for children
- Mother's Day – give flowers to the first 100 mothers attending the market.
- Saints Days St eg. Georges days – Give away a Red Rose etc
- Halloween – Lancashire Witches
- Valentines Day – First 20 couple get a bunch of flowers etc. Torch light market.
- Victorian Christmas Market Weekend

7.6Corporate

RVBC needs to develop a Markets Policy and understand how it can use its Market Franchise Rights to benefit the community, generate income and protect its own market interest.

Invest in a copy of Pease and Chitty's Law of Markets and Fairs.

Market staff to attend NABMA Training courses and National Diploma in Market Administration.

7.7Alternative Options

Options 2

The Cheap and Cheerful option

This option sees the retention of the existing cabins and metal stalls closest to the existing cabins but realigned to create a much better layout which eliminates any pinch points. All metal stalls will be removed from the Bull Ring to create space for an event and performance space. This option allows for retention of many of the casual stalls as well as creating the space required to make better use of the Bull Ring area.

- Repair and Maintenance of all stalls and deep clean of market.
- Remove all metal stalls from around the perimeter of the Bull Ring
- Retain and repaint all other Metal stalls
- ReRoof all stalls including guttering and down spouts

- Realigned metal stalls nearest the cabins to reduce pinch points as shown on the attached plan
- Replace or remove all backing boards from metal stalls if traders wish this kind of protection, it can be done easily by traders when they attend.
- Improve visual impressions of entrances from New Market Street by: -
- Introducing Graphics to gable ends of cabins
- Introduce wind mitigation structures along New Market Street entrances
- Introduce underground Pop-Up electric supply points through out new space to support events and additional casual trading.
- Utilise any open space on market days for events and small-scale entertainment.
- Create new boundary wall around Bull Ring as tiered amphitheatre style seating option to support larger events with audience.

Option 3

Blue Sky option

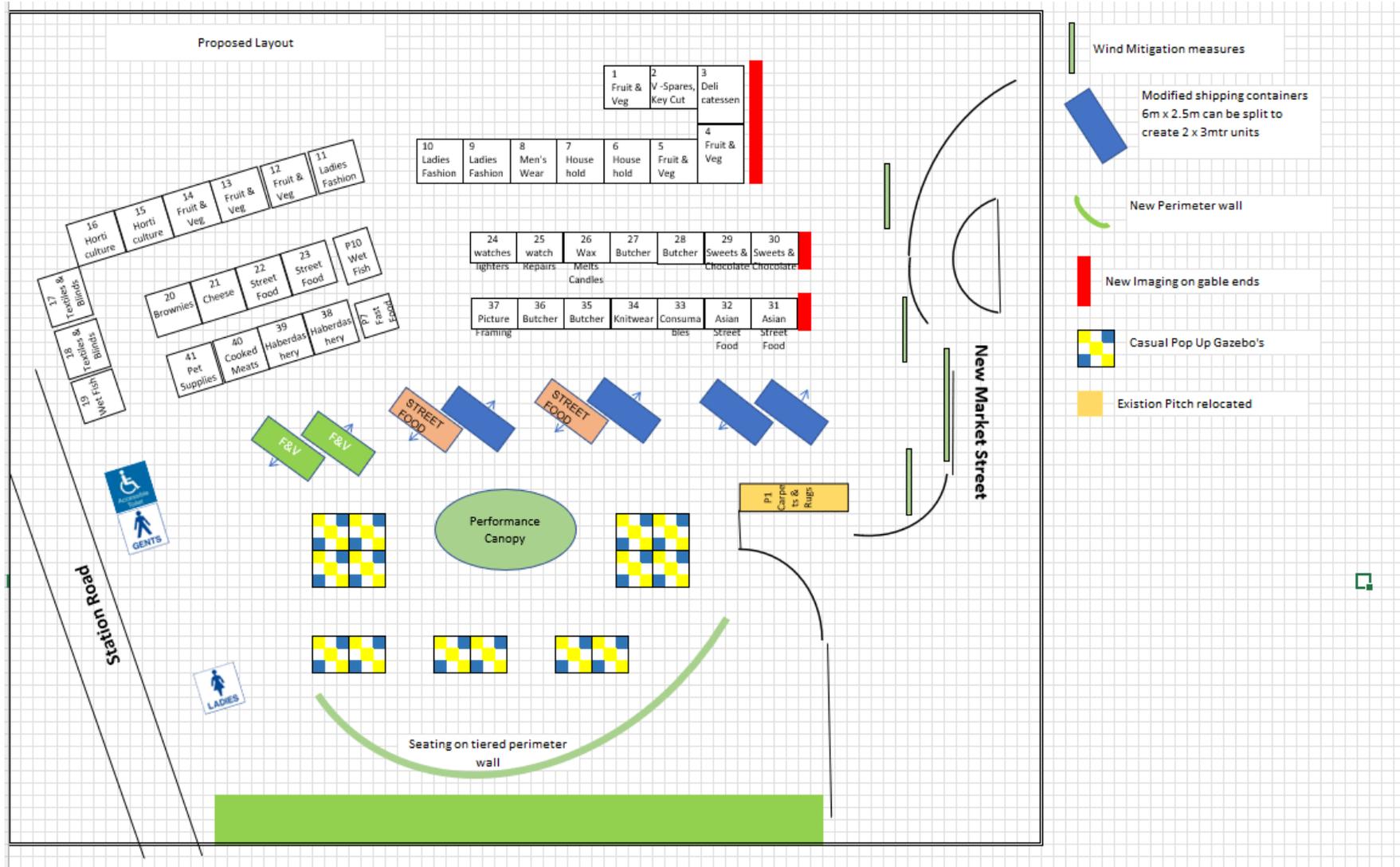
This option looks at reducing the market area significantly, creating a potential capital receipt for RVBC and retaining the market into a more compact space and extending the use of New Market Street Car Park as an events area which can easily link with the existing market.

- Create new boundary wall around the Bull Ring.
- Realign remaining metal stalls to create improved more compact market layout.
- Improve visuals on entrancing as above.
- Introducing Graphics to gable ends of cabins
- Introduce wind mitigation structures along New Market Street entrances
- Introduce underground Pop-Up electric supply points

Combined with the Market Car Park which is bounded by a huge wall the market “under the castle” could become a much larger events and open performance space which can incorporate elements of the market on non-market days or evenings.

