



Civic Centre,
Arnot Hill Park,
Arnold,
Nottinghamshire,
NG5 6LU

Agenda

Cabinet

Date: **Thursday 1 August 2019**

Time: **2.00 pm**

Place: **Chappell Room**

For any further information please contact:

Alec Dubberley

Service Manager Democratic Services

0115 901 3906

Cabinet

Membership

Chair Councillor John Clarke

Vice-Chair Councillor Michael Payne

Councillor Peter Barnes
Councillor David Ellis
Councillor Gary Gregory
Councillor Jenny Hollingsworth
Councillor Viv McCrossen
Councillor Henry Wheeler

AGENDA

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Agenda Item 2

MINUTES CABINET

Thursday 27 June 2019

Councillor John Clarke (Chair)

Councillor Peter Barnes
Councillor David Ellis
Councillor Gary Gregory

Councillor Jenny Hollingsworth
Councillor Viv McCrossen
Councillor Henry Wheeler

Absent: Councillor Michael Payne

Officers in Attendance: K Bradford, H Barrington, A Dubberley, J Gray and M Hill

8 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillor Payne.

9 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 24 MAY 2019

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

10 DECLARATION OF INTERESTS.

None

11 ESTABLISH A BUDGET FOR MUIRFIELD ROAD RECREATION GROUND PLAY AREA REDEVELOPMENT

The Deputy Chief Executive and Director of Finance introduced a report, which had been circulated in advance of the meeting, seeking approval to establish a capital budget for the redevelopment of Muirfield Road Recreation Ground Play Area.

In response to a question from Councillor McCrossen, the Chief Executive said that a review of which of the Council's parks were earmarked for re-development would be carried out to ensure that works were prioritised appropriately.

RESOLVED:

To approve the capital budget of £100,000 for the redevelopment of the Muirfield Road Play Area which is to be fully funded by external grant funding from the FCC Communities Foundation Ltd.

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MAKE LINBY NEIGHBOURHOOD PLAN

The Service Manager Planning Policy introduced a report, which had been circulated in advance of the meeting, seeking approval to “make” the Linby Neighbourhood Plan.

RESOLVED to:

- 1) “Make” the Linby Neighbourhood Plan, at Appendix A to the report, in accordance with the Neighbourhood Planning (General) Regulations 2012;
- 2) Authorise the Service Manager Planning Policy to publicise the decision made by Council and the Linby Neighbourhood Plan document in accordance with the 2012 Regulations – confirming that the neighbourhood plan has been made; and
- 3) To delegate authority to the Service Manager Planning Policy to make any minor factual, typographical or formatting amendments to the Linby Neighbourhood Plan as appropriate prior to publication.

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GEDLING CONVERSATION AND SATISFACTION SURVEY 2019

The Director of Organisational Development and Democratic Services introduced a report seeking agreement for the programme of activities for the Gedling Conversation and Satisfaction Survey 2019.

Following a comment from Councillor McCrossen it was agreed to explore the potential for including some questions in the residents' survey specifically targeted towards young people, possibly with the help of the Youth Council.

RESOLVED:

To approve the programme of activities for the Gedling Conversation and Satisfaction Survey 2019 as set out in the report.

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S106 CONTRIBUTIONS 2018/19

The Deputy Chief Executive and Director of Finance introduced a report, which had been circulated in advance of the meeting, providing an update on Section106 contributions had received and the contributions that have been agreed through the planning process but have yet to be received.

Members raised concern about what was happening with education contributions that were sent directly to the County Council and it was agreed to look at this, potentially through the Overview and Scrutiny Committee.

RESOLVED:

To note the contents of the report.

15

FORWARD PLAN

Consideration was given to a report of the Service Manager, Democratic Services, which had been circulated prior to the meeting, detailing the Executive's draft Forward Plan for the next four month period.

It was noted that the Statement of Community Involvement report was now planned to be considered at the September meeting.

RESOLVED:

To note the report.

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ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.

Under this item Councillor McCrossen spoke about the potential to allocate funds towards the provision of events/activities for young people in the school holiday period considering that county youth centres are closed.

The meeting finished at 2.45 pm

Signed by Chair:
Date:

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Report to Cabinet

Subject: Scrutiny Report: Report and Recommendations of the Household Refuse Recycling Working Group

Date: 1 August 2019

Author: Councillor Feeney, Chair of the Working Group.

1. Purpose

To inform Cabinet members and relevant Portfolio Holders of the findings and recommendations of the Household Refuse Recycling Working Group.

2. Key Decision

This is not a key decision

4. Recommendations

- 1) To consider the report of the working group and make appropriate comments; and
- 2) To refer the report to the appropriate Cabinet Member in order for a response to be made to the Overview Scrutiny Committee at the next meeting

3. Background

Members are reminded that part of the remit of Scrutiny is to deal with wider service or policy issues through the establishment of working groups, which take an in depth view of Council policies and plans as directed by the Overview Scrutiny Committee, and make recommendations to Cabinet accordingly. In accordance with the Scrutiny Improvement Plan 2010, a review is commissioned when:

- There is added value that this work will bring to the core priorities of the Council
- It is likely to make a difference if a working group undertake this work
- It is likely to lead to improved performance
- It is likely that the working group's recommendations will improve the lives of the residents of Gedling Borough
- It will increase Member awareness of important issues

3. Proposal

Members are asked to consider the report and recommendations of the above review, which has been approved by the Overview Scrutiny Committee for referral to Cabinet.

4. Alternative Options

Under Executive governance arrangements the Cabinet is required to consider reports from the Scrutiny Committee so there are no alternative options

5. Appendices

Appendix 1: Report and Recommendations of the Household Refuse Recycling Working Group

6. Background Papers

None identified

7. Reasons for Recommendations

To comply with Executive governance arrangements and fulfil the role of the Overview and Scrutiny Committee.



Report to Cabinet

Subject: Scrutiny Report:
Report and Recommendations of the Household Refuse Recycling Working Group

Date: 1 August 2019

Author: Councillor Feeney, Chair of the working group

Wards Affected

Borough wide

1. Purpose of the Report

To present the final report and recommendations of the Household Recycling Working Group. Members are asked to consider the report and recommendations of the above review, previously approved by the Overview and Scrutiny Committee and refer the report to the appropriate Cabinet Member in order for a response to be made to the Overview and Scrutiny Committee at the next meeting.

2. Key Decision

This is not a Key Decision

3. Background

The Overview and Scrutiny Committee established a scrutiny review to examine how to increase levels of householder recycling with a view to increasing the number of people who effectively recycle, and reducing the amount of non-recyclable waste placed in recycling bins. In recent years public awareness of the importance of recycling has increased and the need to reuse and recycle has been recognised as one of the ways to have a positive impact on the environment. Members wanted to examine current recycling performance, strategies that are used to encourage recycling, issues related to contamination of waste and the education and communication strategies used to promote an increase in recycling rates.

4. Method of Investigation

Background information about recycling nationally and locally

Consultation with the Service Manager for Waste and Transport.

Desktop research.

Discussion about the waste disposal contract with representatives from Nottinghamshire County Council and Veolia.

Visit to the Council's refuse depot. Members of the group had all previously visited the Household Recycling Facility at Mansfield.

5. Findings

Members learnt that Gedling Borough Council is the waste collection authority for Gedling Borough and has responsibility for kerbside collections and delivering waste to designated disposal sites. As such it has very little influence on what can be collected and recycled. Nottinghamshire County Council is the waste disposal authority; it manages this through a long term Private Finance Initiative contract with Veolia which expires in 2033. The contract envisages a year on year increase in recycling and composting towards a 2020 target of 52%, for the County, which aligns with the EU Waste Framework Directive target of 50% by the same date. The EU Waste Framework Directive also outlines the aim of recycling 65% of municipal waste by 2030.

Recycling methods used by Gedling include kerbside glass collection, kerbside recycling bins and composting. A range of items can also be recycled, or disposed of at household recycling centres including paper, glass, plastic bottles, textiles, engine and cooking oil and green waste. Gedling Borough Council 'bring sites' were removed in 2018 as they were increasingly being used by commercial businesses and encouraged fly tipping.

Gedling has a recycling rate, of 37% which includes green composting waste (brown bin waste), when compared with other Nottinghamshire authorities it is ranked third highest. If the composting waste is taken out of this figure, Gedling has the highest levels of recycling in the county but is still well below the target of 52%. The quality of the material collected for recycling impacts on recycling rates with 20% of recycling waste collected disposed at the Eastcroft incineration and energy recovery facility as it is not of a quality suitable for reuse. Residual waste in the county does not go into landfill but is burnt at Eastcroft.

Veolia encourages recycling. Materials that can be recycled are dependent on Veolia's ability to secure markets, mainly abroad, to dispose of it. The Mansfield Recycling Facility is designed to sort a range of materials including paper, cardboard, some specified plastics, food and drink cans and aerosols. Veolia currently charge Nottinghamshire County Council £120 per tonne if a recycling load has more than 5% contamination. Gedling has the highest rate of contaminated bin waste in the county, varying between 12 and 16%. Figures for June 2018 show this at 16.4%. Contamination can include general waste mixed with recyclable waste or plastic and paper contaminated with food. Any organic waste, food waste, grease or

liquids included in a recycling bin can contaminate a full vehicle load. The four main contaminants are food, nappies, textiles and glass.

Currently recycling collection crews lift bin lids to check for contamination and should contamination be found leave the bin with a sticker requesting the resident to remove contaminated items and arrange for a new collection date. Crews do not search though bins and can only inspect the top few items. The Bartec In Cab system, in refuse collection vehicles, enables the identification of contaminated bins and streets that need additional encouragement to recycle effectively, enabling focused work to take place. Currently this information is available but its use is constrained by the staff time available for analysis and action.

The County Council contract specification currently includes mixed plastics, not all plastics are recyclable and this contributes to confusion regarding what can and cannot be recycled. Plastic that is recyclable is being included in the residual waste bin and conversely plastic items that are not recyclable included in recycling bins adding to contamination levels. The County Council takes a proactive approach to reducing contamination, working with Veolia, district councils and contamination working groups. A countywide Joint Waste Management Committee has been recently considering issues of contamination and is currently developing a countywide rejection policy.

Collection of food waste is not currently viable, specialist vehicles are needed to collect food waste and currently recycling facilities are not available locally. Tonnage of food waste captured tends to be low and the better option is to encourage people to waste less food. The Government's Resources and Waste Strategy for England published December 2018 has an ambition to eliminate food waste from landfill by 2030.

6. Working Group Conclusions

Recycling is important and is integral to sustaining natural resources; however some people may not understand the environmental benefits of recycling efficiently; not just separating recyclable items but ensuring that what is recycled is usable and not contaminated by other items included in the bin. Whilst it is acknowledged that the less we recycle the more goes to incineration, there are also other benefits for the environment which are less widely appreciated. Recycling is about reducing waste and recovering the value from waste but it could also be promoted as a mechanism for reducing climate change and supporting other environmental issues. Raising awareness of these concerns could make a good marketing mechanism for promoting recycling, encouraging residents to engage with wider environmental issues.

The working group acknowledge that Gedling Borough Council, Nottinghamshire County Council and Veolia are proactive in encouraging recycling. Gedling Borough

is constantly promoting the need for, and how to, recycle through a variety of mechanisms, including articles in the contacts magazine, the bin reminder social media, the Council website, vehicle signage and is continually seeking new ways to engage people to think about what they put in their bin.

Residents need simple, clear strategies and messages to encourage recycling. Different strategies work with different social groups. Clearer labelling on products by manufacturers to encourage recycling could improve contamination rates. New stickers that can be attached to all bins could be issued. Members also felt that the reissuing of a data recycling wheel that has clear and easy to follow recycling instructions would encourage more people to recycle. Recycling wheels have been issued in the past and they enable users to spin to indicate which bin common household refuse items should be placed in.

Children and Young people are the adults of tomorrow and it is essential that they are aware of sustainability issues from a young age and that they value recycling and know why it is important. Members felt this could be further advanced by encouraging school governors and school councils to become involved in recycling in schools.

Members recognised the need to increase both the quantity and quality of recycled materials collected. However they acknowledged that there may not be the processes in place or the markets available to utilise recycled waste. They considered government intervention to minimise packaging and encourage manufacturers to design products that last longer as necessary.

Members noted, although outside the remit of the scope for the working group, that trade waste is currently not separated and Members felt that separation of this could lead to a noticeable increase in the overall recycling rates.

7. Recommendations

The working group made a number of recommendations as follows. They considered the recommendations at I. to be a necessity

- I. Funding should be made available to employ an officer to assist in increasing recycling rates. This role could include
 - Travelling with crews to carry out a proactive role with residents when contaminated bins are located
 - Using available performance-data effectively to prioritise areas with low recycling or high contamination rates to provide targeted communications to residents.
 - Improving communication and education campaigns by making the additional costs associated with dealing with contaminated recycle waste more explicit . Publicise statistics relevant to Gedling regarding contamination rates and the effect this has on recycling targets.

- Work with children and young people to introduce sessions in schools, youth clubs and other similar organisations to achieve a better understanding of their attitude to minimising waste, reuse and recycling, and to improve their engagement.
 - Provide information on activities the Council is taking on wider policy issues such as waste reduction/single use plastic.
 - Review the Council's website so that it encourages residents to reduce waste, reuse and recycle effectively including what can and cannot be recycled and importantly the implications of getting it wrong.
 - Provide new parents with information about the correct way of disposing of disposable nappies. This could be done through work with health service providers.
- II. Officers look further into electronic surveillance systems on all new waste vehicles to enable the viewing and recording of waste being deposited into individual residents' bins.
- III. Issuing an updated recycling wheel to all residents.
- IV. Promote the recycling message on paper communications from the Council e.g. envelopes, inside the envelope with the Council tax bill.
- V. Ensure that waste and recycling are part of the landlord's registration scheme requirements and that landlords are required to display information on waste collection and recycling.
- VI. Use Council premises, such as leisure and community centres, to improve communication with residents and to provide information ensuring that they recycle correctly themselves to promote a good example.



Overview and Scrutiny Review Scoping Report

Review Title: Waste Management and Recycling

Chair of the review group: Councillor Feeney

Working Group members: Councillors Paling, Doyle, Truscott and Weisz. Gedling Climate Change Members Helen Wyke, Carolynne Watson.

Portfolio Holder: Cllr. Barnes

Corporate Director: David Wakelin

Lead Officer: Helen Lee

Reason for the review

To consider how to reduce the amount of waste going to landfill by increasing levels of recycling.

Specific focus of the review

Understand current recycling performance.

Examine the current strategies to encourage recycling.

To understand operational and cultural barriers to recycling.

To understand specific issues in relation to the quality of recycling, in particular levels of contamination and how this can be improved.

To consider alternative or additional educational or communication strategies which may increase rates

To consider measures to increase levels of recycling amongst those who already recycle.

To find out how well Gedling Borough Council establishments recycle.

To examine why trade waste is not separated into recyclable and non-recycle waste.

What we hope to achieve?

Make recommendations that will increase recycling rates and decrease the amount of waste going to landfill.

Information required from whom.

Mark Hurst, Service Manager, Waste and Transport.

Representatives from Notts. County Council

Veolia

Rushcliffe Borough Council

How we will get the information.

Invite representative to discuss with the working group.

Public Involvement.

None planned.

Equalities issues.

There should be no adverse effect on the groups which fall within the protected categories as defined in the Equalities Act 2010.

Timescales for the review

Action		Date
Approval from O & S	The formal process prior to commencing the review	23 July 2018
Drafting the scoping document		1 October 2018
Meeting and evidence gathering meetings	Depot visit	15 October 2018 26 October 2018 14 January 2019 16 January 2019
Drafting the recommendations and report		14 January 2019
Report to Overview Committee		11 March 2019
Report to Cabinet		
Response to Overview (within 28 days)		
Six month update		

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Report to Cabinet

Subject: Prudential Code Indicator Monitoring 2019/20 and Quarterly Treasury Activity Report for Quarter ended 30 June 2019

Date: 1 August 2019

Author: Deputy Chief Executive and Director of Finance

Wards Affected

All

Purpose

To inform Members of the performance monitoring of the 2019/20 Prudential Code Indicators, and to advise Members of the quarterly treasury activity as required by the Treasury Management Strategy.

Key Decision

This is not a key decision.

Recommendation

That:

1. Members note the report, together with the Treasury Activity Report 2019/20 for Quarter 1 at Appendix 1, and the Prudential and Treasury Indicator Monitoring 2019/20 for Quarter 1, at Appendix 2.

Background

- 1.1 The Council is required by regulations issued under the Local Government Act 2003 to report on its Prudential Code indicators and treasury activity. This report meets the requirements of both the CIPFA Code of Practice on Treasury Management (the Code) and the CIPFA Prudential Code for Capital Finance in Local Authorities (the Prudential Code).
- 1.2 For 2019/20 the minimum reporting requirements are that the Full Council

should receive the following reports:

- An annual Treasury Strategy in advance of the year (the TMSS, considered by Cabinet on 14 February 2019 and subsequently approved by Full Council on 4 March 2019);
- A mid-year treasury update report;
- An annual review following the end of the year describing the activity compared to the Strategy.

In accordance with best practice, quarterly monitoring reports for treasury activity are provided to Members, and this exceeds the minimum requirements.

- 1.3 The regulatory environment places responsibility on Members for the review and scrutiny of treasury management policy and activities. This report provides details of the position at 30 June 2019 and highlights compliance with the Council's policies.

Proposal

2.1 Economic update

UK - after slow annual economic growth of 1.4% in 2018, growth in Q1 of 2019 was unexpectedly strong at 0.5%. However, this was boosted by stockpiling of raw materials and goods such as medicines ahead of the original March Brexit deadline, and Q2 is now expected to be zero, or slightly negative.

The Monetary Policy Committee (MPC) raised Bank Rate from 0.5% to 0.75% in August 2018, but has unsurprisingly abstained from any further increases. Further action from the MPC is unlikely until the uncertainty around Brexit lessens. If there was a no deal Brexit it is likely that Bank Rate would be cut in order to support growth. However, the MPC has concerns over the trend in wage inflation which peaked at a new post financial crisis high of 3.5%, in the three months to December, before falling marginally to 3.4% more recently. The unemployment rate has remained at 3.8%, its lowest rate since 1975, and correspondingly, the total level of vacancies has risen to a new high.