8. ACTION PLAN

1. Deep clean of areas identified
2. Develop programme of repairs and carryout repairs
3. Remove all metal stalls adjacent to the brick cabins
4. Offer temporary accommodation to displaced traders
5. Install services to support new fixed stalls
6. Introduce new fixed units as per layout attached
7. Build new perimeter wall around Bull Ring
8. Install new canopy to cover new Performance space
9. Move traders into new units
10. Continue to allow casuals using Pop Up Gazebo's
11. Develop specialist market programme



RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

meeting date: 23rd March 2023
title: APPROVAL OF ANNUAL GRANT TO HOMEWISE
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING
principal author: RACHAEL STOTT – HOUSING STRATEGY OFFICER

1 PURPOSE

1.1 To request Committee approve the annual grant payment to Homewise towards provision of the Home Improvement Service 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 and support the vulnerable.
- Corporate Priorities - None
- Other Considerations - None

2 BACKGROUND

2.1 Homewise have provided housing, affordable warmth and memory matters advice along with a home improvement service in the borough since 2014.

2.2 This service is valuable to anyone who is vulnerable in the borough, and they offer a wide range of assistance. The service was originally commissioned by LCC and funded through the Better Care Fund. However this funding was withdrawn March 2020.

2.3 A grant payment of £5,760 to Homewise is included in the annual budget. Homewise send an invoice to the Council at the end of each quarter for part of the total £5,760 grant which includes details of the activities undertaken within the Borough during each quarter. Attached at Appendix 1 is the annual report from Homewise setting out the services delivered across the borough in 22/23.

3 ISSUES

3.1 Homewise is a Registered Charity, dedicated to improving the homes and quality of life of older and disabled people. They provide advice, support and assistance to elderly, disabled and vulnerable people whether they own their own home or rent their home. Their aim is to help people to remain warm, safe and secure in their home. They offer 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.

3.2 Homewise have annually entered into a Grant Agreement with the Council in respect of this annual grant agreement.

3.3 The Agreement sets out the following requirements in respect of the grant:

- The Provider (a Home Improvement Agency) is assisting the Council in meeting its strategic priorities detailed in the Council's Housing Delivery Plan.

- The Provider will provide a comprehensive, impartial help and advice service on all aspects of home improvements, adaptations, energy efficiency, repairs and maintenance to residents within the Council's area.
- The Provider will give specific and additional support to older, disabled and vulnerable individuals and householders.
- The Provider will work with the Council to assist in the delivery of specific initiatives in relation to the Project (eg Affordable Warmth Grants, Dementia grant and Home safety grants).

3.4 All of this information is provided via quarterly monitoring information to the Council.

4 RISK ASSESSMENT

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

- Resources – The home improvement agency is a valuable service for all older and vulnerable household's in the borough.
- Technical, Environmental and Legal – Homewise provide a wraparound service for vulnerable households and will always aim to support the household to stay in their own home.
- Political – The service is well respected and trusted in the borough.
- Reputation – Homewise have an established reputation in the borough and with partners.
- Equality & Diversity – Essential we can signpost vulnerable households to a reliable service.

5 **RECOMMENDED THAT COMMITTEE**

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

RACHAEL STOTT
HOUSING STRATEGY OFFICER

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

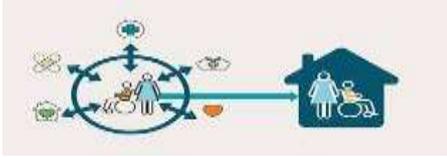
For further information please ask for Rachael Stott, extension 3235.



Established in 1987

SUPPORTING PEOPLE in Ribble Valley
 PROVIDING SERVICES, YOU CAN TRUST ENABLING PEOPLE TO REMAIN
 SAFE, SECURE, WARM AND INDEPENDENT IN THEIR OWN HOME

APRIL TO DECEMBER 2022

	
<p>Dealt with 424 enquiries</p>	<p>378 Jobs have been completed Value of work £64,589.45</p>
	
<p>Handyperson Support 127 essential repairs, security measures have been carried out</p>	<p>Minor Aids & Adaptations 218 adaptations completed Value of work £37,357.72</p>
	
<p>Independent Living Centre 211 Recycled disability aids sold Value of aids £2,712.50 Of which 16 (Value £223.25) have been purchased by residents in Ribble Valley</p>	<p>Memory Matters 222 assessments of which 19 in Ribble Valley plus 67 Attendance Allowance resulting in 43 successful applications £129,963.68 extra income 45 Blue badge applications</p>

CLIENT SATISFACTION MAINTAINING HIGH QUALITY SERVICE – MAINTAINING CLIENT SATISFACTION

Client satisfaction is very important to us with all aspects of our service being monitored for quality. During the period 100% of clients contacted felt our service was either excellent (100%), which is overwhelmingly positive and demonstrates how much the service is valued. We have had no formal complaints and no suggestions of how the service could be improved.

CASE STUDIES:

A 60-year-old lady needed a second banister rail, because she had been struggling to get up and down stairs. This was provided, which now enables the lady to remain safe in her own home and prevents a possible hospital admission in the future.

Client comments: *“More than happy with the work carried out, they did an excellent job. It has been a massive help for my mobility and balance, thank you very much. This is an excellent service”.*

An 85-year-old gentleman, who had been referred by Social Services for the installation of another banister rail. When Homewise Officer called he suggested that it would be better to remove the partial banister rail and install a continuous rail to enable the gentleman to get up and down the stairs

Client Comment: *“Happy with the work, the workmen were both polite and helpful. It has been a great help”.*

An 83-year-old gentleman had been referred from Integrated Therapy Team at Clitheroe Community Hospital to provide an additional rail to span the whole length of the steps. Three additional (continuous) rails were installed.

Client Comment: *“Very happy with the work, it has helped my mobility a lot. They did a perfect job and I was very happy with the service provided.”*

An 84-year-old lady needed 2 internal doors planed due to having a new carpet fitted. She qualified for our Handyperson service, and both doors were planed within the hour costing her £12.00.

Client comments:

“Great service, very clean and tidy.”

“Safe and secure, massive help, I would highly recommend.”

“Fantastic work, no complaints at all, perfect job, I would highly recommend.”

“Really good, managing a lot better, very polite and helpful gentleman.”

“Very happy with the work, would use again if necessary.”

“Smashing job, treated wonderfully, would highly recommend.”

“Really good job, no complaints at all, excellent service.”

“Absolutely fine, coping a lot better, excellent service.”

“Very happy with the work, gentleman was lovely, great service.”

“Brilliant work, absolutely faultless, very good service.”

“Very happy with the work, the lad was very efficient, great service.”

“Excellent work, made life easier for him, very clean and polite, excellent service.”

“Perfect job, very respectful workman the rails are really helpful.”

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

meeting date: THURSDAY, 23 MARCH 2023
title: ECO4
submitted by: NICOLA HOPKINS – DIRECTOR OF ECONOMIC DEVELOPMENT & PLANNING
principal author: RACHAEL STOTT – HOUSING STRATEGY OFFICER

1 PURPOSE

1.1 To propose a change to the ECO 4 delivery in the borough to enable householders to choose the installer.

1.2 Relevance to the Council's ambitions and priorities:

- Other Considerations – To support energy efficiency improvements in the home.

2 BACKGROUND

2.1 The Energy Company Obligation (ECO), first introduced in 2013 is an energy efficiency scheme that places legal obligations on energy suppliers to deliver energy efficiency and heating measures to domestic premises. This aims to reduce home heating costs for low-income, fuel poor and vulnerable people, and incorporates the replacement of broken heating systems, the upgrade of inefficient systems and the installation of insulation.

2.2 The ECO1 scheme ran between 1 January 2013 and 31 March 2015. The ECO2 scheme then ran from 1 April 2015 to 31 March 2017. This scheme was then extended and ran from 1 April 2017 to 30 September 2018 and was referred to as ECO2t. The 'LA Flex' component of the scheme was introduced as part of the changes to the scheme in April 2017. The ECO3 scheme ran from 3 December 2018 to 31 March 2022. ECO4 is the new scheme that will replace it.

2.3 Government has published their response to their ECO4 consultation and committed to a four-year successor scheme worth £4 billion from April 2022 to March 2026. The main objective of ECO4 is to reduce fuel poverty by improving the least energy efficient housing stock occupied by low income and vulnerable and fuel poor households.

3 ISSUES

3.1 Since the introduction of ECO, RVBC joined the Lancashire CHiL (Cosy Homes in Lancashire) group and all enquiries were sign posted through to CHiL. Blackpool were the lead authority on the scheme, and they procured Rhea Projects to deliver all the boiler installations and energy efficiency measures.

3.2 Whilst at the time this was considered to be the most efficient way for our residents to be able to access the grant it has meant that no local installers were able to draw down the grant to carry out the works which has resulted in some households being reluctant to proceed. The council also had no control over the referrals or workmanship being undertaken. Data shows that the take up in RV has been very low and the majority of CHiL work has been delivered in Preston and Blackpool.

- 3.3 Going forward with ECO4 Officers have considered whether there is another way of enabling our residents and local installers to benefit from the grant. A meeting was held with the Energy Efficiency Officer from another Lancashire district who have opted out of the CHiL scheme, Chorley and South Ribble to discuss how the scheme now works in these districts. Following this discussion it appears that this may be a suitable way forward.
- 3.4 The proposal in Ribble Valley going forward is for ECO4 to be delivered internally. With this option the council will issue a declaration to any installer who is qualified to enable them to access the ECO funding (there is no intention to opt for one installer in the Borough enabling any qualified installer to benefit along with the residents preferred installer choice). The council can still issue declarations to any customer applying through ChiL which will ensure no applicant misses out. This will also increase the use of local installers and will enable better targeting of areas in the Valley. The installer will be responsible for ensuring that all the correct paperwork is collated and submitted to the council before a declaration can be issued.

4 RISK ASSESSMENT

- 4.1 The approval of this report may have the following implications:
- Resources – There will some staff resource required in respect of administering the declarations however this can be absorbed by the existing housing team.
 - Technical, Environmental and Legal – All paperwork should be managed by the installer. The declaration is the only input required by RVBC.
 - Political – Members have highlighted the issue of local installers not being able to secure the funding in the past.
 - Reputation – ECO4 can be used to enable local businesses to deliver measures to local people.
 - Equality & Diversity – This will give householders the choice of installer which includes the option of CHiL.

5 RECOMMENDED THAT COMMITTEE

- 5.1 Accept the proposal to deliver ECO 4, as opposed to signing up to Lancashire CHiL, internally and allow the householder to choose the installer. The full details of the scheme will be published on the Council's website.

RACHAEL STOTT
HOUSING STRATEGY OFFICER

NICOLA HOPKINS
DIRECTOR OF ECONOMIC
DEVELOPMENT & PLANNING

BACKGROUND PAPERS

None.

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

REF: RS/CMS/H&H/23 MARCH 2023

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH AND HOUSING COMMITTEE

meeting date: 23 MARCH 2023
 title: REVENUE MONITORING 2022/23
 submitted by: DIRECTOR OF RESOURCES
 principal author: ANDREW COOK

1 PURPOSE

1.1 To provide this Committee with information relating to the progress of the 2022/23 revenue budget, as at the end of January 2023.

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 needs, whilst ensuring the Council provides council tax payers with value for money.
- Other Considerations – none identified.

2 REVENUE MONITORING 2022/23

2.1 Shown below, by cost centre, is a comparison between actual expenditure and the revised estimate budget for the period April 2022 to January 2023. You will see a net overspend of £2,365, 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 January 2023 £	Actual including Commitments to the end of January 2023 £	Variance £	
AFHOU	Affordable Rent Properties	-4,870	-5,692	-6,512	-820	G
APLAC	Alma Place Unit	2,680	-312	-784	-472	G
AWARM	Affordable Warmth	270	-28,836	-41,315	-12,479	R
CLAIR	Clean Air	2,350	610	1,237	627	G
CLAND	Contaminated Land	7,750	0	0	0	G
CLCEM	Clitheroe Cemetery	54,770	-232	-3,754	-3,522	A
CLDCY	Closed Churchyards	6,740	6,740	6,941	201	G
CLMKT	Clitheroe Market	-27,550	-126,359	-124,422	1,937	G
CMGHH	Community Groups - Health & Housing	7,590	0	0	0	G
COMNL	Common Land	3,620	592	526	-66	G
CTBEN	Localised Council Tax Support Admin	187,770	-7,280	-7,331	-51	G