CPI inflation rose slightly to 2.1% in April before falling back to 2.0% in May, and it is likely to remain around this level over the next two years. However, if there was a no deal Brexit it could rise towards 4%, primarily as a result of a weakening pound.

The rise in wage inflation combined with the fall in CPI inflation is good for consumers, as their spending power improves in this scenario. Given that the UK economy is services sector driven, an increase in household spending power is likely to feed through into providing support to the overall

rate of economic growth in the coming months.

The Conservative minority government is in the midst of a leadership election after Prime Minister May's resignation. The aim of each of the two remaining candidates is for Brexit to happen by 31 October, even if there is no deal. However, it is unclear whether there will be majority support in the Commons for any option. If there was stalemate in the Commons, the chance of a general election in 2019 would increase and this could result in a potential loosening of monetary policy, eg. a reduction in interest rates to encourage economic growth.

USA - President Trump's significant easing of fiscal policy fuelled a temporary boost in consumption in 2018, which generated an upturn in the rate of growth to 2.9% for 2018, just below his target of 3%. Growth in Q1 of 2019 was 3.1% but current expectations are for this to weaken considerably in Q2. Strong growth in employment during 2018 has faded more recently, indicating that the economy is cooling, while inflationary pressures are also weakening. After the Federal Reserve (Fed) increased rates by 0.25% in December to between 2.25% and 2.50%, market expectations have swung to now expecting the Fed to cut rates by 1.0% - 1.25% in total to counter the expected downturn in growth.

EUROZONE - The annual rate of growth for 2018 was 1.8%, but this is expected to fall to around half that rate in 2019. The European Central Bank (ECB) ended its programme of quantitative easing in December 2018, meaning that the central banks in the US, UK and EU had all ended the phase of post financial crisis expansion of liquidity supporting world financial markets by purchases of debt. However, the downturn in growth in the second half of 2018 and into 2019, together with inflation falling well under the upper limit of its target range of 0% to 2% has prompted the ECB to take new measures to stimulate growth. At its March meeting it indicated that it expected to leave interest rates at their present levels "at least to the end of 2019", but this was of little help to boosting growth in the near term. Consequently, it announced a third round of targeted longer-term refinancing operations, whereby banks are provided with cheap borrowing, every three months from September 2019 until March 2021 - which means that the ECB is making funds available until 2023, two years later than under its previous policy. However, the downturn now appears to be gathering momentum so market expectations have moved on to expecting possibly a small increase in the deposit rate, and a resumption of quantitative easing.

CHINA - Economic growth has been weakening over successive years, despite repeated rounds of central bank stimulus, and medium term risks are increasing. Major progress still needs to be made to eliminate excess industrial capacity and the stock of unsold property, and to address the level

of non-performing loans in the banking and credit systems.

JAPAN - has been struggling to stimulate consistent significant GDP growth and to get inflation up to its target of 2%, despite huge monetary and fiscal stimulus. It is also making little progress on fundamental reform of the economy.

WORLD GROWTH - The trade war between the US and China on tariffs is a major concern not only for financial markets and China itself, but also for world growth - as any downturn in China will impact countries supplying raw materials to it. Concern is focused on the synchronised general weakening of growth in the major economies of the world, compounded by fears that there could even be a recession looming in the US. If there were a major worldwide downturn in growth, central banks in most of the major economies would have limited ammunition available in terms of monetary policy measures, when rates are already very low in most countries and there are concerns about how much distortion of financial markets has already occurred with the current levels of quantitative easing purchases of debt by central banks.

2.2 Interest rate forecast

The Council's treasury advisers, Link Asset Services (LAS) undertook its last review of interest rate forecasts on 2 July 2019, and currently anticipate the next increase in Bank Rate to be around September 2020.

Following the August 2018 increase in Bank Rate to 0.75%, the MPC has put any further action on hold, probably until the uncertainty around Brexit lessens and there is some degree of certainty around where the UK is heading. Link's central assumption remains that there will be some form of agreement on a reasonable form of Brexit, however if this is not the case this may prompt the MPC to make an immediate cut of 0.5% in Bank Rate, taking it back to 0.25%. All other forecasts for investment and borrowing rates would also have to change.

The overall balance of risk to economic growth in the UK is probably to the downside due to the weight of uncertainty around Brexit. The balance of risk to increases in Bank Rate and shorter term PWLB rates are broadly similar, and to the downside.

One risk, both upside and downside, is that all central banks are now working in very different economic conditions to those which existed before the 2008 financial crash, as there has been a major increase in consumer and other debt due to the exceptionally low borrowing rates that have prevailed for eleven years. This means that the neutral rate of interest in an economy (ie. one that is neither expansionary or deflationary) is difficult to determine definitively in the new environment, and although central banks

have stated that they expect it to be much lower than before 2008, there is a risk that they may over-increase or over-decrease that rate.

Link Asset Services (LAS) have provided the following forecast:

Link Asset Services Interest Rate View											
	Sep-19	Dec-19	Mar-20	Jun-20	Sep-20	Dec-20	Mar-21	Jun-21	Sep-21	Dec-21	Mar-22
Bank Rate View	0.75	0.75	0.75	0.75	1.00	1.00	1.25	1.25	1.50	1.50	1.50
3 Month LIBID	0.70	0.70	0.70	0.80	0.90	1.00	1.20	1.30	1.40	1.40	1.40
6 Month LIBID	0.80	0.90	0.80	0.90	1.00	1.20	1.40	1.50	1.60	1.60	1.60
12 Month LIBID	1.00	1.00	1.10	1.20	1.30	1.40	1.50	1.60	1.70	1.80	1.80
5yr PWLB Rate	1.50	1.60	1.70	1.80	1.90	2.00	2.10	2.10	2.20	2.30	2.40
10yr PWLB Rate	1.80	1.90	2.00	2.10	2.20	2.30	2.40	2.50	2.60	2.60	2.70
25yr PWLB Rate	2.40	2.50	2.60	2.70	2.80	2.90	3.00	3.00	3.10	3.20	3.30
50yr PWLB Rate	2.30	2.40	2.50	2.60	2.70	2.80	2.90	2.90	3.00	3.10	3.20

2.3 Investment strategy

The Treasury Management Strategy Statement (TMSS) for 2019/20, which includes the Annual Investment Strategy, was approved by Council on 4 March 2019, and sets out the Council's investment priorities as:

- security of capital;
- liquidity;
- yield.

Whilst the Council will always seek to obtain the optimum return (yield) on its investments, this will at all times be commensurate with proper levels of security and liquidity. In the current economic climate it is considered appropriate either to keep investments short term to cover cash flow needs, or to extend the period up to 12 months with highly rated financial institutions, selected by the use of the LAS creditworthiness methodology (see below) which includes consideration of sovereign ratings.

Investment counterparty limits for 2019/20 are generally **£3m** per individual counterparty, however a higher limit of **£4m** per Money Market Fund is considered prudent since such funds are already by definition highly diversified investment vehicles. The Chief Financial Officer has delegated authority to vary these limits as appropriate, and to report any change to Cabinet as part of the next quarterly report. The limits have not been exceeded during the period 1 April to 30 June 2019.

Credit ratings advice is taken from LAS and the Chief Financial Officer has adopted the LAS credit rating methodology for the selection of investment counterparties. This employs a sophisticated modelling approach utilising credit ratings from all three of the main rating agencies to give a suggested maximum duration for investments. Accordingly it does not place undue reliance on any one agency's ratings.

The methodology subsequently applies an "overlay" to take account of positive and negative credit watches and/or credit outlook information, which may increase or decrease the suggested duration of investments. It then applies a second overlay based on the credit default swap spreads for institutions, the monitoring of which has been shown to give an early warning of likely changes in credit ratings. It also incorporates sovereign ratings to ensure selection of counterparties from only the most creditworthy countries. The current Treasury Strategy permits the use of any UK counterparties subject to their individual credit ratings under the LAS methodology. It also permits the use of counterparties from other countries with a minimum sovereign rating of AA. For information, the UK currently has a rating of AA.

The LAS modelling approach combines all the various factors in a weighted scoring system and results in a series of colour coded bands which indicate the creditworthiness of counterparties. The colour bandings are as follows:

- Yellow 5 years (UK Government debt or its equivalent)
- Dark pink 5 years for Ultra Short Dated Bond Funds (credit score 1.25)
- Light pink 5 years for Ultra Short Dated Bond Funds (credit score 1.50)
- Purple 2 years
- Blue 1 year (nationalised or semi nationalised UK banks only)
- Orange 1 year
- Red 6 months
- Green 100 days
- No colour not to be used

Credit ratings are monitored weekly and the Council is also alerted to interim changes by its use of the LAS creditworthiness service, however ratings under the methodology, including sovereign ratings, will not necessarily be the sole determinant of the quality of an institution. Other information sources used will include the financial press, share price and other such information pertaining to the banking sector in order to establish the most robust scrutiny process on the suitability of potential investment counterparties.

The ultimate decision on what is prudent and manageable for the Council will be taken by the Chief Financial Officer under the approved scheme of delegation.

2.4 Treasury Activity during Quarter 1 of 2019/20

The Treasury Activity Report for the quarter ended 30 June 2019 is attached at Appendix 1, in accordance with the Treasury Management Strategy.

Members will note that investment interest of £45,065 was generated from MMF activity, term deposits with banks and building societies, and the property fund, during the period from 1 April to 30 June 2019. This represents an overall equated rate for the Council of 1.13% and outperforms the benchmark 7 day LIBID rate, which averaged 0.57% for the same period. In cash terms this represents additional income to the General Fund of around £22,300 and was achieved by positive investment management and a favourable return on the property fund. Performance in respect of the longer 3 month LIBID rate, which averaged 0.68%, still represents additional income of £17,900.

During the period from 1 April to 30 June 2019, significant use was made of the Council's two Money Market Funds (MMFs). These are AAA rated investment vehicles which allow the pooling of many billions of pounds into highly diversified funds, thus reducing risk. The current rate of return on these funds is around 0.7%, and this is generally higher than overnight treasury deposit rates, and the rate obtainable from the Debt Management Office (DMO).

The Council made an investment of £1m in the CCLA Local Authority Property Fund (LAPF) on 1 December 2017. The LAPF is a local government investment scheme approved by the Treasury under the Trustee Investments Act 1961 (section 11). Dividends are currently averaging around 4% per annum and are treated as revenue income. This investment allows the Council to introduce a property element into its investment portfolio without the risks associated with the direct purchase of assets.

Interest rates in the market remain low, and this is likely to continue in view of the uncertainty surrounding Brexit. As loans mature every effort is made to replace them at favourable rates, however security and liquidity will always be the overriding factors in the Council's treasury management. LAS currently forecast that Bank Rate is unlikely to rise again until September 2020 at the earliest, however there is much uncertainty and interest rates are still expected to rise only gradually, and not significantly.

It is anticipated that the outturn for investment interest will be in line with the current approved estimate of £138,000 for 2019/20.

2.5 New borrowing

No new long-term borrowing was undertaken during the quarter ended 30 June 2019. Borrowing of £2.5m is anticipated during 2019/20 and interest payable is expected to be in line with the current approved estimate of £338,000.

The Council has embarked upon a commercialisation programme aimed at the generation of funding to replace central government support which has been withdrawn. Significant additional borrowing may be required to support this commercial programme, and this will be supported by individual business case assessments and appropriate budget approvals, to demonstrate that each project generates a return sufficient to cover any borrowing costs. Advice will be taken from LAS with regard to the amount and timing of any additional borrowing, and should conditions become advantageous, some borrowing in advance of need will also be considered by the Chief Financial Officer.

The Council's Capital Financing Requirement (CFR) represents its underlying need to borrow to finance capital investment. Due to favourable interest rates, borrowing in advance of need is sometimes desirable, with the result that the CFR can differ to the actual borrowing planned in the year. Investment guidance issued in February 2018 reaffirmed that borrowing in advance of need purely to profit from the investment of the extra sums borrowed, rather than prudent early borrowing for a service objective, is however unlawful.

Whilst borrowing rates remain historically low, investment rates are also very low, and serious consideration must be given to the cost of carrying any additional borrowing during the period prior to it being required for the financing of capital expenditure since this places a further burden on the General Fund.

2.6 Debt rescheduling

Debt rescheduling opportunities are limited in the current economic climate, and due to the structure of interest rates. Advice in this regard will continue to be taken from LAS. No debt rescheduling has been undertaken during the period from 1 April to 30 June 2019.

2.7 Compliance with Prudential and treasury indicators

It is a statutory duty for the Council to determine and keep under review the affordable borrowing limit. The Council's approved Prudential and Treasury Indicators (affordability limits) are included in the Treasury Management Strategy Statement (TMSS) approved by Full Council on 4 March 2019.

During the financial year to date the Council has at all times operated within the treasury limits and Prudential Indicators set out in the Council's TMSS, and in compliance with the Council's Treasury Management Practices. The Prudential and Treasury Indicators as at 30 June 2019 are shown at Appendix 2.

A) Prudential Indicators:

These indicators are based on estimates of expected outcomes, and are key indicators of "affordability". They are monitored on a quarterly basis, and Appendix 2 compares the approved indicators with the projected outturn for 2019/20, and shows variances on the indicators, as described below:

a. Capital Expenditure

The capital programme includes both service related expenditure and commercial property investment.

The latest projected outturn shows that total capital expenditure is expected to be £9,889,700. This differs to the approved indicator of £8,943,500 due to the inclusion of approved carry-forward requests from 2018/19.

b. Capital Financing Requirement (CFR)

The CFR represents the historic outstanding capital expenditure which has not yet been paid for from capital or revenue resources, and is essentially a measure of the Council's underlying borrowing need. The CFR does not increase indefinitely since the minimum revenue provision (MRP) is a statutory annual revenue charge for the economic consumption of capital assets.

The projected closing CFR for 2019/20 is £15,526,500. This differs to the approved indicator of £15,639,600, due to savings and slippage on the 2018/19 capital programme, as well as to variations to the capital programme for 2019/20.

c. Gearing ratio

The concept of "gearing" compares the total underlying borrowing need (the CFR) to the Council's total fixed assets and the gearing ratio can provide an early indication where debt levels are rising relative to long term assets held.

The projected gearing ratio of 37% is slightly higher than the approved indicator of 35% due to the downward restatement of asset values during

the 2018/19 closedown process, and to an increase in the projected CFR (see above). This remains close to the average gearing ratio for councils of a similar size.

d. Ratio of financing costs to net revenue stream – service related and commercial property

These indicators identify the trend in the cost of borrowing net of investment income against the net revenue stream. Financing costs represent the element of the Council's budget to which it is committed even before providing any services.

The projected outturn of 12.16% for service related expenditure differs to the approved indicator of 11.45% due to increased revenue contributions to capital expenditure, partially offset by a reduction in MRP arising from the savings and slippage on the capital programme in 2018/19.

The projected outturn in respect of commercial property is expected to be in line with the approved indicator of 0.31%.

e. Ratio of commercial property income to net revenue stream

This indicator seeks to demonstrate the extent to which the loss of commercial property income would impact on the Council, ie. to measure the “proportionality” of commercial activity.

The Council is in the early stages of its commercial property investment agenda and the projected outturn of 0.61% is in line with the approved indicator.

f. Maximum gross debt

The Council must ensure that its gross debt does not, except in the short term, exceed the opening capital financing requirement, plus estimates of any additional CFR for 2019/20 and the following two financial years. This allows flexibility for early borrowing for future years, but ensures that borrowing is not undertaken for revenue purposes. The Council's gross debt at 30 June 2019 was £8.812m which was well within the approved indicator.

g. Ratio of internal borrowing to CFR

The Council is currently maintaining an “internal borrowing” position, ie. the underlying borrowing need (CFR) has not yet been fully funded with loan debt as cash supporting the Council's reserves and balances is being used as a temporary measure.

The projected outturn for internal borrowing is 27%, compared to the approved indicator of 34%. This reduction is due to additional borrowing being undertaken during 2018/19 due to favourable interest rates.

B) Treasury Management Indicators:

These indicators are based on limits, beyond which activities should not pass without management action. They include two key indicators of affordability and four key indicators of prudence.

Affordability:

a. Operational boundary for external debt

This is the limit which external debt is not “normally” expected to exceed. In most cases, this would be a similar figure to the CFR, but it may be lower or higher depending on the levels of actual debt, and must allow for unusual cashflow movements.

b. Authorised limit for external debt

This limit represents a control on the “maximum” level of borrowing. It is the statutory limit determined under s3 (1) of the Local Government Act 2003 and represents the limit beyond which external debt is prohibited. The Authorised Limit must be set, and revised if necessary, by Full Council. It reflects a level of external debt which, while not desirable, could be afforded in the short term, but is not sustainable in the longer term. The Government retains an option to control either the total of all councils’ plans, or those of a specific council, although this power has not yet been exercised.

Prudence:

c. Upper limits for the maturity structure of borrowing

These are set to reduce the Council’s exposure to large fixed rate sums falling due for refinancing.

d. Maximum new principal sums to be invested during 2019/20 for periods in excess of one year (365 days)

All such investments are classified as “non-specified”. This indicator is subject to the overall limit for non-specified investments set out in the TMSS, and to the overall limit per counterparty

e. Interest rate exposure

The latest Treasury Management Code requires a statement in the TMSS explaining how interest rate exposure is managed and monitored by the Council, and this is repeated below:

The Council has a general preference for fixed rate borrowing in order to minimise uncertainty and ensure stability in the charge to revenue, however it is acknowledged that in certain circumstances, some variable rate borrowing may be prudent, for example if interest rates are expected to fall. The Council's investments are generally for cashflow purposes and accordingly a mix of fixed and variable rates will be used to maximise flexibility and liquidity. Interest rate exposure will be managed and monitored on a daily basis by the Chief Financial Officer.

Local indicators for the proportions of fixed and variable rate loans, have been retained by the Council for information purposes.

Appendix 2 shows the actual position as at 30 June 2019, and demonstrates that all activities are contained within the currently approved limits.

2.8 Other Issues

No other significant treasury management issues have arisen since approval of the TMSS on 4 March 2019 that should be brought to the attention of Members.

Alternative Options

There are no alternative options in that this report is a requirement of the Council's Treasury Management Strategy Statement (TMSS).

Financial Implications

No specific financial implications are attributable to this report.

Appendices

1. Treasury Activity Report 2019/20 for Quarter 1 (30 June 2019)
2. Prudential and Treasury Indicator Monitoring 2019/20 for Quarter 1 (30 June 2019).