Cost Centre	Cost Centre Name	Net Budget for the Full Year £	Net Budget to the end of January 2023 £	Actual including Commitments to the end of January 2023 £	Variance £	
DOGWD	Dog Warden & Pest Control	172,660	27,665	25,114	-2,551	A
ENVHT	Environmental Health Services	278,740	-4,227	-5,373	-1,146	G
HFORU	Homes for Ukraine	-125,350	-130,866	-201,794	-70,928	R
HGBEN	Housing Benefits	200,940	65,144	119,963	54,819	R
HOMEE	Home Energy Conservation	6,470	0	0	0	G
HOMES	Homelessness Strategy	57,080	-40,928	-70,212	-29,284	R
HSASS	Housing Associations	8,220	0	0	0	G
HSTRA	Housing Strategy	54,690	7,202	5,898	-1,304	G
IMPGR	Improvement Grants	112,820	-23,842	-23,571	271	G
JARMS	Joiners Arms	49,030	6,376	-365	-6,741	R
SHARE	Shared Ownership Rents	-350	-1,370	-1,369	1	G
SUPPE	Supporting People	5,730	-30,830	-30,883	-53	G
Net Cost of Services		1,061,800	-286,445	-358,006	-71,561	
Capital Reserve		11,770	0	0	0	
Equipment Reserve - Dog Warden Signs Reserve		-3,980	0	0	0	
Equipment Reserve - Joiners Arms Furniture and Equipment Reserve		-2,000	0	0	0	
Housing Related Grants Reserve - Affordable Warmth Grant Reserve		-270	-270	12,474	12,744	
Housing Related Grants Reserve - Accommodation for Ex-Offenders Reserve		-7,660	-7,154	-4,620	2,534	
Housing Related Grants Reserve - Homes For Ukraine Reserve		125,350	125,350	183,998	58,648	
Net Cost of Services after transfers to/(from) Earmarked Reserves		1,185,010	-168,519	-166,154	2,365	

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 The largest overspends to date are the Housing Benefits rent allowance payments overspend and rent allowance subsidy grant under-recovery of income, which have a combined net overspend of £50,862. However, any higher rent allowance payments for the year as a whole will be reflected in increased rent allowance subsidy grant income received at year-end from the DWP, 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 overspend on rent allowances at year-end.
- 2.5 Outlined below are the main variances to the end of January 2023 that are unlikely to be rectified by the end of the financial year.

Description	Variance to the end of January 2023 £
<p>Homes For Ukraine/HFU Housing Grants - At the end of January 2023 no payments had been made on the Council's new Housing Support Grant for Ukraine guests. The vast majority of the grant scheme budget will be unspent at financial year-end, but it is expected that further use of the grant scheme will be made in 2023/24 as more Ukraine guests are likely to be looking to secure private rented accommodation.</p> <p><i>Any unspent grant at financial year-end will be set aside in an earmarked reserve, which will then fund payments on the grant scheme in 2023/24.</i></p>	-40,000
<p>Homes for Ukraine/HFU Community Integration Grants – The plan is for the remaining £12,000 budget for Community Integration Grants to be used to provide a second batch of grants via the LCC led process used for the first batch, but it is likely that this second batch will be paid out in 2023/24 rather than in 2022/23.</p> <p><i>Any unspent grant at financial year-end will be set aside in an earmarked reserve, which will then fund payments on the grant scheme in 2023/24.</i></p>	-12,000
<p>Homelessness Strategy/Non Recurring Purchases of Equipment etc - This is grant funded budget for any relevant spend by the Council on helping the Home Office with asylum seeker dispersal in-year, but at this stage no additional spend is expected in-year.</p> <p>Confirmation is to be obtained by officers as to whether the unspent funding must be repaid to the Home Office or whether it can be used in another way.</p>	-17,502

Description	Variance to the end of January 2023 £
<p>Affordable Warmth/Grants to Individuals - No payments had been made on this grant scheme at the end of January 2023 and there is likely to be an underspend at financial year-end. LCC, who fund the scheme, have already confirmed that any grant budget unspent in 2022/23 can be carried forward into 2023/24.</p> <p><i>Any unspent grant at financial year-end will be set aside in an earmarked reserve, which will then fund payments on the grant scheme in 2023/24.</i></p>	-12,474
<p>Clitheroe Cemetery/Interment Fees - Increased income to date in this demand-led fluctuating service area, including increased income from several interments for non-residents of the borough.</p>	-4,822
<p>Homelessness Strategy/Homelessness Temporary Accommodation – Less use of external temporary accommodation, such as hotels and bed and breakfast accommodation, for homeless people to date than anticipated at revised estimate budget stage.</p>	-3,481
<p>Homelessness Strategy/Grants to Individuals - Accommodation for Ex-Offenders Scheme – At the end of January 2023 no payments had been made in-year to support ex-offenders to secure rented accommodation, under this DLUHC grant funded scheme. Further spend in-year is unlikely and the current scheme grant funding period ends on 31 March 2023.</p> <p>If an underspend occurs, then confirmation will be obtained by officers as to whether the unspent funding must be repaid to DLUHC or whether it can be used in another way.</p>	-2,534
<p>Dog Warden & Pest Control/R&M Oncosted Wages - Less Works Administration team works on dog bin repairs and replacements in-year than budgeted for.</p>	-2,049
<p>Clitheroe Cemetery/Repair & Maintenance – Buildings - Due to the supply and installation of a new boiler required at cemetery house, which was not anticipated when the revised estimate budget was set.</p>	2,062
<p>Clitheroe Cemetery/Exclusive Woodland Burial Rights - There have been a lower number of requests for woodland plots than budgeted for in this demand-led fluctuating service area.</p>	2,379
<p>Dog Warden & Pest Control/Domestic Rodent Pest Treatments - Lower demand to date than budgeted for in this demand-led service area.</p>	3,068
<p>Clitheroe Market/Repair & Maintenance – Buildings - There have been significant repairs costs on the market cabins to date, including painting of all doors, shutters repairs and electrical works. This is in addition to the repairs work undertaken on the market surfacing, market entrance building, market cafe and the stalls.</p>	5,780

3 CONCLUSION

- 3.1 The comparison between actual expenditure and the revised estimate budget for this Committee at the end of January 2023 shows a net overspend of £2,365, after allowing for transfers to and from earmarked reserves.

3.2 At this stage, it is expected that this Committee's net expenditure outturn for the full year will be within the 2022/23 revised estimate budget set.