Background Papers

None identified.

Reasons for Recommendation

To comply with the requirements of the Council's Treasury Management Strategy Statement.

For more information, please contact:

Alison Ball, Financial Services Manager, on 0115 901 3980

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For Quarter Ended 30 June 2019

	<u>Position @ 1 April 2019</u> £	<u>Loans Made During Q1</u> £	<u>Loans Repaid During Q1</u> £	<u>Position @ 30 June 2019</u> £
<u>Long Term Borrowing</u>				
PWLB	8,811,577	0	0	8,811,577
Total Long Term Borrowing	8,811,577	0	0	8,811,577
<u>Temporary Borrowing (Short Term)</u>				
Local Authorities	0	0	0	0
Central Government	0	0	0	0
Banks & Other Institutions	0	0	0	0
Total Temporary Borrowing	0	0	0	0
TOTAL BORROWING	8,811,577	0	0	8,811,577
<u>Long Term Investment</u>				
CCLA LAPF Property Fund	(1,000,000)	0	0	(1,000,000)
Total Long Term Investment	(1,000,000)	0	0	(1,000,000)
<u>Short Term Investment</u>				
Bank of Scotland	(2,000,000)	(1,000,000)	0	(3,000,000)
Blackrock Money Market Fund	(3,260,000)	(9,675,000)	8,935,000	(4,000,000)
Barclays	(1,000,000)	0	1,000,000	0
Close Brothers	(2,000,000)	0	0	(2,000,000)
Debt Management Office	0	0	0	0
Goldman Sachs	(2,000,000)	0	0	(2,000,000)
HSBC Treasury	0	(8,323,000)	5,953,000	(2,370,000)
Aberdeen Standard Market Fund (Ignis)	(1,230,000)	(13,225,000)	10,455,000	(4,000,000)
Local Authorities & Other	0	0	0	0
Nationwide	0	0	0	0
Santander	(1,000,000)	(3,000,000)	1,000,000	(3,000,000)
Total Short Term Investment	(12,490,000)	(35,223,000)	27,343,000	(20,370,000)
TOTAL INVESTMENT (See below)	(13,490,000)	(35,223,000)	27,343,000	(21,370,000)
NET BORROWING / (INVESTMENT)	(4,678,423)	(35,223,000)	27,343,000	(12,558,423)

Temporary Borrowing & Investment Statistics at 30 June 2019**Investment:**

Fixed Rate Investment	(7,000,000)	(9,323,000)	6,953,000	(9,370,000)
Variable Rate Investment	(6,490,000)	(25,900,000)	20,390,000	(12,000,000)
TOTAL INVESTMENT	(13,490,000)	(35,223,000)	27,343,000	(21,370,000)

Proportion of Fixed Rate Investment	43.85%
Proportion of Variable Rate Investment	56.15%
Temporary Investment Interest Receivable	£ 45,065
Equated Temporary Investment	£ 3,983,877
Weighted Average Interest Rate Received (Interest Receivable / Equated Investment)	1.13%
7 Day LIBID (Benchmark)	0.57%
3 Month LIBID	0.68%

Borrowing:

Temporary Borrowing Interest Payable	£ -
Equated Temporary Borrowing	£ -
Weighted Average Interest Rate Paid (Interest Payable / Equated Borrowing)	n/a
7 Day LIBOR (Benchmark)	0.69%

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		2019/20 Original Estimate (Council 4/3/19)	2019/20 Position at 30-Jun-19
A) Prudential Indicators			
Affordability:			
a) Capital Expenditure	£ 8,943,500	£ 9,889,700	
b) Capital Financing Requirement	£ 15,639,600	£ 15,526,546	
c) Gearing (CFR to Long Term Assets)	35%	37%	
Ratio of Financing Costs to Net Revenue Stream-Services	11.45%	12.16%	
Ratio of Financing Costs to Net Revenue Stream-Commercial	0.31%	0.31%	
d) Total Ratio of Financing Costs to Net Revenue Stream	11.76%	12.47%	
e) Ratio of Commercial Income to Net Revenue Stream	0.61%	0.61%	
f) Maximum Gross Debt	£ 17,739,600	£ 8,811,577	
g) Ratio of Internal Borrowing to CFR	34%	27%	
B) Treasury Management Indicators			
Affordability:			
a) Operational Boundary for External Debt:			
Borrowing	£ 18,700,000	£ 8,811,577	
Other Long Term Liabilities	£ 1,500,000	£ -	
Total Operational Boundary	£ 20,200,000	£ 8,811,577	
b) Authorised Limit for External Debt:			
Borrowing	£ 19,700,000	£ 8,811,577	
Other Long Term Liabilities	£ 1,500,000	£ -	
Total Authorised Limit	£ 21,200,000	£ 8,811,577	
Prudence:			
c) Upper & Lower limits for the maturity structure of outstanding Borrowing during 2019/20:			
Under 1 Year	U 40%, L 0%	0%	
1 Year to 2 Years	U 40%, L 0%	0%	
2 Years to 5 Years	U 50%, L 0%	0%	
5 Years to 10 Years	U 50%, L 0%	0%	
Over 10 Years	U 100%, L 0%	100%	
d) Investment Treasury Indicator and limit:			
Max. NEW principal sums invested in 2019/20 for periods OVER 365 days (ie. non-specified investments), subject to maximum non specified per counterparty of £3m AND to the prevailing overall counterparty limit, AND to the TOTAL non specified limit of £5m.	£ 3,000,000	£ -	
e) Upper limit for fixed interest rate exposure: (Maximum outstanding net BORROWING)			
LOCAL INDICATOR - Investment Only	100.00%	43.85%	
LOCAL INDICATOR - Borrowing Only	100.00%	100.00%	
f) Upper limit for variable interest rate exposure: (Maximum outstanding net BORROWING)			
LOCAL INDICATOR - Investment Only	100.00%	56.15%	
LOCAL INDICATOR - Borrowing Only	50.00%	0.00%	

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Report to Cabinet

Subject: Quarterly Budget Monitoring and Virement Report

Date: 1 August 2019

Author: Senior Leadership Team

Wards Affected

Borough Wide

Purpose

- To update Cabinet on the forecast outturn for Revenue and Capital budgets for 2019/20. The budgets include all carried forward amounts from the 2018/19 financial year.
- To request approval from Cabinet for the changes to the budget as set out in this report.

Key Decision

This is a Key Decision

Recommendation(s)

Members are recommended:

- 1) To approve the General Fund Budget virements set out in Appendix 1;
- 2) To note the use of reserves and funds during quarter one as detailed in Appendix 2;
- 3) To approve the changes to the capital programme included in paragraph 2.3.

1 Background

- 1.1 The Council has made a commitment to closely align budget and performance management. This is in line with accepted good practice.

1.2 To deliver this commitment, systems to monitor performance against revenue and capital budgets, improvement activity and performance indicators have all been brought together and are now embedded in the way the Council works. Whilst the budget and performance information is presented in 2 separate reports, they are reported to Cabinet together and will appear on the same agenda.

2 **Proposal**

2.1 **General Fund Revenue Budget**

The following table summarises the overall financial position of the General Fund Revenue Budget and the expected total spend for the year. This information has been compiled using the best information made available to Financial Services by the relevant spending officers as at 30 June 2019. In summary the Council's General Fund outturn is projected to be in line with the approved budget of £11,676,000, including an overall contribution from reserves of £1,125,200.

General Fund Revenue Budget 2019/20 – Change Analysis

	£
Net Council Budget for 2019/20 approved by Council on 4 March 2019 and Cabinet's Maximum Budget is	11,676,000
Up to the end of June 2019 expenditure less income totalled	2,273,346
In the remaining 9 months of year we expect net expenditure to be	9,402,654
Total net revenue spend for the year is currently expected to be	11,676,000
Total Projected Revenue (Under) / Overspend 2019/20	0

Appendix 1 outlines how the General Fund Revenue budget is divided between the Portfolios of the Council and includes a detailed variance analysis identifying the current proposed changes for quarter one against the approved budget for each Portfolio area. Cabinet is recommended to approve these changes.

The major variances detailed in Appendix 1 include:

Expenditure:

- Community Development, Events – cost of a contractual arrangement with Nottingham City Council for the delivery of Arnold Carnival £26,000, ensuring improved safety provisions and including delivery of a robust event

- management plan, major incident plan and event control;
- Housing Needs - £85,000 additional cost of bed and breakfast accommodation due to increased demand, funded from reserves.

Income:

- Leisure Centres - £19,600 reduction in income at Arnold Leisure Centre due to the closure required to carry out essential structural surveys in the pool hall;
- Pet Cremation - £85,800 reduced income forecast for the year due to a lower initial take up of the service in the first quarter of operation. Budgets have been re-aligned to allow for business start-up and moderate growth in the first year, giving the revised budget a positive return marginally above breakeven point. This reduction is offset by the application of the budget reduction risk reserve;
- Public Offices – (£35,900) net additional income from rental of office space at the Civic Centre.

Financing:

- Reduction in minimum revenue provision – (£70,700) saving due to re-profiling of the 2018/19 capital programme.

Details of the budget virements authorising the usage of Earmarked Reserves and Revenue Budget Funds as approved by the Chief Financial Officer and relevant Corporate Director in accordance with Financial Regulations are set out in **Appendix 2**. No virements were approved by Portfolio Holders for amounts of £50,000 or less during quarter one.

2.2

Efficiency/Budget Reduction Programme – Progress Update

Since 2014/15 Council have approved four separate budget reduction programmes totalling £6.5m net of risk provision. Progress to date has been positive and budget reductions achieved have been in line with the profiled estimate. Of the total programme, £2.6m is still to be delivered over 2019/20 to 2022/23.

In 2019/20 the programme for the delivery of efficiencies totals £1,086,300 net of risk provision. Quarter 1 monitoring indicates the following:

Movements on Efficiencies 2019/20	
	£
Approved Efficiency Programme 2019/20	1,086,300
Removal from Programme	
External Audit Fees – Housing Benefit Subsidy Contract	7,300
Sale of Communications and Customer Insight Services	3,000
Total Removed	10,300
Deferred/Part Deferred Projects	
Pet Cremation Service	85,800
Commercial Tree Team	12,000

Street Naming and Numbering Charges	5,000
Total Deferred	102,800
Offset by:	
Early Delivery	
Property lease with new partner at Civic Centre	(35,900)
Total Quarter 1 Amendments	77,200

Revised Total 2019/20	1,009,100
------------------------------	------------------

The budget impacts of these projects are included in Appendix 1 and are fully offset by application of the budget reduction risk reserve and fund budgets. Please note that if the situation improves for part deferred projects during the financial year then further adjustments will be made.

Delivery of the programme will continue to be monitored and updates provided in future reports.

2.3

Capital Programme

Appendix 3 details the current projected position on the Capital Programme and its financing for 2019/20, analysed by Portfolio, and this is summarised in the table below. Cabinet is recommended to approve these changes.

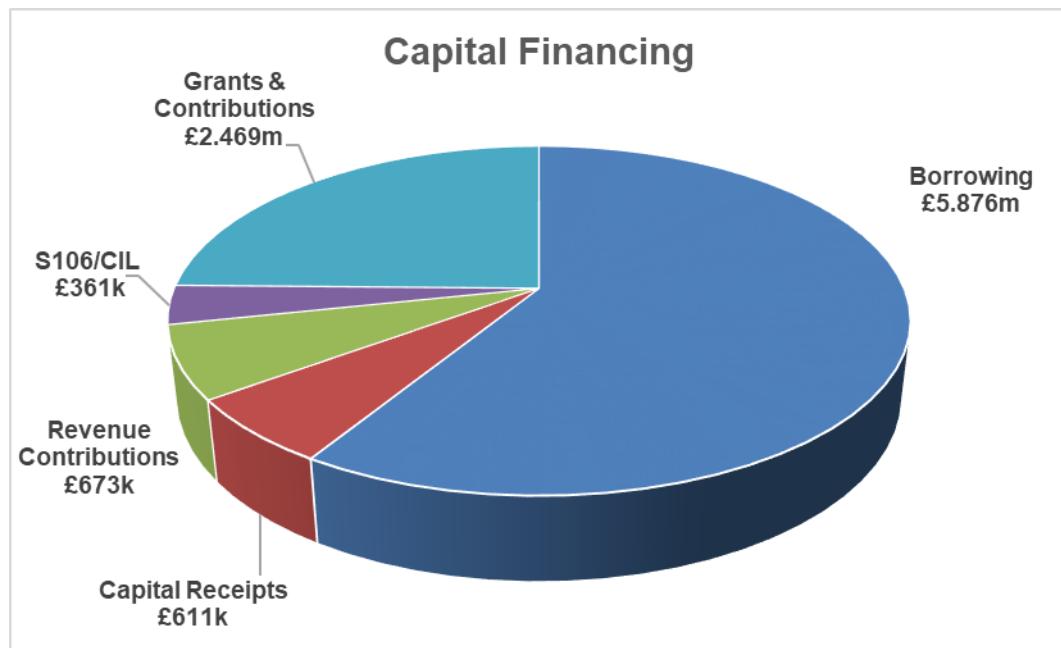
Capital Budget 2019/20 - Change Analysis	
	£
Original 2019/20 budget approved by Council on 4 March 2019	8,943,500
Approved Carry Forwards from 2018/19	901,200
Demolition of buildings on Station Road funded by Economic Development Fund	35,000
Muirfield Road Play Area funded by FCC Communities Foundation grant	100,000
Current approved budget for 2019/20	9,979,700
 Proposed Amendments to the Programme @ Quarter 1	
Additional Schemes:	
Establish a community garden in Redhill fully funded by a Developer contribution.	10,000
Total Proposed Amendments	10,000
Proposed Revised Capital Programme 2019/20	9,989,700
Actual Expenditure to Quarter 1 2019/20	411,435
Estimated Expenditure Quarter 2 - 4 2019/20	9,578,265
Projected Outturn	9,989,700
Projected Capital Programme Variance 2019/20	0

Capital schemes are monitored on a quarterly basis, meetings are currently held between finance officers and service/project officers. In 2019/20 bi-monthly capital management meetings will be held, chaired by the Chief Financial Officer and attended by Service Managers, Project Officers and a Finance Business Partner.

2.4

Capital Programme Financing

The projected method of financing the current capital programme requirement of £9,989,700 is detailed in Appendix 3 and summarised in the chart below.



2.5

Capital Receipts Monitoring

When the Council sells General Fund assets it is permitted to use this income to fund capital expenditure. The initial capital receipts estimate for 2019/20 projects that £611,000 will be generated and used to finance the capital programme in 2019/20. There is no change to the capital receipts estimate projected at quarter 1 monitoring.

3

Alternative Options

Option – Not to amend the original Council approved budgets during the year to reflect the latest projected outturn position.

Advantages:

- The final outturn position of the Council can be easily compared to its original intentions when the budget was set and areas of budget risk identified.

Disadvantages:

- Budgets not aligned to current budget pressures resulting in increased likelihood of budget overspend and emerging Council priorities not being addressed;
- Restrict the effectiveness of medium term planning process and preparation of the forward budget if pressures and areas of efficiency are not readily identifiable during budget preparation;
- Budget not reflective of latest performance information.

Reason for rejection – the option is not likely to result in the best outcomes in financial management or support delivery of priorities.

4 Financial Implications

The nature of the report is such that it has significant resource implications across the Council. The report itself demonstrates how resources are being managed.

5 Appendices

Appendix 1 – General Fund Revenue Budget 2019/20 – Budgetary Report

Appendix 2 – Use of Reserves and Revenue Fund Budgets

Appendix 3 – Capital Programme 2019/20 – Budgetary Control Report

6 Background Papers

Detailed Quarterly Budgetary Control Exception Reports

7 Reason for Recommendations

To align the budgets to the current pressures and priorities and ensure the delivery of Council objectives is supported.