SENIOR ACCOUNTANT

DIRECTOR OF RESOURCES

HH6-23/AC/AC
10 March 2023

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 January 2023 £	Actual including Commitments to the end of January 2023 £	Variance £	Reason for Variance	Action Plan as agreed between the Budget Holder and Accountant
HFORU/ 3014	Homes for Ukraine/HFU Housing Grants	80,000	40,000	0	-40,000	R This budget funds payments under the Council's Housing Support Grant for Ukraine guests. The scheme makes available a cash bond to cover the first month's rent and/or deposit required to secure a private rented property. At the end of January 2023 no payments had been made. One grant payment has subsequently been made since then. The vast majority of the grant scheme budget will be unspent at financial year-end.	Any unspent Housing Support Grant for Ukraine guests at financial year-end will be set aside in an earmarked reserve, which will then fund payments on the grant scheme in 2023/24. It is expected that further use of the grant scheme will be made in 2023/24 as more Ukraine guests are likely to be looking to secure private rented accommodation.
HFORU/ 3015	Homes for Ukraine/HFU Community Integration Grants	24,000	18,648	0	-18,648	R The first batch of Community Integration Grants have been awarded to community-based schemes, following approval by a LCC led panel. The £12,000 cost is funded from Ribble Valley Borough Council's Community Integration budget and the Council expect the payment to LCC to be made in March 2023. The plan is for the remaining £12,000 of budget to be used to provide a second batch of Community Integration Grants via the same process as the first batch. It is likely that this second batch will be paid out in 2023/24.	The Strategic Housing Officer will liaise with LCC to set up the process for the second batch of Community Integration Grants. Any unspent Community Integration Grants budget at financial year-end will be set aside in an earmarked reserve, which will then fund payments on the grant scheme in 2023/24.

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 January 2023 £	Actual including Commitments to the end of January 2023 £	Variance £	Reason for Variance	Action Plan as agreed between the Budget Holder and Accountant	
HOMES/ 2809	Homelessness Strategy/Non Recurring Purchases of Equipment etc	21,000	17,502	0	-17,502	R	This is grant funded budget for any relevant spend by the Council on helping the Home Office with asylum seeker dispersal in-year. There was no additional spend in this area by the end of January 2023 and at this stage no additional spend is expected in-year, so a significant underspend is expected.	Confirmation is to be obtained by officers as to whether the unspent funding must be repaid to the Home Office or whether it can be used in another way.
AWARM/ 4676	Affordable Warmth/Grants to Individuals	41,580	12,474	0	-12,474	R	No payments had been made on this grant scheme at the end of January 2023, but there was one grant approved for £2,619. Officers have continued to promote the scheme and further grant approvals have been made in February and March 2023, but there is still likely to be an underspend at financial year-end. LCC, who fund the scheme, have already confirmed that any grant budget unspent in 2022/23 can be carried forward into 2023/24.	Any unspent Affordable Warmth Grants funding at financial year-end will be set aside in an earmarked reserve, which will then fund payments on the grant scheme in 2023/24.
HFORU/ 4692	Homes for Ukraine/Grants to Individuals - HFU Sponsor Grant	100,800	82,656	75,370	-7,286	R	Lower than estimated "Thank You" payments to Homes For Ukraine sponsors. The number of sponsors receiving the £350 per month payments fluctuates as the numbers of Ukrainian guests moving in or out of sponsors' accommodation fluctuates each month.	All payments made in-year will be funded by Homes For Ukraine Sponsor Grants funding from DLUHC. No funding above this will be provided for the year as a whole, so there is unlikely to be a significant net underspend at financial 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 January 2023 £	Actual including Commitments to the end of January 2023 £	Variance £	Reason for Variance	Action Plan as agreed between the Budget Holder and Accountant
Page 68 HC BEN/ 007z	Housing Benefits/HRA Rent Rebate Grant	-40,810	-34,012	-28,540	5,472 R	Rent Rebate subsidy grant income received to date is lower than budgeted for at revised estimate stage. This is because the reduced income is in line with the estimate prepared for the 2022/23 DWP subsidy grant mid-year estimate claim, which was completed before the revised estimate budget was set. The revised estimate budget figures have estimated a higher level of Rent Rebate payments and subsidy grant income for the year than the figures previously produced for the DWP mid-year estimate.	Any higher Rent Rebate payments for the year as a whole will be reflected in both higher Rent Rebate subsidy grant received at year-end and higher Homelessness Prevention Grant allocated against Rent Rebate spend at year-end. This is because both of these grant funding areas are updated at year-end to broadly reflect the actual Rent Rebate payments for the year as a whole. As a result, there is unlikely to be a significant net under-recovery of income at year-end.
CLMKT/ 2402	Clitheroe Market/Repair & Maintenance - Buildings	8,450	7,388	13,168	5,780 R	There have been significant repairs costs of £8,242 on the market cabins alone up to the end of January 2023, including painting of all doors, shutters repairs and electrical works. This is in addition to the repairs work undertaken on the market surfacing, market entrance building, the market cafe and the stalls.	This overspend will not be covered by a budget virement in-year from another repairs budget because the overall position on the Council's repairs budgets currently shows no overall underspend position to fund a virement from. Further repairs spend in-year will only take place on required reactive urgent repairs.

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 January 2023 £	Actual including Commitments to the end of January 2023 £	Variance £	Reason for Variance	Action Plan as agreed between the Budget Holder and Accountant
HGBEN/802z	Housing Benefits/Rent Allowances Grant	-5,059,080	-4,216,238	-4,193,970	22,268 R	Rent Allowance subsidy grant income received to date is 0.53% lower than budgeted for at revised estimate stage. This is because the reduced income is in line with the estimate prepared for the 2022/23 DWP subsidy grant mid-year estimate claim, which was completed before the revised estimate budget was set. The revised estimate budget figures have estimated a higher level of Rent Allowance payments and subsidy grant income for the year than the figures previously produced for the DWP mid-year estimate.	Rent Allowance subsidy grant received at year-end is updated to broadly reflect the actual Rent Allowance payments for the year as a whole. As a result, there is unlikely to be a significant net under-recovery of income at year-end.
HGBEN/8814z	Housing Benefits/Recovery of Rent Allowance Payments	-41,720	29,846	33,958	28,594 R	Rent Allowance payments to date are 0.65% higher than budgeted for at revised estimate stage, after adjusting for recovery of benefits overpayments and non-cash transactions. We budgeted for Rent Allowance caseload to reduce and associated payments to reduce, mainly due to the on-going caseload migration from Housing Benefits to Universal Credit in Ribbles Valley. The caseload reduction impact on actual payments to date in 2022/23 is lower than budgeted for.	Any higher Rent Allowance payments for the year as a whole will be reflected in increased Rent Allowance subsidy grant income received at year-end from the DWP, 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 overspend at year-end.
HGBEN/4652	Housing Benefits/Rent Allowance Payments	5,095,360	4,370,290	4,394,772			