Grand Summary**Revenue Quarterly Budgetary Control Report****Period 201903 Quarter Ending 30 June 2019**

Community Development
 Housing, Health & Well-being
 Public Protection
 Environment
 Growth & Regeneration
 Resources & Reputation

Total Portfolio Budget

Transfer to/ -from Earmarked Reserves

Total General Fund Quarter 1

Net Council Budget (Cabinets General Fund Maximum Budget)

	Current Approved Budget £	Profiled Budget £	Actual to date £	Variance £	%	Projected Outturn £	Projected Annual Variance £
Community Development	1,572,700	328,125	303,828	-24,297	-7	1,612,500	39,800
Housing, Health & Well-being	2,495,100	170,411	-698,912	-869,323	-510	2,598,900	103,800
Public Protection	1,505,200	119,675	84,269	-35,406	-30	1,500,400	-4,800
Environment	4,547,100	152,207	406,411	254,204	167	4,644,900	97,800
Growth & Regeneration	787,700	76,200	74,928	-1,272	-2	777,400	-10,300
Resources & Reputation	1,733,400	2,027,930	2,102,822	74,892	4	1,667,100	-66,300
Total Portfolio Budget	12,641,200	2,874,548	2,273,346	-601,202	-21	12,801,200	160,000
Transfer to/ -from Earmarked Reserves	-965,200	-8,275	0	8,275	-100	-1,125,200	-160,000
Total General Fund Quarter 1	11,676,000	2,866,273	2,273,346	-592,927		11,676,000	0
Net Council Budget (Cabinets General Fund Maximum Budget)	11,676,000					11,676,000	0

COMMUNITY DEVELOPMENT PORTFOLIO**BUDGETARY CONTROL REPORT - JUNE 2019****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable £'000	Adverse £'000	
<u>Democratic Mgt & Representation</u>					
Supplies and Services	330.5	344.9		14.4	Changes to Special Responsibility allowance as reported to Council.
<u>Community Centres</u>					
Revenue Income	(108.2)	(108.8)	0.6		Increased rent at Burton Road CC due to new lease.
<u>Events & Play</u>					
Supplies & Services	74.5	100.5		26.0	Alternate delivery method for the Arnold Carnival, improving safety provisions and receiving a "Green" assessment in accordance with Nottinghamshire Safety Advisory protocols. This includes delivery of a robust event management plan, major incident plan and event control.
<u>All other budget heads</u>					
Including items previously reported	1,275.9	1,275.9			
PORTFOLIO TOTAL	1,572.7	1,612.5	0.6	40.4	Net Portfolio Total £39.8K Adverse

HOUSING, HEALTH & WELLBEING PORTFOLIO**BUDGETARY CONTROL REPORT - JUNE 2019****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable £'000	Adverse £'000	
Housing Needs					
Employee Expenses	304.2	298.5	5.7		Vacant posts within Housing Needs
Supplies & Services	166.4	251.4		85.0	Additional cost of B&B accommodation due to increased demand for the service, fully funded from reserves (see reserves sheet)
Leisure Services					
Premises Related Expenses	835.7	840.6		4.9	Changes in NNDR charges across all leisure Centres
Arnold Leisure Centre					
Revenue Income	(512.2)	(492.6)		19.6	Reduction in income as a result of closure to carry out essential structural surveys in the pool hall
All other budget heads	1,701.0	1,701.0			
Including items previously reported					
PORTFOLIO TOTAL	2,495.1	2,598.9	5.7	109.5	Net Portfolio Total £103.8K Adverse

PUBLIC PROTECTION PORTFOLIO**BUDGETARY CONTROL REPORT - JUNE 2019****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
<u>Licensing & Hackney Carriages</u> Employee Expenses	£'000 198.0	£'000 193.2	7.8		Licensing Officer Vacancy.
<u>Community Protection</u> Supplies & Services				3.0	Contributions to Local Neighbourhood Watch Schemes funded from the Community & Crime reserve (see reserve sheet)
<u>All other budget heads</u> Including items previously reported	1,307.2	1,307.2			
PORTFOLIO TOTAL	1,505.2	1,500.4	7.8	3.0	Net Portfolio Total £4.8K Favourable

ENVIRONMENT PORTFOLIO

Appendix 1

BUDGETARY CONTROL REPORT - JUNE 2019

REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable £'000	Adverse £'000	
Parks - Commercial Works					
Revenue Income	(674.6)	(576.8)			
Pet Cremation Service			85.8		Reduced income due to lower take up of service in Qtr. 1. Budgets have been realigned to allow for business start-up and growth in the first year.
Grounds Maintenance Tree Team			12.0		Reduced Commercial Tree Team income to Qtr. 1 partially offset with saving on staffing, external contractor and carrying out external works in-house.
All other budget heads (including items previously reported)	5,221.7	5,221.7			
PORTFOLIO TOTAL	4,547.1	4,644.9	-	97.8	Net Portfolio Total £97.8K Adverse

GROWTH & REGENERATION PORTFOLIO**BUDGETARY CONTROL REPORT - JUNE 2019****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
<u>Development Management</u>					
Revenue Income	(818.5)	(813.5)		5.0	Street Naming & Numbering charging policy rescheduled to be prepared and commence in Jan 2020.
<u>Economic Development</u>					
Employee Expenses	247.4	232.1	15.3		Vacancy savings transferred to reserves to fund market supplement (see reserves sheet)
<u>All other budget heads</u> (including items previously reported)	1,358.8	1,358.8			
PORTFOLIO TOTAL	787.7	777.4	15.3	5.0	Net Portfolio Total

GROWTH & REGENERATION PORTFOLIO**BUDGETARY CONTROL REPORT - JUNE 2019****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
	£'000	£'000	£'000	£'000	£10.3K Favourable

RESOURCES & REPUTATION PORTFOLIOBUDGETARY CONTROL REPORT - JUNE 2019REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
Health & Safety and Emergency					
Planning					
Employee Expenses	56.8	62.8		6.0	Health & safety corporate training.
Public Land & Buildings					
Income	(218.9)	(214.2)		4.7	Reduction in Telecom Mast income.
Corporate Officers					
Employee Expenses	96.8	83.4	13.4		Maternity cover savings.
Public Offices					
Income	(285.6)	(321.5)	35.9		Early delivery of the efficiency for the Civic Centre lease to new partners and RPI rent uplift.
Customer Services					
Income	(14.0)	(10.0)		4.0	End of Face to Face Service contract due to partner organisation moving into Civic Centre.
Communication's & Publicity					
Income	(24.3)	(21.3)		3.0	Non delivery of efficiency from sale of Communications and Insight services investigated and deemed not commercially viable.
Corporate Management.					
Employee Expenses	585.2	598.2	13.0		Extension of temporary Personal Assistant role.
Supplies & Services	156.5	163.8	7.3		Increased Housing Benefit subsidy audit fees.

RESOURCES & REPUTATION PORTFOLIOBUDGETARY CONTROL REPORT - JUNE 2019REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
Elections	£'000	£'000	£'000	£'000	
Employee Expenses	119.0	125.0		6.0	Additional Staffing costs for Local Elections.
Supplies and Services	134.3	151.5		17.2	Additional administrative expenditure on Local Elections.
Revenues-Local Taxation					
Supplies & Services	90.6	145.6		55.0	Business Rates property inspection costs identifying new chargeable businesses and increasing business rates income in the Collection Fund, offset by contribution from the Business Rates Pool Reserve.
Central Provisions					
Supplies and Services	303.2	278.2	25.0		Application of Risk Provision to partially offset deferred delivery of efficiencies across portfolios
Revenue Income	0.0	(17.5)	17.5		Brexit preparation grant offset by transfer to earmarked reserve (see reserve sheet)
Movement in Reserves					
Minimum Revenue Provision	641.5	570.8	70.7		Reduction in Minimum Revenue Provision due to slippage in the 2018/19 capital programme.
Insurance Premiums					
Supplies and Services	292.6	272.6	20.0		Savings on Insurance Contract
All other budget heads	(200.3)	(200.3)			

RESOURCES & REPUTATION PORTFOLIOBUDGETARY CONTROL REPORT - JUNE 2019REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
(including items previously reported)	£'000	£'000	Favourable	Adverse	Net Portfolio Total £65.3K Favourable
			£'000	£'000	
PORTFOLIO TOTAL	1,733.4	1,667.1	182.5	116.2	

EARMARKED RESERVES

BUDGETARY CONTROL REPORT - JUNE 2019

REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
Transfer to/from Reserves					
Housing Needs					
Contribution from Reserve Homelessness Reserve	0.0	(85.0)	85.0		Additional cost of B&B accommodation due to increased demand for the service.
Revenues - Local Taxation					
Contribution from Business Rates Pool Reserve		(55.0)	55.0		Business rates property inspections identifying new chargeable businesses.
Economic Development					
Contribution to Economic Development Fund		15.3		15.3	Staff savings to fund 3 year market supplement
Public Protection					
Contribution from Community and Crime Reserve		(3.0)	3.0		Contribution to Local Neighbourhood Schemes
Central Provisions Account					
Contribution to Earmarked Grants	0.0	17.5			Brexit preparation grant received
Contribution from Budget Risk Reduction Reserve		(49.8)	49.8	17.5	Contribution to offset deferred delivery of efficiencies across portfolios
All other budget heads					
Including items previously reported	(965.2)	(965.2)			
RESERVES TOTAL	(965.2)	(1,125.2)	192.8	32.8	Net Reserves Total £160K Net Contribution from Reserves

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Transfers to/from Earmarked Reserves and Revenue Budget Funds

Quarter Ended June 2019

As approved by the Deputy Chief Executive and Director of Finance and the relevant Corporate Director in accordance with the delegations outlined in the Financial Regulations.

Usage of Earmarked Reserves		
		£
1	Community Development	
	Drawdown of grants for Heritage Brought Alive project	22,500
	Contribution from Earmarked Reserves - Heritage	-22,500
	Drawdown of grants for Social Prescription project	7,100
	Contribution from Earmarked Reserves - Community Relations	-7,100
	Grant payment to Newstead Village Centre	2,700
	Contribution from Community & Crime Reserve	-2,700
	Haywood Road CC Improvement work - Community Asset Transfer	16,100
	Contribution from Asset Management Reserve	-16,100
	Youth Holiday Programme	10,000
	Contribution from Community & Crime Reserve	-10,000
2	Housing Health & Wellbeing	
	Leisure Transformation project cost	24,500
	Contribution from Transformation Fund Reserve	-24,500
	Leisure Transformation Strategy	5,300
	Contribution from Earmarked Reserves - Grants	-5,300
3	Public Protection	
	Community Safety - Projects Tackling Knife Crime	20,000
	Contribution from Community & Crime Reserve	-20,000
4	Environment	
	Installation of Interpretation panels Gedling Country Park	2,600
	Contribution from Earmarked Reserves - Grants	-2,600
	Replacement Climbing Frame Arnot Hill Park	30,000
	Contribution from Insurance Reserve	-30,000

5	Resources & Reputation	
	Funding for procurement system 'Intend'	7,600
	Contribution from Efficiency & Innovation Reserve	-7,600
	Legal Services Agency costs to cover long term sickness	6,600
	Contribution from Transformation Fund Reserve	-6,600
	Revenue contribution to capital - Demolition of Station Rd	35,000
	Contribution from Economic Development Fund	-35,000
	Selling legal services project - start-up contribution	10,000
	Contribution from Transformation Fund Reserve	-10,000
	Total Expenditure	£200,000
	Total Reserves	-£200,000

Usage of Revenue Budget Funds		
		£
	None to Report	
	General Fund Total	£0

Summary Capital Programme Expenditure & Financing
Quarter 1 June 2019

Appendix 3

Capital Expenditure	Original Budget £000	Carry Forwards £000	Virements £000	Current Approved Budget £000	Quarter 1 Proposals £000	Total £000
Community Development	0.0	3.7	0.0	3.7	0.0	3.7
Health & Housing	419.6	0.0	0.0	419.6	0.0	419.6
Public Protection	900.0	210.0	0.0	1,110.0	0.0	1,110.0
Environment	1,261.9	427.9	0.0	1,689.8	110.0	1,799.8
Growth & Regeneration	3,140.0	143.6	35.0	3,318.6	0.0	3,318.6
Resources & Reputation	3,222.0	116.0	0.0	3,338.0	0.0	3,338.0
Total	8,943.5	901.2	35.0	9,879.7	110.0	9,989.7

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Capital Financing	Original Budget £000	Carry Forwards £000	Virements £000	Current Approved Budget £000	Quarter 1 Proposals £000	Total £000
Borrowing	5,371.3	504.6	0.0	5,875.9	0.0	5,875.9
Revenue Contributions	479.1	158.6	35.0	672.7	0.0	672.7
S106 / CIL	361.1	0.0	0.0	361.1	0.0	361.1
Grants & Contributions	2,121.0	238.0	0.0	2,359.0	110.0	2,469.0
Capital Receipts	611.0	0.0	0.0	611.0	0.0	611.0
Total	8,943.5	901.2	35.0	9,879.7	110.0	9,989.7

Detailed Capital Monitoring by Portfolio - Quarter 1 June 2019

Project	Original Capital Programme	Carry F/wds	Qtr 1 Vire /Supp & Additions	Current Approved Budget	Quarter 1 Proposals	Revised Capital Programmme
	£000's	£000's	£000's	£000's	£000's	£000's
Aid to parishes	0.0	3.7		3.7		3.7
Community Development Total	0.0	3.7	0.0	3.7	0.0	3.7
Station Road Carlton - Starter Homes	160.3		35.0	195.3		195.3
Affordable Housing	154.3			154.3		154.3
Redhill Replacement Gym Equipment	70.0			70.0		70.0
Replacement Theatre System	35.0			35.0		35.0
Housing & Health Total	419.6	0.0	35.0	454.6	0.0	454.6
Disabled Facilities Grants	900.0	210.0		1,110.0		1,110.0
Public Protection Total	900.0	210.0	0.0	1,110.0	0.0	1,110.0
Car Park Resurfacing	15.0			15.0		15.0
Vehicle Replacement Programme	606.0	234.0		840.0		840.0
Gedling Country Park	31.8			31.8		31.8
Cinder Path Netherfield	0.0	28.0		28.0		28.0
Haywood Road Play Area				0.0		95.3
PASC Trees/Landscaping equipment		155.8		155.8		155.8
Carlton Cemetery - Expansion/Car Park	268.8	10.1		278.9		278.9
Community Garden Georgia Drive Redhill	0.0	0.0	0.0	0.0	10.0	10.0
Gedling Country Park Car Park Extension	150.0			150.0		150.0
Muirfield Play Area	0.0	0.0	100.0	100.0		100.0
Lambley Lane Changing Room & Pitch Renovation	95.0			95.0		95.0
Environment Total	1,166.6	427.9	100.0	1,694.5	10.0	1,799.8
Calverton Enterprise Units	1,370.0			1,370.0		1,370.0
Arnold Market	980.0	103.6		1,083.6		1,083.6
Carlton Square Development	790.0	40.0		830.0		830.0
Growth & Regeneration Total	3,140.0	143.6	0.0	3,283.6	0.0	3,283.6
IT Licences - Microsoft Office	100.0			100.0		100.0
Civic Centre Public Toilets	22.0			22.0		22.0
Customer Service Improvements	100.0			100.0		100.0
All Weather Pitch Carlton Le Willows	300.0			300.0		300.0
Commercial Property Investment	2,500.0			2,500.0		2,500.0
Asset Management Fund	200.0			200.0		200.0
Hazleford Way Drainage		51.0		51.0		51.0
Equipment Replacement	0.0	65.0		65.0		65.0
Resources & Reputation Total	3,222.0	116.0	0.0	3,338.0	0.0	3,338.0
Total Programme	8,848.2	901.2	135.0	9,884.4	10.0	9,989.7



Report to Cabinet

Subject: Gedling Plan Quarter 1 Performance Report

Date: 1 August 2019

Author: Senior Leadership Team

Wards Affected

Borough wide

Purpose

To inform Cabinet in summary of the position against Improvement Actions and Performance Indicators in the 2019/2020 Gedling Plan at the end of quarter 1.

Key Decision

This is not a key decision.

Recommendation

THAT:

The progress against Improvement Actions and Performance Indicators in the 2018/19 Gedling Plan be noted.

1 Background

- 1.1 The Council has made a commitment to closely align budget and performance management. This is in line with accepted good practice.
- 1.2 To deliver this commitment, systems to monitor performance against revenue and capital budgets, improvement activity and performance indicators have all been brought together and are now embedded in the way the Council works. Whilst the budget and performance information is presented in 2 separate reports, they are and will be reported to Cabinet together and will appear on the same agenda.

- 1.3 In addition, performance reports now focus more directly on the Council's priorities and offer an "early warning" system of instances where targets may not be secured.
- 1.4 As usual, comprehensive details about current performance against the Gedling Plan can be accessed through the following link on the Council's website:-

<http://www.gedling.gov.uk/council/aboutus/prioritiesplansandperformance/howwearedoing/>

Members are recommended to view this document which provides valuable background detail to this summary paper. It provides a more in-depth review of indicators, actions and outcomes for quarter 1.

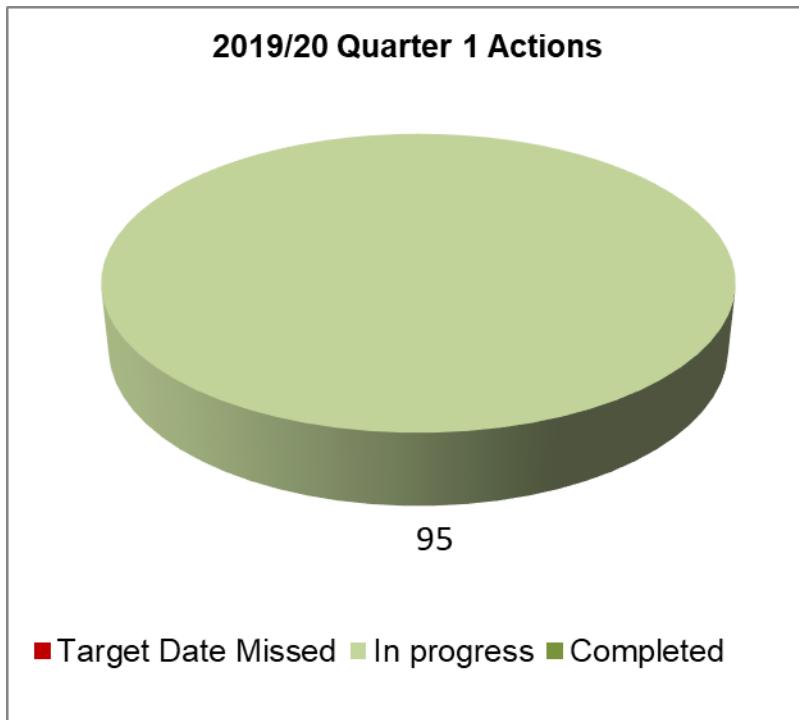
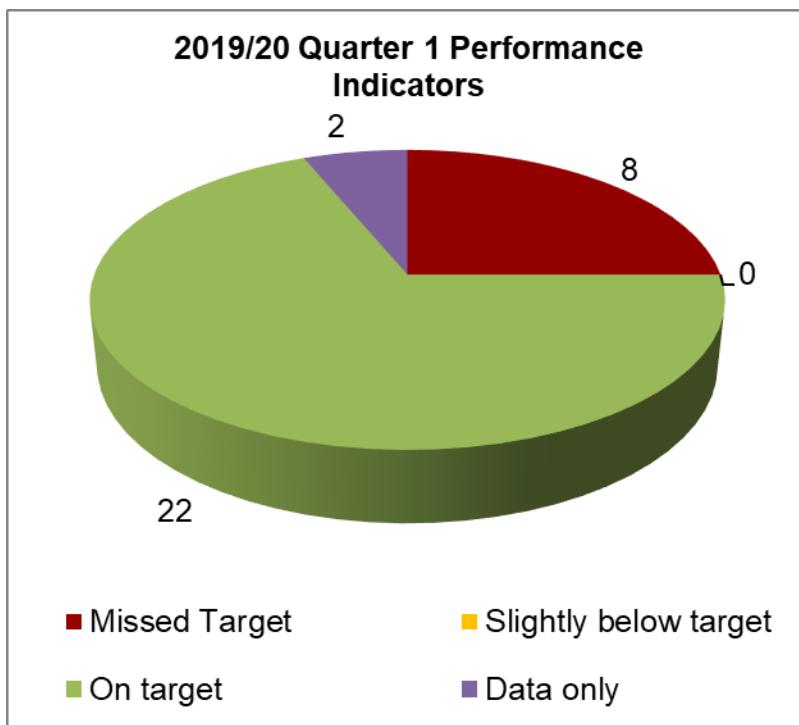
- 1.5 A full set of papers that appear on the website have been printed and these reports are available in the Members' Room. They contain explanations of variances from expected performance together with trend arrows for all the performance indicators within the Gedling Plan (note that an upward arrow indicates improved performance, irrespective of whether improvement is represented by a higher or lower value) and progress bars for all Gedling Plan actions showing progress made against project milestones.
- 1.6 The assessment criteria used for actions and indicators is based on red, amber and green traffic light symbols. To be assessed as green performance indicators must be in line with their expected performance at this stage of the year, whilst actions must be on target against the "completed" or "in progress" milestones determined within the performance management system, Pentana.