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 January 2023 £	Actual including Commitments to the end of January 2023 £	Variance £	Reason for Variance
CLCEM/ 8441u	Clitheroe Cemetery/Interment Fees	-41,580	-34,652	-39,474	-4,822	A Increased income to date in this demand-led fluctuating service area, including increased income from several interments for non-residents of the borough. At this stage, it is anticipated that there will be an over-recovery of income for the full year.
Page 70 LORU/ 881	Homes for Ukraine/Purchase of Equipment & Materials	8,380	6,512	2,295	-4,217	A This budget is for Community Integration events, activities and expenditure organised directly by the Council for the Ukrainian guests. The underspend to date is mainly due to no recharges being made to date for the Leisure passes provided to Ukrainian guests. These costs are to be recharged at financial year-end and there may be other costs incurred for the Ukraine war anniversary event and commemorative development around the Peace Tree area of the Castle grounds.
HOMES/ 2450	Homelessness Strategy/Homelessness Temporary Accommodation	9,520	7,934	4,453	-3,481	A Less use of external temporary accommodation, such as hotels and bed and breakfast accommodation, for homeless people to the end of January 2023 than anticipated at revised estimate budget stage. This is a demand led expenditure area, where costs can fluctuate between years and in-year.
JARMS/ 2432	Joiners Arms/Electricity	12,690	8,884	5,496	-3,388	A The general ledger at the end of January 2023 only shows electricity costs paid up until November 2022, so the electricity costs in the high usage months of December to March are still to be paid for. Thus, it is likely that there will not be a large underspend by financial year-end.

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 January 2023 £	Actual including Commitments to the end of January 2023 £	Variance £	Reason for Variance
HOMES/ 4660	Homelessness Strategy/Grants to Individuals - Accom for Ex-Offenders	3,040	2,534	0	-2,534	A The Council received ring-fenced grant funding from DLUHC in 2022/23 to help ex-offenders secure rented accommodation, via payments of advance rent, rent deposits and/or help with furniture costs. £3,040 of this funding was rolled forward for use in 2022/23 because the scheme runs until March 2023. At the end of January 2023 no payments had been made in-year to support ex-offenders. Officers are unsure whether there will be any further spend in-year and the current scheme grant funding period ends on 31 March 2023. If an underspend occurs then confirmation will be obtained by officers as to whether the unspent funding must be repaid to DLUHC or whether it can be used in another way.
HOMES/ 2446	Homelessness Strategy/Rent of Buildings	6,880	5,734	3,670	-2,064	A The Council owed £2,372 to Onward Homes for temporary use of a property in summer 2023 for homelessness temporary accommodation. The invoice was still awaited from Onward Homes at the end of January 2023. The invoice will be paid in March 2023, which will clear this variance.
DOGWD/ 2401	Dog Warden & Pest Control/R & M Oncosted Wages	7,030	6,594	4,545	-2,049	A This is mainly due to less Works Administration team works on dog bin repairs and replacements in-year than budgeted for. The level of work required can fluctuate between years and in-year.
JARMS/ 8802u	Joiners Arms/Dwelling Rents	-41,500	-32,856	-34,885	-2,029	A Increased rent and service charges income for the year to date at the Council's homelessness unit, due to higher occupancy than anticipated in the revised estimate budget. Occupancy levels at the homelessness unit can fluctuate between years and in-year. Flat 2 is currently out of service due to damp issues so this may reduce the over-recovery of income position by year-end.

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 January 2023 £	Actual including Commitments to the end of January 2023 £	Variance £	Reason for Variance
CLCEM/ 2402	Clitheroe Cemetery/Repair & Maintenance - Buildings	1,630	1,360	3,422	2,062	A Due to the supply and installation of a new boiler required at cemetery house, which was not anticipated when the revised estimate budget was set. This overspend will not be covered by a budget virement in-year from another repairs budget because the overall position on the Council's repairs budgets currently shows no overall underspend position to fund a virement from.
CCCEM/ 747u	Clitheroe Cemetery/Exclusive Woodland Burial Rights	-13,690	-11,410	-9,031	2,379	A There have been a lower number of requests for woodland plots than budgeted for in this demand-led fluctuating service area. At this stage, it is anticipated that there will be an under-recovery of income for the full year.
DOGWD/ 8725n	Dog Warden & Pest Control/Domestic Rodent Pest Treatments	-8,370	-6,781	-3,713	3,068	A Lower demand to date than budgeted for in this demand-led service area. It is unlikely that demand will increase significantly in February and March 2023, so an under-recovery of income is expected by financial year-end. Officers will promote the service to residents, to try and increase income in future.

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH AND HOUSING COMMITTEE

meeting date: 23 MARCH 2023
 title: CAPITAL PROGRAMME 2023/24
 submitted by: DIRECTOR OF RESOURCES
 principal author: ANDREW COOK

1 PURPOSE

1.1 To inform members of the schemes approved for inclusion in this Committee's 2023/24 capital programme.

2 BACKGROUND

2.1 All committees were asked to put forward proposals for any new capital schemes for inclusion in a five-year capital programme for 2023/24 to 2027/28. At its meeting on 19 January 2023, members considered schemes that had been put forward for this Committee.

2.2 In addition to the above, at its meeting on 19 January 2023, this Committee also considered the progress on the schemes in the 2022/23 capital programme and approved the move of several capital scheme budgets from 2022/23 to 2023/24.

2.3 Following recommendation by Special Policy and Finance Committee on 14 February 2023, Full Council approved the five-year capital programme for 2023/24 to 2027/28 on 7 March 2023.

2.4 The Council's overall capital programme for the five-year period 2023/24 to 2027/28 totals £10,126,410 for all committees. The total for this Committee is £4,775,540 over the five-year life of the programme. Of this, £2,933,040 relates to the 2023/24 financial year.