2 Proposal

- 2.1 It is proposed that Cabinet note the current Performance Information for quarter 1 as set out below.

2.2 Overall Performance

Overall performance at quarter 1 against the 2019/20 Gedling Plan actions and indicators shows the following:



2.3 Actions

At this stage the 95 Gedling Plan actions are either in progress or assigned to an Officer. It must be noted that the data in this report refers to the first quarter of the financial year only and it is expected that actions identified for the year will be met.

2.4 Indicators

Overall indicator performance at the end of quarter 1 shows that out of a total of 32 indicators, 22 were on or above target, 0 were slightly below target and 8 indicators missed their target. Two indicator is for tracking purposes only. All data was available at the time of drafting this report.

2.5 Examples of particularly positive performance during quarter 1 include:

- LI027f Number of attendances - Bonington Theatre – High levels of performance are being maintained with 13,198 against a target of 11,150
- LI052 Percentage of calls to the contact centre answered (or call back made) - 12 month rolling total – Currently stands at 95.6% in comparison to target of 92%
- LI057 Percentage of customers seen within 15 minutes – 91.6% of customers are seen within 15 minutes against target of 85%
- LI321 Number of Keep Me Posted email newsletter subscribers – with 25,000 subscribers against anticipated target of 18,000
- LI017 Percentage of Business Rates Collected – 29.75% collected against target of 27.37%
- NI154 Net additional homes provided - At 139 additional homes in quarter 1 represents the highest level of completions since 2014/15 Q2
- NI157a Percentage of Major planning applications processed within 13 weeks – with 100% processed within 13 weeks against a target of 90%
- LI363 Number of school-age work experience placements hosted in Gedling Borough Council in partnership with YouNG (and Economic Development) – Already had 8 placements against an annual target of 6
- LI276 Percentage of food premises scoring 4 or 5 in the national food hygiene rating scheme – With 94% of food premises scoring 4 or more in contrast to the 90% target

- LI379 Average number of Swim School Members (12 month rolling period)
– Average number is 2,686 against target of 2,500
 - LI027 Number of visits to leisure centres – With 280,918 visits compared to target of 255,950
- 2.6 The following performance indicators missed their target at the end of quarter 1 and are worthy of note. However from a Senior Leadership Team perspective there are no specific performance concerns to raise.
- LI107 Number of litter and dog fouling Fixed Penalty Notices (FPN) served and LI131 Number of fly tipping and duty of care cases submitted to the Council's Legal Team (cumulative figure) - The focus in the first half of the year is to address ASB resulting in fewer Litter Fixed Penalty Notices and fly tipping prosecutions. This focus is demand and priority led. The service, as well as focusing on ASB primarily in the Arnold area has also been short of two members of staff as well as having some long term sickness issues. However staffing levels have been addressed with the appointment of two new members of staff. There has also been a significant reduction in cigarette litter, and therefore a reduction in FPNs issued, due to the widespread use of vaping. Fly tipping prosecutions will be pursued where there is sufficient evidence to do so but this performance figure is largely dependent on what cases become available to take forward.
- LI075 Average time to process Housing Benefit change in circumstances (in calendar days) – Due to the additional work of data matching, which is a National fraud initiative, the target has been missed with average time to process a change being 4.7 days against a target of 4 days. This is the first time this target has not been met since Quarter 1 2017/18. It is expected that the indicator will be back on track by the end of quarter 2.
- LI086 Average length of time spent in temporary accommodation (in weeks) - Due to the size of some of our households in temporary accommodation it remains a challenge to acquire suitable permanent accommodation leading to sustained periods in this type of accommodation. Work with private landlords is ongoing to source additional properties and reduce the reliance on social housing.
- LI118 Number of long term empty homes in the Borough returned to use as a result of Gedling Borough Council intervention – Whilst the target was exceeded last year, the number of empty homes returned to use dipped in quarter 1. The officer is dealing currently with 118 properties that are empty and could potentially come back into use. The focus is to address those properties that are causing the most problems to communities which are naturally the more difficult ones to conclude and as a result, a smaller number of cases came to fruition in quarter 1.

NI155 Number of affordable homes delivered (gross) - Whilst the figure for the 1st quarter is 0, the 8 shared ownership properties at Chase Farm will shortly be marketed by Snugg living, part of the Jigsaw Homes group and a scheme part funded by MCHLG will see the YMCA purchase 8 homes in the borough within the current calendar year. In addition, the team are currently working with registered providers and have the additional benefit of the Council's commuted sums to bring forward additional affordable homes. This approach is expected to deliver the NI 155 target within the financial year.

NI157b Percentage of Minor planning applications processed within 8 weeks - There have been a number of vacant posts which has had a slight impact upon performance. Overall performance is still very good when assessed against national performance indicators. Performance in this area will be back on track in Q3 when vacant posts are filled.

NI192 Percentage of household waste sent for reuse, recycling and composting - This national calculation is always a quarter behind and relates to the Q4 figures. It covers the New Year period which affects the figures in three ways. Firstly, the garden waste collection service does not operate during the winter months, so garden waste collections which contribute towards the recycling/composting figure only applied for one month out of the three i.e. March. Secondly, the council offered an extended free bulky waste service over the New Year that proved to be extremely popular (2,471 free collections), but it increases the amount of waste that goes to the incinerator and not recycled, which in turn has a detrimental impact on this calculation. Thirdly, we are experiencing a higher than normal volume of rejected loads at the recycling depot due to contamination of recyclates. To improve in future quarters the Council has introduced a number of initiatives in partnership with Veolia including a simpler recycling information leaflet and clearer information on the bin calendars

2.7 Achievements

A separate report is produced highlighting key achievements delivered during quarter 1, focusing on areas where the Council has made a real difference to people's lives. This is attached as Appendix 1 and is available on the Council's website and in hard copy in the Members' Room. The following outcomes are identified for particular attention.

Local and European Elections – Our democratic services team successfully administered two elections in May. All 41 seats on the council and 11 Parish councils were up for election on 2 May. The turnout was 36.1% which amounted to 32,087 voters and the elections team and verification/count staff did a fantastic job of ensuring the elections ran smoothly under exceptional circumstances. Due to the uncertainties over Brexit, the team then had to make preparations for and deliver a snap European Election at the end of May. This was a huge task for the team and other colleagues around the council who all played their different roles.

Gedling Pet Cremation Services - A new pet crematorium service was launched in April for owners wanting to give their animal a last goodbye in Gedling Borough. Operating under the name Gedling Pet Cremation Services, the pet cremation team at Gedling Borough Council now provide arrangements to collect customers' pets from their home or vet, provide an individual cremation, and return the pet's ashes the following day. A reflection room is also available for owners to say their last goodbye in private. Leader of Gedling Borough Council, Councillor John Clarke said: "We're very pleased to be launching Gedling Pet Cremation Services as this is a great opportunity for Gedling Borough Council to provide a service to our community. "We understand how distressing the loss of a pet can be and we will ensure a dignified and high quality service, meeting the wishes of pet owners, is provided in what is a difficult time for them."

Arnold Carnival 2019 - A new format for the Arnold Carnival was delivered this year over three days. For the first time ever the event commenced on a Friday evening with stalls, fun fair and musical entertainment on stage, followed by a full programme of entertainment and activities all day Saturday and until 6pm on Sunday. The event events stage entertainment included both professional headline artists and community ones. There was a large outdoor market place, a Sunday service by Arnold Churches Together, fun fair, White Post Farm, Circus Skills, Go-karts and lazar quest. Gedling Play Forum also provided arts and crafts activities for children.

Gedling Borough's Heritage Brought Alive - The first phase of the Council's heritage strategy delivery has been completed with the completion and circulation of a new book, film and trail leaflet detailing the rich heritage of the Borough. A new heritage website for the Borough has also been published and is now live – www.gedlingheritage.co.uk. All materials have been produced and researched by a team of excellent local volunteers. The Council is currently working with

Ernehale Junior School to explore using the materials produced as a heritage education toolkit.

Arnold Market - New temporary stalls for Arnold Market were installed this quarter, which replaced the previous stalls that were not fit for purpose. These have been well received by the traders and mark the completion of the first phase of the market redevelopment. Work on phase 2 has commenced, which is the long term solution for the market. Following the installation of the temporary market stalls, there have been a series of events (six in total this quarter) held within the market place to support the ongoing development of the market. These have been regular occasions, with more planned for the forthcoming months.

Spring Children's Event - The first of a new programme of children's arts and crafts events delivered in partnership with Gedling Play Forum was delivered in April. The focus this year is to take the events out to the community and the Spring event was held at Killisick Community Centre. Around 30 children and their parents attended from in and around the Killisick area.

Disney Swim - In June the 3 pools launched Disney inspired themed pool adventures, with Disney's most-loved characters including Woody and Buzz Lightyear from Disney Pixar's Toy Story. Each session is delivered by a trained Activator and includes 10 fun and exciting activities bases on core aquatic skills to inspire children to keep healthy and learn a key life skill, featuring content inspired by the magic of Disney storytelling. Sessions are suitable for children/families aged 3 to 11yrs.

Storage Area Network Upgrade – IT have completed a major infrastructural upgrade to the Council's Storage Area Network with no visible impact to staff or customers.

3 Alternative Options

- 3.1 Not to present an update on quarterly performance, in which case Executive members will not be aware of performance against the Gedling Plan 2019/20.

4 Financial Implications

- 4.1 None arising from this report.

5 Appendices

- 5.1 Appendix 1 – Examples of Outcomes achieved during Quarter 1 2019/20.

6 Background Papers

6.1 None identified.

7 Reasons for Recommendations

7.1 To ensure Members are informed of the performance against the Gedling Plan 2019/20.

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Examples of Achievements and Activities

During

Quarter 1 2019/20

Strong and Dynamic Communities

PROMOTE AND ENCOURAGE PRIDE, GOOD CITIZENSHIP AND PARTICIPATION

Linby Neighbourhood Plan - Following the independent examination of the Linby Neighbourhood Plan and the receipt of the Examiner's Report, the Linby Neighbourhood Plan was approved by referendum on 2nd May 2019. 92% of those who voted voted in favour of Gedling Borough Council using the Neighbourhood Plan to help it decide planning applications in the neighbourhood area and there was a 39% turnout. As such the Linby Neighbourhood Plan now forms part of the Development Plan for Gedling Borough and will be used to decide planning applications within the parish of Linby.

Consultation on Statement of Community Involvement - This document sets out the Borough Council's approach towards community consultation on planning applications and emerging planning policy documents. The Statement of Community Involvement is currently being updated and a draft document was consulted on until 28th June 2019. Following careful consideration of the comments received, the final document will be adopted later in the year.

Arnold Carnival 2019 - A new format for the Arnold Carnival was delivered this year over three days. For the first time ever the event commenced on a Friday evening with stalls, fun fair and musical entertainment on stage, followed by a full programme of entertainment and activities all day Saturday and until 6pm on Sunday. The event events stage entertainment included both professional headline artists and community ones. There was a large outdoor market place, a Sunday service by Arnold Churches Together, fun fair, White Post Farm, Circus Skills, Go-karts and lazar quest. Gedling Play Forum also provided arts and crafts activities for children. The event also included the Carer's Roadshow, which involves 10 stalls from different support organisations offering their support and advice for local carers. The Roadshow organisers fed back that their involvement in the Carnival proved a great engagement opportunity with local carers. Referrals and signposting were made with a number of people.

Spring Children's Event - The first of a new programme of children's arts and crafts events delivered in partnership with Gedling Play Forum was delivered in April. The focus this year is to take the events out to the community and the Spring event was held at Killisick Community Centre. Around 30 children and their parents attended from in and around the Killisick area.

Netherfield Health and Wellbeing Fair - A Health and Wellbeing Fair was organised for adults in May which resulted in a range of partners from Health professionals, Solicitors, Police and a range of agencies such as Severn Trent Water and Notts Energy Partnership. Residents who attended the event were surveyed and felt the event should be repeated on an annual basis and that their needs had been met.

Carlton-le-Willows Health Fair - A Health and Wellbeing Fair has been held at Carlton Le Willows Academy. In all over 1200 pupils attended the event. A range of providers included the Bereavement Society, Harmless, Sexual Health, LGBT and Outburst from base 51. The young people responded positively to the event and visited the stalls in their hundreds. The police officer who attended the event said he was going to recommend that the Police attend other such events as he felt the young people were more engaged. One young person was referred to a service on the day and an update from the school regarding further referrals has been requested. The school felt the event had gone well and from early discussions are taking place to follow suit for next year.

Gedling Youth Council - Following the highly successful Intergenerational Event in March, young people are meeting regularly with Seniors Council members to create a manifesto for development around key policy issues affecting both groups. Members of the Youth Council are also working at the heart of policy development around knife crime in the Borough, working with the police, schools and senior GBC Officers on a knife crime film and lesson pack, to be used in Youth Clubs and schools in the Borough to raise awareness and educate young people away from knife crime and towards support.

Gedling Seniors Council - Seniors Council members are working to an agreed programme of themed meetings, the first being Community Health Services with representatives of the NNE CCG in April, which included a formal NHS England commissioned consultation session with Healthwatch. The second meetings was themed around Transport and Leisure and included Community Transport Providers and the Leisure Transformation Coordinator. A detailed set of minutes of both meetings are to be shared with the Health and Wellbeing Group and Leisure Transformation process accordingly, to enable local older people's views to be considered in policy and service changes. As a result of the second meeting, the Easilink Community Transport Service and Rushcliffe and Gedling Voluntary Transport Service are going to work together on joint funding applications for more synergised services in Gedling.

Support for the Windrush Generation - Regular updates are being provided at Caribbean Elders meetings about sessions being run at the Pilgrim Church and other venues in the City to encourage applications for recompense from the scheme.

Local and European Elections – Our democratic services team successfully administered two elections in May. All 41 seats on the council and 11 Parish councils were up for election on 2 May. The turnout was 36.1% which amounted to 32,087 voters and the elections team and verification/count staff did a fantastic job of ensuring the elections ran smoothly under exceptional circumstances. Due to the uncertainties over Brexit, the team then had to make preparations for and deliver a snap European Election at the end of May. This was a huge task for the team and other colleagues around the council who all played their different roles.

REDUCE POVERTY AND PROVIDE SUPPORT TO THE MOST VULNERABLE

Nottingham Citizen Advice Bureau (CAB) - Service Level Agreement 19/20 includes referral option to SPRIING social prescribing caseload. Successful brokerage of CAB to pilot outreach in key GP Surgeries from August 2019 will be funded by the Homelessness grant initiative.

Newstead Locality - £7,092 funding obtained for phase 1 of the Skate Park revamp from Nottinghamshire County Council (NCC) Local Improvement Scheme following a bid from Newstead Parish Council. Newstead Garden Competition launched and judged. Prizes will be presented to the winners by the Mayor at the Fun Day in quarter 2. Supported Newstead Centre trustees and staff to organise a spring event, which included a Planning For Real Exercise for the Centre, to organise a summer fair to promote the Garden Competition and the development of a Business Plan. Supported NCC Youth Services to relaunch the Newstead Youth Club Committee in May 2019.

Netherfield and Colwick Locality - Joint planning between Economic Growth and Community Relations considering locality work to date, the ideas regarding Colwick Industrial Estate, aspirations for the local area and how this might feed into an overall growth plan for Gedling. The data gathering will inform the current picture and key areas to consider when developing any strategy. Further work to be undertaken to understand the future needs and requirements and how local businesses, the wider community and partners will respond to these factors.

REDUCE ANTI-SOCIAL BEHAVIOUR, CRIME AND THE FEAR OF CRIME

CCTV - Excellent work by the CCTV service in partnership with the Police to detect the individuals responsible for the arson of the play equipment in Arnot Hill Park.

High Performing Council

PROVIDE EFFICIENT AND EFFECTIVE SERVICES

Arnold Carnival Communications - Highly successful communications around the Arnold Carnival, details as follows;

- The communications team were involved in promoting the event. One of the major changes this year was the additional day added on the Friday, another challenge was the weather which has threatened to stop the event from happening right up until the day of the carnival.
- We used a number of our channels to promote the event and when you add up the number of website views, social media reactions, email engagements and press releases, we communicated the carnival, directly, to an estimated **20,000** people across the borough. Here's some of the outputs and outcomes of the communications.
- **Website hits** - We had two pages on the website, one for the [event itself](#) and one for the [logistics pages](#) which contained information for stall holders. The event page on the What's On was visited by 4,100 unique users and the

logistics page received 3,972 views making a total of 8,072 unique visits to the page.

- **Social Media** - We created a [Facebook event for the carnival](#) which, by far, had the most success of all of the channels. The event was created on 6 May without any additional promotional paid advertising and had a lot of interactions over the first few days. In total, it reached **102,600** people and received **4,700 direct responses**, many of them from people saying they were going (748) or interested (3,900). It's very common now for people to mark that they are 'interested' rather than 'going' as it's the default option for events when they are created.
- **Email success** - We sent out three emails to over 18,000 individual recipients across the What's On and Latest News Topics. The first email was sent to 9,333 recipients and 44% (4,098) opened the email and 7% (627) clicked on one of the links within the email. The second email was sent to 8,718 recipients and 41% (3,554) opened the email and 13% (1,087) clicked one of the links within the email. The third and final email went to 5,312 recipients and there was a 19% open rate (984) and 5% (255) clicked through. The benchmarking for open rates for emails is around the 25-30% mark so our open rates were much higher than the industry standard for this kind of communications.
- **Press coverage** - We issued a press release to all the usual outlets and it was picked up by BBC Radio Nottingham, ITV Central, Nottingham Post and Gedling Eye. The 'plastic clever' aspect of the carnival created some interest also.

IPads - Rolled out iPads to all members in accordance with our digital strategy.

Storage Area Network Upgrade - A major infrastructural upgrade to the Council's Storage Area Network has been completed with no visible impact to staff or customers.

Gedling Pet Cremation Services - A new pet crematorium service was launched in April for owners wanting to give their animal a last goodbye in Gedling Borough. Operating under the name Gedling Pet Cremation Services, the pet cremation team at Gedling Borough Council now provide arrangements to collect customers' pets from their home or vet, provide an individual cremation, and return the pet's ashes the following day. A reflection room is also available for owners to say their last goodbye in private. Leader of Gedling Borough Council, Councillor John Clarke said: "We're very pleased to be launching Gedling Pet Cremation Services as this is a great opportunity for Gedling Borough Council to provide a service to our community. "We understand how distressing the loss of a pet can be and we will ensure a dignified and high quality service, meeting the wishes of pet owners, is provided in what is a difficult time for them."

Vibrant Economy

ENSURE LOCAL PEOPLE ARE WELL PREPARED AND ABLE TO COMPETE FOR JOBS

School events – there were three school events held in this period at Joseph Whitaker, Carlton Frank Seely and Arnold Hill Academy. These are joint events with the schools to help show young people a glimpse of the world of work.

CREATE THRIVING AND VIBRANT TOWN AND LOCAL CENTRES

Arnold Market - New temporary stalls for Arnold Market were installed this quarter, which replaced the previous stalls that were not fit for purpose. These have been well received by the traders and mark the completion of the first phase of the market redevelopment. Work on phase 2 has commenced, which is the long term solution for the market. Following the installation of the temporary market stalls, there have been a series of events (six in total this quarter) held within the market place to support the ongoing development of the market. These have been regular occasions, with more planned for the forthcoming months.

Sustainable Environment

PROVIDE AN ATTRACTIVE AND SUSTAINABLE LOCAL ENVIRONMENT THAT LOCAL PEOPLE CAN ENJOY

Arnot Hill Park Mural - City Arts have been commissioned by the Council to create a new mural for the bridge on the railway cutting running along the edge of Arnot Hill Park. Participants in the 'Express Yourself' project delivered by City Arts will select an artist to work with them on a new mural marking 100 years of Arnot Hill Park as a public park.

'Express Yourself' is a project for young people in the Gedling area aged 13-17 which aims to support them in gaining skills and qualifications by raising self-esteem in a safe creative environment.

The mural will be designed by the young people participating in the project during May and June and the mural will be completed in time for the 'Picnic in the Park' Arnot Hill Park centenary event in July.

Muirfield Road Recreation Ground – The recreation ground has received a £100,000 transformation bid for a new play area including a climbing tower and zip-wire. This will allow for a full refurbishment and extension to the site. The work is due to start in the autumn thanks to funding from WREN as well as a local residents group. The plans for the playground include installing new equipment for pre-school and juniors, including a variety of swings, climbing tower, slides, see saw, rock and rollers and activity boards. For older children, a zip-wire and other age appropriate equipment will also be added. There will also be a sheltered seating area and tables for parents to sit in. With work set to take a few months, the park should be unveiled before Christmas.

Haywood Road in Mapperley - New £120,000 park and play area given green light to be built on Haywood Road in Mapperley. The new facility will now be built after the money was raised to pay for the project by Gedling Borough Council and The Haywood Road Community Association. They successfully won a grant to help pay

for the scheme from WREN, a not-for-profit business that awards grants for community, conservation and heritage projects from funds donated by waste and resource management company FCC Environment through the Landfill Communities Fund. WREN confirmed this week that funding of £70,000 has been awarded towards the park and the council will provide a further £50,000.

CONSERVE, ENHANCE, PROMOTE AND CELEBRATE OUR HERITAGE

Miner2Major Heritage Project - The Service Manager Community Relations has joined the Miner2Major "Access" working group. Part of the area covered by this group are the key rights of way in heritage rich north of the Borough.

Joint Working with Nottingham Trent University - NTU's Global Heritage Team has agreed to set aside a small pot of funding to support some staff research projects in Gedling next year. Relevant academics will work alongside the Service Manager Community Relations to develop the details of these projects.

Gedling Borough's Heritage Brought Alive - The first phase of the Council's heritage strategy delivery has been completed with the completion and circulation of a new book, film and trail leaflet detailing the rich heritage of the Borough. A new heritage website for the Borough has also been published and is now live – www.gedlingheritage.co.uk. All materials have been produced and researched by a team of excellent local volunteers. The Council is currently working with Ernehale Junior School to explore using the materials produced as a heritage education toolkit.

Healthy Lifestyles

SUPPORT PHYSICALLY ACTIVE LIFESTYLES

Early Leisure Centre Opening - In response to customer feedback Arnold, Redhill and Carlton Forum Leisure Centres now open earlier during the week. These new opening hours took effect from June:

- Carlton Forum – opening from 6.30am Monday to Friday
- Redhill – opening from 6.30am Monday to Friday
- Arnold - opening from 7am Monday to Friday
-

Carlton Forum Sports Hall - In April Carlton Forum carried out some improvements to the sports hall upgrading the old fluorescent lights to energy efficient LEDs, sanding and resealing the floor and painting the walls. Customer feedback has been incredibly positive: *"Can you please pass on the appreciation from our club, to all the staff who were involved in the planning and organisation of the Sports Hall Refurbishment, it looks great. It is a nice colour and has a fresh feel. The new LED Lighting works really well too. Congratulations, Many Thanks."* – Carlton Forum Badminton Club

Disney Swim - In June the 3 pools launched Disney inspired themed pool adventures, with Disney's most-loved characters including Woody and Buzz

Lightyear from Disney Pixar's Toy Story. Each session is delivered by a trained Activator and includes 10 fun and exciting activities bases on core aquatic skills to inspire children to keep healthy and learn a key life skill, featuring content inspired by the magic of Disney storytelling. Sessions are suitable for children/families aged 3 to 11yrs and take place at:

- Carlton Forum Leisure Centre Saturdays at 12.30-13.15
- Arnold Leisure Centre Fridays 12.00-12.45, Sundays 13.30-14.15
- Calverton Leisure Centre Saturdays 11.15-12.00

Youth sessions in local youth club settings - The Council is delivering youth sport sessions at youth clubs in Newstead, Netherfield and Redhill using external funding received Sport England's Satellite and StreetGames funding.

Funding Secured for Physical Activity Insight Work - A total of £15,000 has been secured from GBC, Active Notts and Nottinghamshire Council to deliver a data insight project that will be used to inform the new Sport and Physical Activity Strategy of the Council. A data pack to inform decision making is being developed and this will be used to identify a key neighbourhood where a targeted engagement exercise with the community will be undertaken to understand their needs in terms of being physically active.

INCREASE RECREATIONAL ACTIVITIES AND USERS TO PARKS AND OPEN SPACES

Bonington Cinema - A new Family Friendly film series commenced in May with all tickets priced at £4.00 and screenings starting slightly earlier at 7.00pm.

REDUCE LEVELS OF LONELINESS AND ISOLATION

Social Prescribing Community Funding - Small community grants offered as part of the SPRIING social prescribing scheme have been awarded to a new Bipolar support group and the Ark Friendship group in Gedling.

SPRIING Social Prescribing - The SPRIING project now has a developed referral pathway, accessible for a wide range of key partner agencies and individuals to refer onto the scheme. Referrals have been received from partners such as Fire Service, Gedling Homes, from within GBC and also via self-referrals. Clients have been supported and options for their future participation in community activities have been discussed and offered. Examples of activities that clients have been signposted to and engaged in include leisure centre activities, lunch clubs, SPRIING link sessions and the Arnold Methodist Church Mental Health Befriending project.



Report to Cabinet

Subject: Gedling Borough Housing Delivery Action Plan August 2019 and Gedling Borough Five Year Housing Land Supply Assessment 2019

Date: 1 August 2019

Author: Service Manager Planning Policy

Wards Affected

All

Purpose

To note the Gedling Borough Housing Delivery Action Plan and the Five Year Housing Land Supply 2019 Assessment which has been updated.

Key Decision

No

Recommendation

THAT Cabinet:

- 1) Approves the Gedling Borough Housing Delivery Action Plan 2019 for publication; and**
- 2) Notes the Gedling Borough Five Year Housing Land Supply 2019**

1 Background

1.1 This report comprises two parts containing Part A covering the Council's requirement to publish a Housing Delivery Action Plan and Part B which reports on the latest Gedling Borough Five Year Housing Land Supply position at 31st March 2019. Whilst the two documents are separate they cover the related subjects of housing delivery and supply. It is helpful for the two documents to be read alongside one another with the recommendation that Cabinet notes each individual document. The Housing Delivery Action Plan is attached as Appendix A and the

Gedling Borough Five Year Housing Land Supply Assessment 2019 is at Appendix B.

Part A Housing Delivery Action Plan

- 1.2 The Ministry of Housing, Communities & Local Government (MHCLG) published the results of the first Housing Delivery Test on 19 February 2019. In summary, the Housing Delivery Test compares the net homes delivered over the last three financial years to the homes required over the same period.
- 1.3 The 2018 figure for Gedling Borough Council is **51%** and is based on the three year period 2015/16 – 2017/18. There are two consequences of the 2018 Housing Delivery Test results for Gedling Borough Council. Firstly, the Council is required to prepare an Action Plan and publish this by 19th August 2019 and, secondly, a buffer of 20% must be applied to the supply of deliverable sites for the purposes of housing delivery assessment. The Council already applies an additional 20% buffer to the five year supply of housing land and no change is required. Gedling Borough's first Housing Delivery Action Plan (HDAP) is attached which sets out the actions the Council intends to take over the short/medium term to increase the delivery of new housing.
- 1.4 This HDAP has two roles, firstly to provide an analysis of the key reasons for the under delivery of the Council's housing requirement and, secondly, to identify the measures the Council intends to undertake to increase/maintain delivery of new housing. It is acknowledged that housing delivery is a complex process and that some causes of under delivery are outside of the Council's control. It is also the case that other Councils covering the Nottingham urban area are also experiencing under delivery for similar reasons.
- 1.5 Cabinet is advised that the actions set out include a number of on-going actions carried out by officers prior to and since the adoption of the Local Planning Document as well as new actions identified following a thorough review of past housing delivery performance as set out in the document. The HDAP recognises that housing delivery is a Council priority and the document has benefited from corporate input and the actions involve a number of departments from across the Council. The views of key stakeholders, site developers and owners have also been sought and considered as part of the preparation of this document.
- 1.6 The remainder of Section A of this report provides a summary of the HDAP and identifies key points for particular attention.

Planning Policy Context

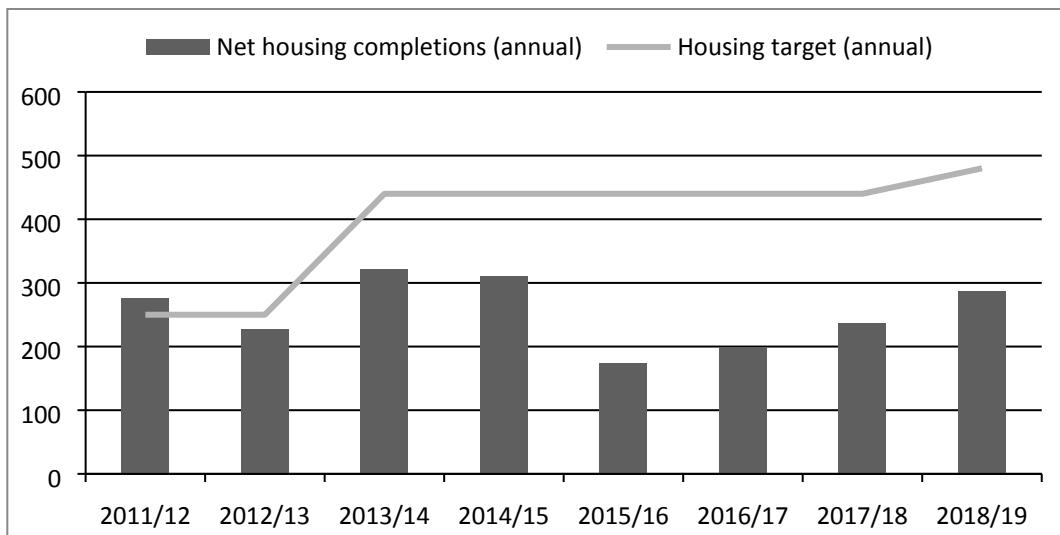
- 1.7 The Aligned Core Strategy which is Part 1 of the Council's Local Plan sets a housing requirement of 7,250 homes over the plan period. The housing requirement is staggered, with the annual housing requirement increasing up to the end of 2023 thereby setting an increasingly challenging target as shown in table 1 below.

Table 1: The Aligned Core Strategy Housing Targets for Gedling Borough

2011 – 2013	2013 – 2018	2018 – 2023	2023 – 2028	Total
500	2,200	2400	2150	7,250
250 p.a.	440 p.a.	480 p.a.	430 p.a.	

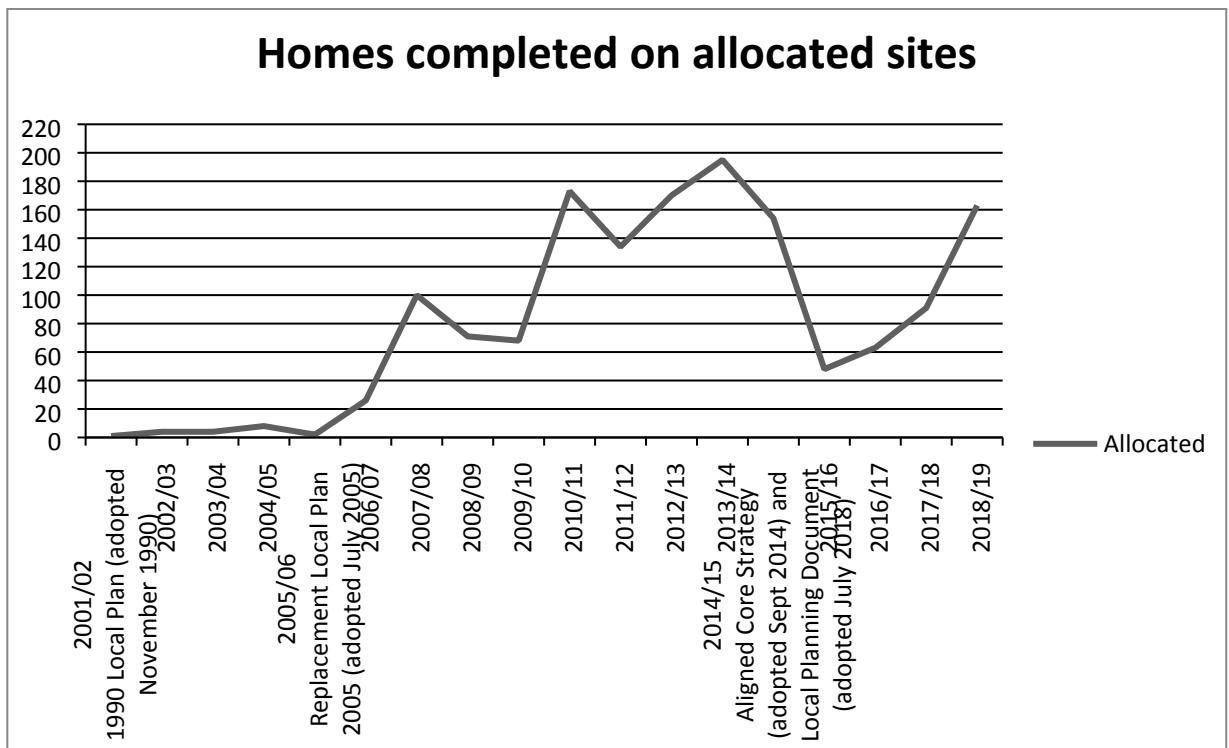
- 1.8 Gedling Borough Council carries out an annual review of its Strategic Housing Land Availability Assessment (SHLAA) providing information on housing sites obtained from developers including likely delivery timescales. This annually updated information has fed into the data analysis set out in the HDAP. In addition, landowners and developers are invited to respond to the question of: "How can the Council help in bringing forward your site?" Responses to this question have been collated over the past three years and considered as part of the preparation of the HDAP.

Housing Delivery Analysis Past performance



- 1.9 As shown in the graphic above, housing completions (shown in bar graph) met the target (line graph) for the first two years (cumulatively) but delivery has been erratic since and completions for each year are below the annualised housing target. (It should be noted that the Housing Delivery Test uses a different method of calculating homes delivered and housing targets which is explained in the footnote on page 7 of Appendix A).

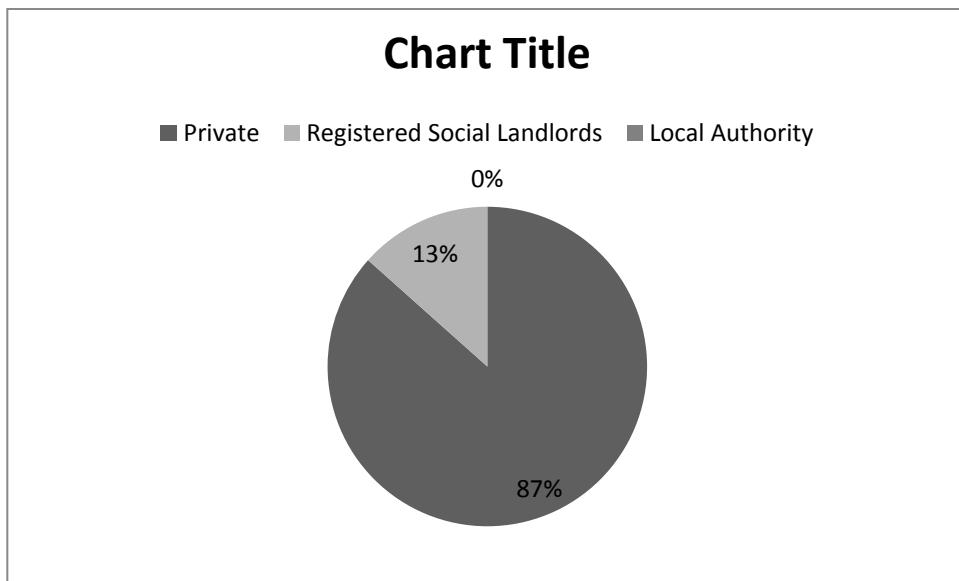
- 1.10 The graphic below shows the impact of adopting a local plan on housing delivery. It shows how the adoption of the 2005 Replacement Local Plan led to allocated sites being delivered quickly from 2006/07 onwards. This is because there is an inevitable time lag between the adoption of a local plan and the actual delivery of homes on sites. A similar pattern is expected over the next few years following the adoption of the Aligned Core Strategy and Local Planning Document.