3 CAPITAL PROGRAMME 2023/24 – APPROVED SCHEMES

3.1 For this Committee there are eight approved schemes in the 2023/24 capital programme, totalling £2,933,040. These are shown in the table below.

Cost Centre	Scheme	Budget for 2023/24 £
DISCP	Disabled Facilities Grants *	393,000
LANGR	Landlord/Tenant Grants	50,000
TEMPH	Temporary Housing Scheme	304,580
CMIMP	Clitheroe Market Improvements <i>(Budget moved from 2022/23)</i>	72,600
PVFJP	Replacement of Pest Control Van PK13 FJP <i>(Budget moved from 2022/23)</i>	32,280
PVEYC	Replacement of Dog Warden Van PE64 EYC <i>(Budget moved from 2022/23)</i>	32,500
EQSOS	Equity Share Option Schemes <i>(Budget moved from 2022/23)</i>	422,130

Cost Centre	Scheme	Budget for 2023/24 £
AHLON	Affordable Housing – Longridge (Budget moved from 2022/23)	1,625,950
	Total - Health and Housing Committee	2,933,040

NOTES:

*** Disabled Facilities Grants – This scheme is funded by a yearly grant allocation from central government. The scheme is included in the original estimate capital programme at an indicative value of £393,000, on the basis that the scheme budget will be re-set to match the actual Disabled Facilities Grants 2023/24 grant allocation from central government, when notified to the Council.**

- 3.2 The detailed information for each scheme is shown in **Annex 1**.
- 3.3 During the closure of our capital accounts there may be some slippage on schemes in the current financial year, 2022/23. A report will be brought to a future meeting of this Committee giving details of any slippage on 2022/23 capital schemes.
- 3.4 Responsible officers will complete and update capital monitoring sheets for each scheme, which will be reported regularly to members to give an indication of progress.
- 4 CONCLUSION
- 4.1 This Committee has a capital programme for 2023/24 of eight schemes, totalling £2,933,040.
- 4.2 The Disabled Facilities Grants scheme budget is currently an indicative amount. The actual scheme budget will be confirmed when the 2023/24 grant allocation from central government is notified to the Council.
- 4.3 Any slippage on schemes in the 2022/23 capital programme will be reported to this Committee.

SENIOR ACCOUNTANT

DIRECTOR OF RESOURCES

HH7-23/AC/AC
10 March 2023

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

Disabled Facilities Grants

Service Area: Housing and Regeneration

Submitted by: Head of Strategic Planning and Housing

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.

Any Risks to Completion:

Availability of technical staff and contractors to ensure grant schemes are designed and delivered promptly.

The population age of Ribble Valley occupants is increasing and therefore demand for the service will continue, but with finite resources.

The scheme is dependent on the level of funding awarded by the government.

Capital Cost:

2023/24 £
393,000

Please Note - The value above is indicative only and the actual scheme budget will be set to match the actual government grant funding received in-year. Notification of the 2023/24 funding allocation is expected in Spring 2023.

Landlord/Tenant Grants

Service Area: Housing and Regeneration

Submitted by: Head of Strategic Planning and Housing

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.

Any Risks to Completion:

Dependent on demand for the scheme.

Attractiveness or not of the scheme's grant conditions to landlords, such as the set rent level and nomination rights.

Capital Cost:

2023/24 £
50,000

Temporary Housing Scheme

Service Area: Housing and Regeneration

Submitted by: Head of Strategic Planning and Housing

Brief Description of the Scheme:

This project focuses on the delivery of additional flexibility for the Council to meet demands for temporary housing. It proposes the purchase of two units of accommodation, one to serve Clitheroe and one to serve the Longridge area. These units would be operated as temporary short stay accommodation, but could also provide the flexibility to meet temporary safe house provision in connection with the Council's Domestic Abuse duties if necessary. Increasing demands on temporary accommodation are leading to greater use of bed and breakfast accommodation which is not appropriate in relation to families and victims of Domestic Abuse. Supplementing the general accommodation available at the Council's homeless unit (Joiners Arms), it would enable the Council to respond to demand of the service by offering a wider temporary offer.

Revenue Implications:

Expenditure per annum (cleaning, repairs, council tax, utilities, insurance and furnishings) = £6,000.

Rent and service charge income per annum = -£8,500.

Timescale for Completion:

It is anticipated that as a minimum properties could be delivered within 6 months from the commencement of the capital year, subject to suitable properties becoming available.

Any Risks to Completion:

The cost of property will be subject to market fluctuations, the risk that conveyancing can break down before completion and that suitable properties in an appropriate condition cannot be sourced.

Capital Cost:

2023/24
£
304,580

Clitheroe Market Improvements

Service Area: Regeneration and Clitheroe Market

Submitted by: Director of Economic Development and Planning

Budget moved from 2022/23:

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.

At the stage of setting the 2022/23 revised capital programme budget, consultants had been engaged by the Council to consider the strategic way forward for the next stage of market improvements and their work was in progress. The consultants' report was expected in early 2023 and following this the aim was for a plan for the next stage of the market improvements to be drawn up and reported to this Committee. The improvement works would then be undertaken in 2023/24, subject to the plan being agreed by members. Therefore, the £6,000 cost for the market consultants' report was the only spend expected on this scheme in 2022/23.

Given the above, in January 2023 this Committee approved the move of £72,600 of the scheme budget to the 2023/24 capital programme and the 2022/23 revised estimate budget was reduced to £6,000.

Capital Cost:

2023/24
£
72,600

Replacement of Pest Control Van PK13 FJP

Service Area: Dog Warden & Pest Control

Submitted by: Head of Environmental Health Services

Budget moved from 2022/23:

This scheme is for the purchase of an electric replacement van with adaptations and charging point installation. The scheme budget in 2022/23 was £37,890.

At the stage of setting the 2022/23 revised capital programme budget, the replacement van had been ordered but the supplier had confirmed that the van was likely to be delivered around about July 2023, so the scheme would not be completed in 2022/23, and there was no confirmation of when the charging point installation would take place.

Given the above, in January 2023 this Committee approved the move of £32,280 of the scheme budget to the 2023/24 capital programme, to fund the cost of the van and adaptations, and the 2022/23 revised estimate budget was reduced to £5,610, to fund the charging point installation in case it took place in 2022/23.