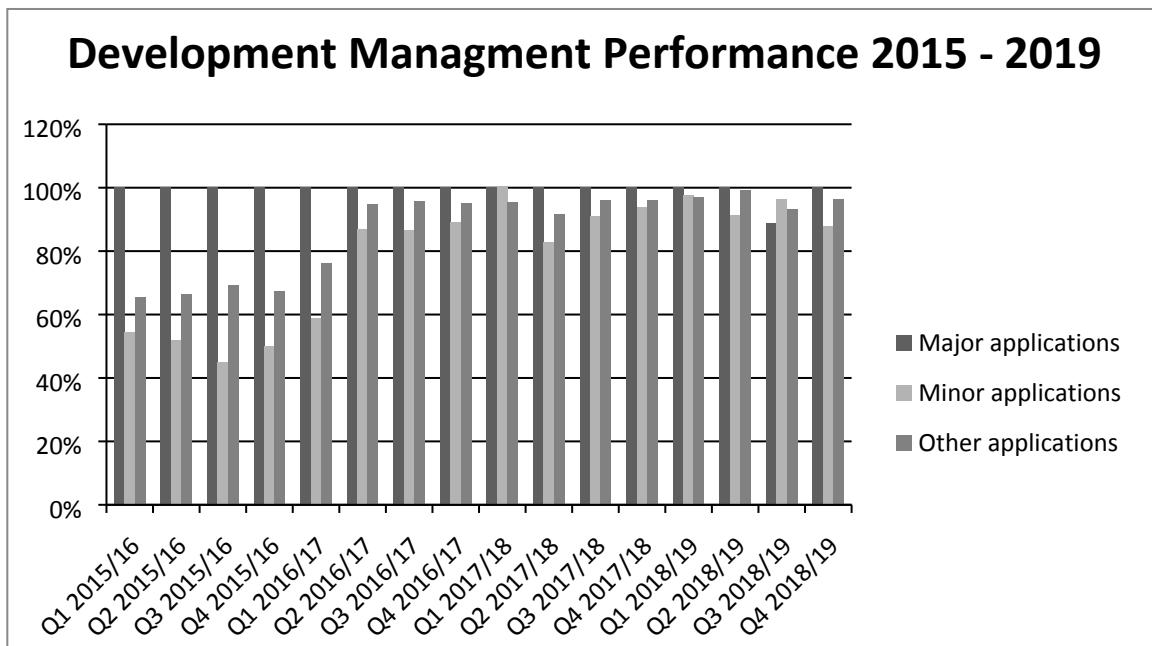
- 1.1 1 The majority of homes delivered (77%) are on large housing sites (over 10 homes); a trend which will continue in future. The Borough is heavily dependent on the delivery of large sites with each site having unique site specific issues.

- 1.1 2 The analysis indicates that not all planning permissions have been implemented which tends to be more of a problem for smaller sites (56 sites unimplemented) with only one large site unimplemented. Whilst the number of dwellings associated with the unimplemented planning permissions on small sites is a relatively modest 95 homes, it would make a useful contribution to the housing supply.

- 1.1 3 The housing market is dominated by the private sector who delivered around 87% of the completed homes since 2011 (see pie chart below) and will continue to do so in the future. Registered Social Landlords delivered the remainder (13%) and the Council does not build homes. This shows the importance of large privately owned housing sites which make up the bulk of the Council's future housing supply and hence where efforts are best directed in order to assist in bringing forward these sites especially in partnership with developers.



- 1.1 There are a large number of unimplemented plots with planning permission totalling 2,524 homes. These include both sites with full planning permission and those with outline planning permission. In the latter case it will be necessary to obtain the approval of reserved matters before housing delivery can commence. In this context it is anticipated that housing delivery from sites with planning permission will increase over time. The Council's performance in terms of determining planning applications is not an issue and there has been an improved and sustained performance over the last three years and statutory targets have been exceeded as shown below.



Housing Delivery Analysis – Site Specific Allocations

- 1.1 In general good progress is being made in terms of delivering the allocated housing sites. Three of the four large strategic housing sites (Gedling Colliery/Chase Farm, North of Papplewick Lane and Teal Close) are under the control of national housebuilders and are now delivering homes. The Council is actively working in partnership with the owners of Top Wighay Farm to bring this site forward. Similarly non-strategic allocations are also coming steadily forward through the planning process although there are some sites where progress is slow and these are identified in the Action Plan.

Housing Delivery Analysis – Engaging with developers

- 1.1 Section 5 of the Housing Delivery Action Plan highlights work already completed or on-going in terms of the preparation of development briefs, pre-application advice and the setting up of a number of working groups for specific sites in partnership with developers. Developer forums at both the local and Nottingham housing market area level have also provided useful fora for discussions and for generating potential solutions. The above mentioned fora have identified timely local plan delivery, adequate resources and solutions tailored to the individual sites as being particularly helpful actions.

Housing Delivery Analysis – Viability and Infrastructure

- 1.1 Evidence gathered as part of the preparation of the Local Planning Document indicates that the allocated housing sites are broadly viable. In general infrastructure provision required to support growth is not identified as a particular issue although the delivery of the Gedling Access Road which is already a Council priority is critical for delivering around 1,000 homes. The other significant infrastructure issue relates to the need to agree appropriate developer contributions towards the build costs of a new primary school to serve the Arnold primary school catchment.

Key Actions

- 1.1 Section 7 of the Housing Delivery Action Plan identifies a number of specific actions within the following themes: housing supply, site specific actions, engaging with developers; and around infrastructure provision. As stated earlier many actions are on-going in recognition that under delivery is not a new phenomenon.
- 1.1 In terms of housing supply, the actions identify the need for timely reviews of the Local Plan and in this regard the review of the Aligned Core Strategy has already commenced. Cabinet has also agreed to look into the feasibility of setting up a Housing Company. There is scope as part of future SHLAA reviews to be more proactive in identifying potential housing sites, an action to be taken forward as part of the 2020 SHLAA review.

- 1.2 Turning to the strategic and non-strategic housing site allocations. The document
 0 assesses progress on each site to establish whether action is required or not. In a
 number of cases no action is required and in some cases actions relate to aspects
 of the detailed planning process and decision making which the Council will
 facilitate in carrying out its statutory duties. In certain cases officers are working in
 partnership with landowners and developers to secure public funding to help bring
 forward sites for example, at Rolleston Drive and Top Wighay Farm. In a few cases
 there is a need to be more proactive for example to contact/meet with the land
 owner/developer to assess progress.
- 1.2 Much effort is being directed at engaging with and working in partnership with
 1 developers. As stated above there are a significant number of unimplemented
 small sites with capacity for around 100 homes and these are to be reviewed given
 the propensity to make a modest but non the less important contribution to housing
 supply. The Self-Build and Custom Build Register is in place and provides a
 means to make registered people aware of plans for self-build and custom build as
 they are proposed.
- 1.2 The delivery of the Gedling Access Road is critical to delivering a significant
 2 percentage of Gedling Borough's housing supply and delivery of this new road is a
 Council priority. The other action relating to the provision of infrastructure relates
 to facilitating an agreement between the County Council and developers on the
 contributions towards a new primary school to serve the Arnold primary catchment
 area which is an on-going project.

Conclusions on Part A Housing Delivery and Action Plan

- 1.2 The reasons for under delivery of housing in the recent past are complex and other
 3 Councils around the Nottingham Housing Market Area have also under delivered.
 Often these reasons are due to factors beyond the Councils' direct control such as
 the general economic situation, house prices, affordability and availability of
 mortgage finance. However, there are a number of actions which officers can take
 to help bring sites forward as set out in the Section 7: Key Actions of the Housing
 Delivery Action Plan.
- 1.2 The supply of homes is expected to steadily increase over the next few years as
 4 the allocated sites in the recently adopted Local Plan come forward together with
 extant planning permissions through the detailed planning process. The Council is
 heavily reliant on a number of large and medium privately owned greenfield sites
 and it is logical that more effort is directed towards bringing these larger sites
 forward as quickly as possible. In this context, good progress is being made with
 housing delivery commenced at Gedling Colliery/Chase Farm, Teal Close and
 North of Papplewick Lane. Small sites and windfalls have the potential to make a
 useful contribution to housing supply and appropriate actions are included to
 encourage housing delivery from these sources.

- 1.2 It is recognised that the housing targets in the adopted Local Plan are challenging
5 and the implementation of the HDAP is likely to prove a long term commitment and
this document will need to be reviewed annually.

Part B Gedling Borough Housing Land Supply

- 1.2 The Five Year Housing Supply Assessment has been updated to take into account
6 the position as at 31 March 2019. The assessment includes the housing sites
allocated in the Local Planning Document which was adopted by Council on 18
July 2018. The five year period is 1 April 2019 to 31 March 2024 and the
assessment is attached as Appendix B. For clarity, this is the assessment against
the housing requirement of the Aligned Core Strategy which is used in the
determination of planning applications.
- 1.2 The National Planning Policy Framework requires that local planning authorities
7 update their five year housing land supply assessment on an annual basis.
- 1.2 The methodology for undertaking the assessment was amended slightly in the light
8 of discussions which took place through the examination of the Local Planning
Document. In summary:-
- The source of sites remains the same. However, a stricter approach has been taken with regards to unallocated sites without planning permission, in that where information has not been provided to demonstrate that they will be developed, these sites have been excluded from the five year supply;
 - The windfall allowance comes forward from 2022/23 onwards to accord with the Local Planning Document Inspector's Report;
 - The Council continues with the Sedgefield approach which means any shortfall (or surplus) is distributed across the five year period;
 - The Council adopts a 20% buffer due to the Housing Delivery Test 2018 result for Gedling Borough Council (51%) which is below 85% of the housing requirement;
 - The Council continues to consider the five year period starting from the current financial year rather than taking a forward look approach. The five year period covers 1 April 2018 to 31 March 2023;
 - A lapse rate continues not to be applied, to accord with the National Planning Policy Framework; and

- The methodology used to calculate the five year supply accords with the PAS advice.
- 1.2 The assessment shows that against the housing requirement of the Aligned Core Strategy, Gedling Borough Council does have a five year plus 20% buffer supply of land for housing. The Council has a 5.08 year supply. This is a decrease from the 2018 assessment's figure of 5.10 year supply.

2 Proposal

- 2.1 To ask Cabinet to note the content of the Gedling Borough Housing Delivery Action Plan 2019 attached as Appendix A summarised in Part A of this report; and to note the Five Year Housing Supply Assessment 2019 set out in Appendix B summarised in Part B of this report.

3 Alternative Options

- 3.1 Government requires that Gedling Borough Council prepares and publishes a Housing Delivery Action Plan by 19th August 2019. There is therefore no alternative option available other than to prepare the Housing Delivery Action Plan. Members could consider alternative actions within the plan but these actions are those recommended by officers based on best practice, evidence and previous experience.
- 3.2 The National Planning Policy Framework requires that local planning authorities update their five year housing land supply assessment on an annual basis and there is no alternative option other than to prepare the Gedling Borough Five Year Housing Supply Assessment 2019.

4 Financial Implications

- 4.1 The cost of the preparation, publication and implementation of the Gedling Borough Housing Delivery Action Plan can be met within existing budgets. Housing delivery has implications for future income in terms of planning application fees, CIL income and Council Tax receipts.
- 4.2 There are no financial implications arising out of producing the Five Year Housing Supply Assessment 2019 which is met through existing budgets.

5 Appendices

- 5.1 **Appendix A - Gedling Borough Housing Delivery Action Plan August 2019**

5.2 Appendix B - Gedling Borough Five Year Housing Land Supply Assessment 2019

6 Background Papers

6.1 None

7 Reasons for Recommendations

7.1 To draw Cabinet's attention to the results of the Housing Delivery Test and to approve for publication the Council Housing Delivery Action Plan; and also to note Gedling Borough Council's Five Year Housing Land Assessment 2019.

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Housing Delivery

Action Plan 2019

August 2019

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1. Introduction

1. The Ministry of Housing, Communities & Local Government published the results of the first Housing Delivery Test on 19 February 2019.
2. Paragraph 75 of the National Planning Policy Framework states where the Housing Delivery Test indicates that delivery has fallen below 95% of the housing requirement over the previous three years, the council should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years.
3. The Housing Delivery Test 2018 result for Gedling Borough Council is **51%** and is based on the three year period 1 April 2015 to 31 March 2018. There are two consequences of the 2018 results for the Council. Firstly, the Council is required to prepare an Action Plan and, secondly, a buffer of 20% must be applied to the supply of deliverable sites for the purposes of housing delivery assessment¹.
4. This Housing Delivery Action Plan provides an analysis of the key reasons for the under delivery of the Council's housing requirement and identifies the measures the Council intends to undertake to increase/maintain delivery of new housing in Gedling Borough. The Action Plan will build on the Housing Implementation Strategy that was prepared to support the preparation of the Local Planning Document.
5. The Council has an adopted Core Strategy which was produced in alignment with other Councils making up the Nottingham Core Housing Market Area. The Aligned Core Strategies were drawn up in recognition that there is a single housing market area and commonality of planning issues and need for cross boundary cooperation. It is also the case that other parts of the Housing Market Area have underperformed and certain issues relating to site delivery may be common.
6. The Action Plan looks at the planning policy context, provides an analysis of the past housing delivery (with regards to housing delivery past performance, site specific allocations, engaging with developers and viability and infrastructure issues) and identifies a number of key actions which aim to improve housing delivery.
7. The Council is committed to delivering growth but recognises that this is a complex process. A number of the actions identified in the Action Plan fall within the remit of the Council whilst other actions will need to be supported by other stakeholders involved in delivering housing in particular landowners and builders.

¹ Paragraph 73 of the National Planning Policy Framework states a 20% buffer should be applied where there has been significant under delivery of housing over the previous three year to improve the prospect of achieving the planned supply. The 20% buffer should be applied where delivery was below 85% of the housing requirement.

2. Planning Policy Context

8. This section summarises the planning policy context in relation to housing delivery within Gedling Borough.

The Local Plan

9. The Local Plan for Gedling Borough Council comprises the Aligned Core Strategy (Part 1 Local Plan) and the Local Planning Document (Part 2 Local Plan).
10. The Aligned Core Strategy was adopted in September 2014 and includes a housing requirement for Gedling Borough which is 7,250 homes for the plan period 2011 to 2028. Policy 2 of the Aligned Core Strategy sets out a staggered housing requirement as follows:-

2011-2013	2013-2018	2018-2023	2023-2028	Total
500	2,200	2,400	2,150	7,250

11. The Aligned Core Strategy allocates three strategic sites at Top Wighay Farm, Teal Close and North of Papplewick Lane and identifies Gedling Colliery/Chase Farm as a strategic location.
12. The Local Planning Document was adopted in July 2018 and allocates thirty non-strategic housing sites.

Greater Nottingham Planning Partnership

13. The Greater Nottingham Planning Partnership covers the Hucknall wards of Ashfield and the administrative boundaries of Broxtowe, Erewash, Gedling, Nottingham and Rushcliffe. The six Councils along with the County Councils have worked collaboratively preparing a joint evidence base and fully aligned their Core Strategies. The Partnership has jointly delivered capital projects in excess of £10m and joint revenue projects over £1m. A key priority is to drive delivery of housing across the Nottingham Core Housing Market Area. To date the partners have delivered 13,255 homes during the period 2011 to 2018.

The Green Belt

14. Gedling Borough Council is a Green Belt authority with all land outside the urban area being part of the Nottingham-Derby Green Belt. The presumption against inappropriate development in the Green Belt means that there is no

scope to permit more development in the Green Belt to address under delivery, unlike in non-Green Belt authorities, and the only option for increasing the supply of land is through policy preparation, more specifically a review of the local plan.

15. The National Planning Policy Framework states that altering Green Belt boundaries can only be justified by exceptional circumstances. Such exceptional circumstances may include any unmet quantitative need for housing that cannot be accommodated within the built up area as derived from using the standard method for assessing housing need. However, it is not considered that exceptional circumstances would apply to removing land from Green Belt to overprovide for an unforeseen and unquantifiable amount of over provision for housing.
16. The Gedling Borough Local Planning Document has designated safeguarded land that is land removed from the Green Belt and protected from development in the plan period in order to meet longer term development needs. This potential supply of development land does provide a degree of flexibility for example; planning permission for residential development on safeguarded land has been permitted in the past for example, planning permission (2012/0057) was granted for 110 homes on safeguarded land at Hollinwood Lane in Calverton in August 2012. In this case significant weight was attached to the fact that the Borough Council did not have a five year supply of housing land at the time of the decision.

Other plans and strategies

The Gedling Plan

17. [The Gedling Plan](#)'s priorities include:-
 - Delivery of allocated housing sites
 - Reduction in the number of empty homes
 - Securing the provision of more affordable housing
 - Proactively promoting the sale of Council owned land for the purpose of creating new homes
 - Seeking funding opportunities for housing led regeneration

Gedling Borough Housing Implementation Strategy

18. The [Housing Implementation Strategy](#) was prepared to support the examination of the Local Planning Document and includes a risk assessment

of the housing allocations setting out what actions Gedling Borough Council would take if sites were delayed. These actions include a partnership approach to working with developers and the preparation of development briefs for key sites. For example, a specific action included the setting up of a working group (Kilisick Lane Working Group) for the cluster of sites to the north and east of Arnold given the cumulative need for infrastructure and to phase housing growth with the phased extension of the adjoining Dorket Head Quarry. The group has met several times since the inaugural meeting in February 2018. Positive outcomes include the publication of an agreed Memorandum of Understanding between the various parties for phasing the proposed housing development to dovetail with the extension of the adjoining quarry. The group has also provided input to the Development Brief for sites north and east of Arnold.

SHLAA Review

19. The Borough Council carries out an annual SHLAA² review which provides a review of potential housing sites. The SHLAA is reviewed annually to ensure that the latest information on site progress, developer intentions and any constraints is kept up to date. The information gathered from the SHLAA update is also used to update the five year housing land supply. The SHLAA form that landowners and developers are required to complete as part of the annual SHLAA update specifically asks the question “How can the Council help in bringing the site forward?”
20. The responses received over the last four years (2015 to 2019) have been collated into broad categories and are set out in the **Appendix 1** together with actions identified for the Council. The actions set out later in this document build on and maintain much of the above activities as well as identify specific new actions arising from the analysis of housing delivery and future supply in the next section.