Capital Cost:

2023/24
£
32,280

Replacement of Dog Warden Van PE64 EYC

Service Area: Dog Warden & Pest Control

Submitted by: Head of Environmental Health Services

Budget moved from 2022/23:

This scheme is for the purchase of an electric replacement van with adaptations and charging point installation. The scheme budget in 2022/23 was £38,110.

At the stage of setting the 2022/23 revised capital programme budget, the replacement van had been ordered but the supplier had confirmed that the van was likely to be delivered around about July 2023, so the scheme would not be completed in 2022/23, and there was no confirmation of when the charging point installation would take place.

Given the above, in January 2023 this Committee approved the move of £32,500 of the scheme budget to the 2023/24 capital programme, to fund the cost of the van and adaptations, and the 2022/23 revised estimate budget was reduced to £5,610, to fund the charging point installation in case it took place in 2022/23.

Capital Cost:

2023/24
£
32,500

Equity Share Option Schemes

Service Area: Housing and Regeneration

Submitted by: Head of Strategic Planning and Housing

Budget moved from 2022/23:

This new equity share option scheme was included in the capital programme in 2022/23. The aim is to 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.

The scheme was included in the 2022/23 capital programme on the basis that it will not start until a scheme policy document is presented to this Committee for agreement.

At the stage of setting the 2022/23 revised capital programme budget the policy document was still to be finalised, including confirmation of some legal issues being considered. Therefore, it was unlikely that any expenditure would take place on the scheme in 2022/23.

Therefore, in January 2023 this Committee approved the move of the £422,130 scheme budget to the 2023/24 capital programme.

Capital Cost:

2023/24 £
422,130

Affordable Housing - Longridge

Service Area: Housing and Regeneration

Submitted by: Head of Strategic Planning and Housing

Budget moved from 2022/23:

This scheme was approved in March 2022, to enable S106 monies received re Land North of Dilworth Lane, Longridge to be used for affordable housing. The scheme was approved on the basis that a proposal for use of the S106 funding from Land North of Dilworth Lane, Longridge was to be presented to members once more information was collated.

At the stage of setting the 2022/23 revised capital programme budget, suggestions for use of the S106 Land North of Dilworth Lane, Longridge funding were still to be presented to members. Therefore, it was unlikely that any expenditure would take place on the scheme in 2022/23.

Therefore, in January 2023 this Committee approved the move of the £1,625,950 scheme budget to the 2023/24 capital programme.

Capital Cost:

2023/24
£
1,625,950

LCC Health and Adult Social Services Scrutiny Committee 1st February 2023

The main items on the Agenda were;

Community Mental Health Transformation Programme;

Lancashire and South Cumbria NHS Foundation Trust and LCC Adult Social Services reported on the Implementation of a Community Mental Health Transformation Programme which is to deliver a collaborative approach with place based Community Mental Health. This involves individuals participating as fully as possible, with statutory and non statutory commissioners and providers. This should address both health inequalities and social determinants of mental health

There are 44 deliverables by the end of 2023/4.

It anticipates Integrated Multi Disciplinary Teams led by Primary Care and each of 41 PCN s to have at least one community practitioner.

Particular programmes include Eating Disorders, working with the Voluntary Sector and 18/25 Transition.

Key challenges include workforce, outcome measures and data flow.

Happier Minds

Happier Minds is one of 3 major initiatives (the others being best start in life and healthy hearts).

Happier Minds has 5 key areas; emotional health self care, loneliness and social isolation, dementia, alcohol and drug use and self harm and suicide.

This report featured the new drug and alcohol partnership and work to reduce self harm and suicide across Lancashire, against a background of 1/10 A and E Attendances are alcohol related. Much of the data presented are County wide but in 2018/20 of the 161 drug related deaths there were none recorded in Ribble Valley.

In relation to Suicides rates are high in Chorley, Preston, Rossendale, Lancaster and Burnley; for example in Preston in 2021 there were 25 suicides in Preston; Ribble Valley has had a low incidence of these tragedies at 4.

Further progress will be reported in mid 2023.

The Committee are invited to note this report.

This page is intentionally left blank

Report to Ribble Valley Health and Housing Committee on 23rd March 2023

Development of East Lancashire Place

1. I attended a 121 briefing in January then an East Lancashire wide development event for the 5 Boroughs of Burnley, Hyndburn, Pendle, Ribble Valley and Rossendale on 8th February.
The concept is to boost Health and Wellbeing across the 3 areas of Lancashire ie Central, East and North.
2. Staffing is through LCC Director of Health and Care Integration (Mrs L Taylor) and Mrs J Moran, Director of Place, East Lancs, who is employed by the Lancashire and South Cumbria Integrated Care Board, plus other services/staffs.
3. From 2024 funds will be developed through Place. The role of Primary Care Networks are critical (these are geographical groups of GPs), supported by the East Lancashire Alliance (a CIC of Primary Care Networks). These link to Primary and Community Health and Social Services and voluntary, faith sectors. Areas such as family health hubs are priorities as are areas of deprivation.
4. The situation in Ribble Valley is distinct on at least three factors;
 - a. the other 4 boroughs have greater health needs and deprivation than RV,
 - b. there is a PCN of the Slaidburn, Pendleside, Castle and Whalley/Sabden practices, but the Longridge GP Practices are part of a Greater Preston PCN (I have tried to make contact with GPPCN).
 - c. the Council is fully covered by Parish Councils, many of which have hall premises.
5. Ribble Valley has distinctive health needs including relating to isolation, access to services, services for older people, homelessness and domestic violence.
6. I have spoken to the leadership of the East Lancs Alliance and Ribble Valley PCN to make initial contact and to seek an understanding of how the Borough Council can help or assist navigation of the broader Health Needs of the Borough.
7. A further report from the LCC/ICB is due in March 2023 to outline
 - a. an East Lancs Place Proposal
 - b. Key Priorities for each Locality (both RV PCN and Longridge)
 - c. Working Principles.
8. This Report is to raise the Councils awareness of the County and sub regional Health and Wellbeing Initiative and to ensure that the Council can react and relate to the initiative. The Leadership in PCNs, NHS and Place are keen that RV plays its proper part in this development.

David Peat OBE Chairman Ribble Valley Health and Housing Committee, 2/3/23.

This page is intentionally left blank

By virtue of paragraph(s) 1, 2 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

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

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 2, 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

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

Document is Restricted

This page is intentionally left blank

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

Document is Restricted

This page is intentionally left blank