² Strategic Housing Land Availability Assessment.

3. Housing Delivery Analysis – Past Performance

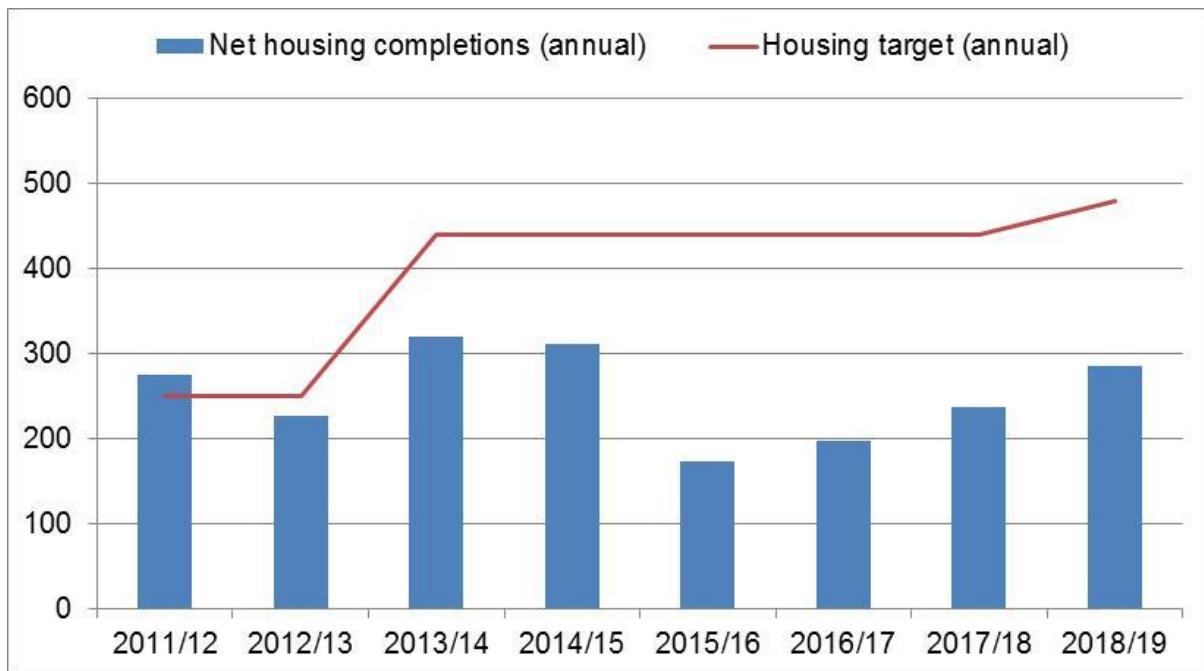
21. This section provides an overview of housing delivery within Gedling Borough since 2011 in quantitative terms.

Housing requirement and current rate of delivery

22. The Local Plan includes a housing requirement of a minimum of 7,250 homes for 2011 to 2028.
23. The table and graph below shows how the Council is progressing against the housing requirement on an annual basis³. The table shows that the housing target has been reached in the first two years of the plan period (i.e. 2011/2012 and 2012/13) but since then the completions have been fairly erratic with a low point at 64% reached in 2018/19.

	Net housing completions (annual)	Net housing completions (cumulative)	Housing target (annual)	Housing target (cumulative)	% of housing target
2011/12	275	275	250	250	110 %
2012/13	227	502	250	500	100 %
2013/14	321	823	440	940	88 %
2014/15	311	1,134	440	1,380	82 %
2015/16	174	1,308	440	1,820	72 %
2016/17	198	1,506	440	2,260	67 %
2017/18	237	1,743	440	2,700	65 %
2018/19	286	2,029	480	3,180	64 %

³ It should be noted that the table compares the net homes delivered since the beginning of the plan period which is April 2011. The Housing Delivery Test takes a different approach and compares the net homes delivered over the last three financial years to the homes required over the same period. The Housing Delivery Test uses a different method to calculate whether the Council are meeting the housing target. In calculating homes required, the lower of two targets is used – the annual target from the most recent local plan or a calculation of household growth plus unmet need. The calculation of homes delivered takes account of communal accommodation. The figures in the table do not take account of communal accommodation.

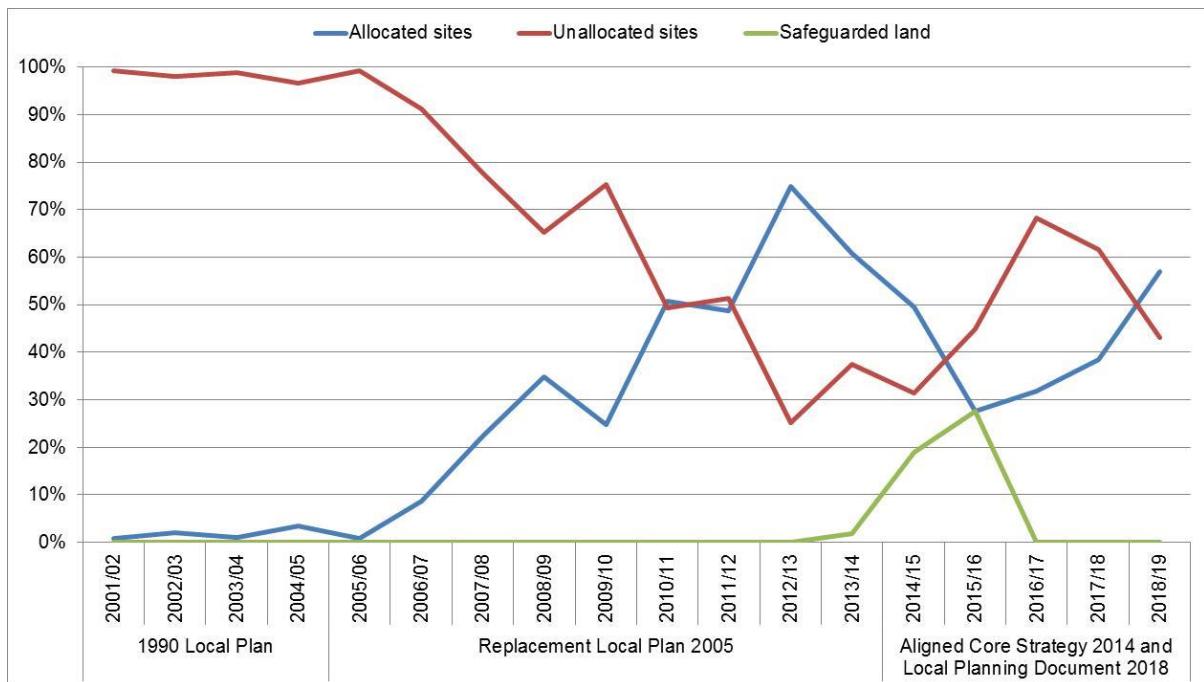


Five year supply of housing

24. The Council's Five Year Housing Land Supply Assessment 2018 was published in July 2018 and considers the Borough's supply of housing land against the housing requirement set by the Local Plan. Following the adoption of the Local Planning Document, the Council had a 5.10 year supply.
25. The 2019 assessment shows that the Council has a 5.08 year supply. The housing trajectory has been updated in the 2019 assessment and this shows that site allocations are projected to come forward over the next few years, which is expected to increase supply.

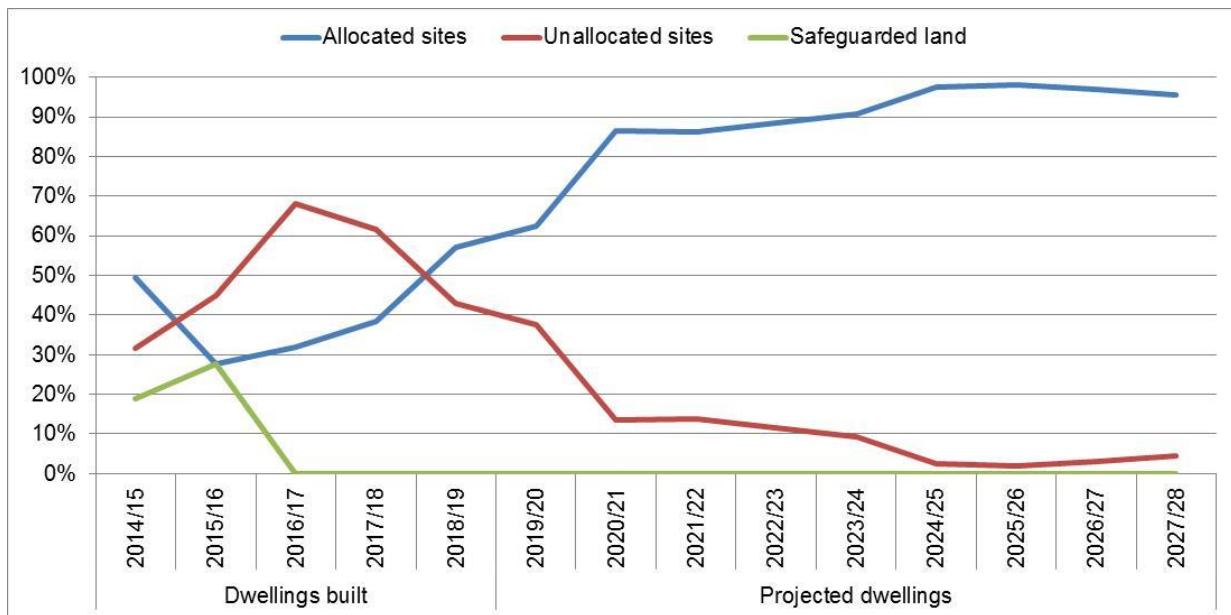
Delivery of Local Plan allocations

26. Allocated sites are those that are allocated for residential development in the Local Plan. Unallocated sites are those that are not allocated for residential development in the Local Plan, otherwise known as "windfall sites". Safeguarded sites are those that are designated as safeguarded land and protected from development during the plan period but will be considered for meeting longer term development needs through a review of the Local Plan.



27. The above graph shows the percentage of homes built on allocated sites, unallocated sites and safeguarded land between 2001 and 2019. The graph shows that the majority of the completions before the adoption of the Replacement Local Plan in 2005 are on unallocated sites. The graph shows the impact of the Replacement Local Plan adopted in 2005 with allocated sites coming through from 2006/07 and dropping off after 2014/15 as most sites were built out. A similar pattern is expected to be seen over the next few years now the Aligned Core Strategy and the Local Planning Document have been adopted.

28. The graph below shows the projected homes to be built on allocated sites and unallocated sites from 2019 over the remaining part of the plan period up to 2028 using the housing trajectory in the Five Year Housing Land Supply Assessment 2019. It should be noted that new homes on unallocated sites will also come forward over time to reflect new windfall sites coming forward (as demonstrated in paragraphs 29 and 30). The graph below is based on current information on unallocated sites and so does not show this likely uplift.



Data Analysis Conclusion 1:

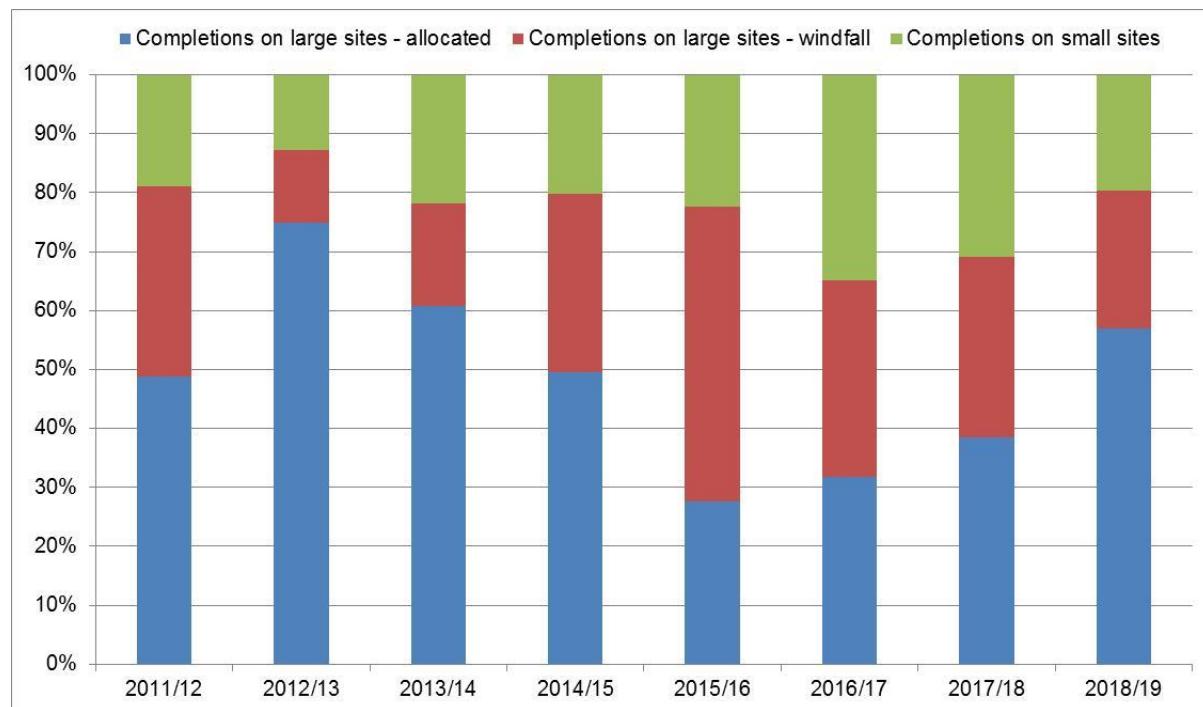
29. Completions increase following the adoption of the Local Plan. It is expected that the majority of completions on sites allocated in the Local Planning Document (adopted in 2018) will come forward over the next few years and, indeed, some sites have been granted planning permission and others are in the process of gaining planning permission.

New windfall sites that were not in the previous SHLAA database



30. The above graph shows that new sites granted planning permission⁴ that were not previously included in the SHLAA⁵ are coming forward. The number of new sites granted planning permission coming forward has varied over the years but for each year a large proportion of new sites granted planning permission have been on small sites. The number of new sites granted planning permission that were not previously included in the SHLAA has been higher than the number of SHLAA sites granted planning permission, except for the years 2010/11 and 2018/19.
31. The new sites granted planning permission that were not previously included in the SHLAA comprise the following land uses:-
- Residential including the conversion of existing properties and redevelopment of residential garage courts;
 - Conversion/redevelopment of offices, light industrial units and commercial buildings including shops and drinking establishments;
 - Conversion/redevelopment of agricultural buildings and barns;
 - Development on vacant/underused land; and
 - Other sources.

Housing completions on small and large sites



⁴ This excludes permissions that have been superseded during the same year (only the recent permissions are included) and replacement dwelling proposals.

⁵ Strategic Housing Land Availability Assessment. This is an annual review of potential housing sites and its purpose is to help the Council to understand where and when housing could be built in the future.

32. The above graph shows that since 2011 the majority of housing completions have been on large sites with an average of 23% on small sites and 77% completions on large sites. Completions on large sites include those allocated in the Replacement Local Plan 2005, Aligned Core Strategy 2014 and Local Planning Document 2018.

Sites with planning permission on small and large sites

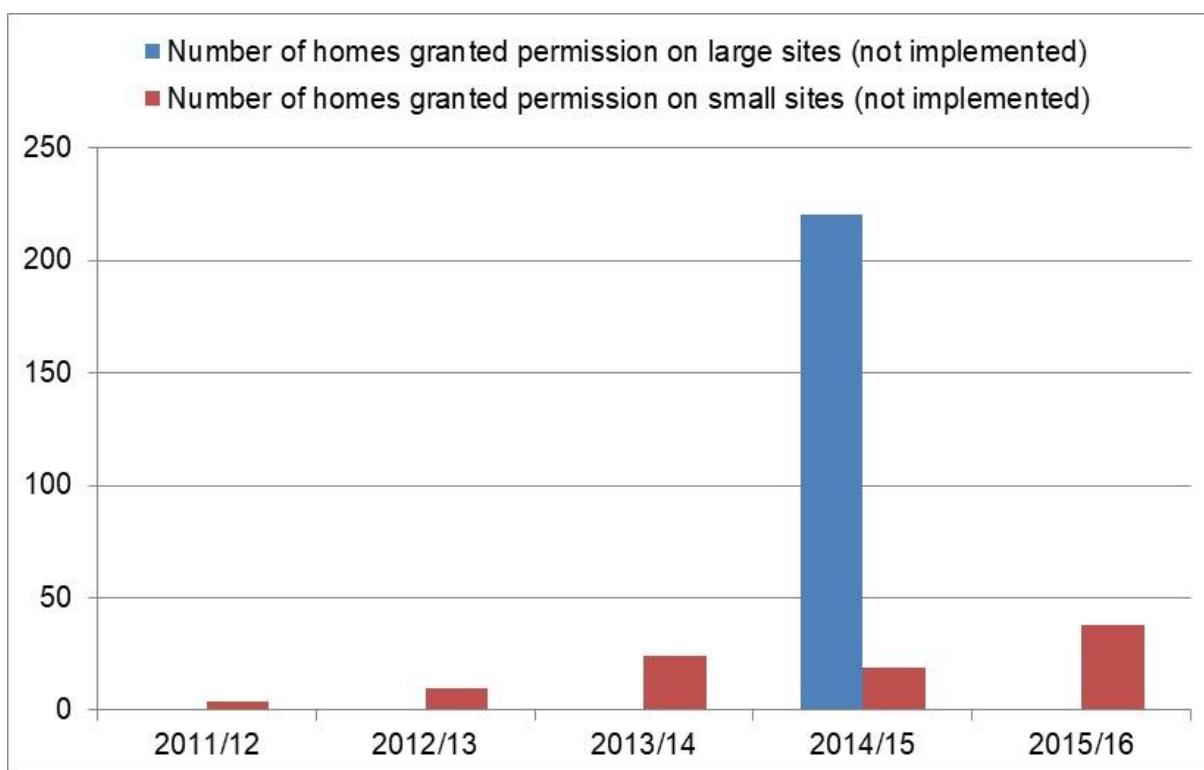
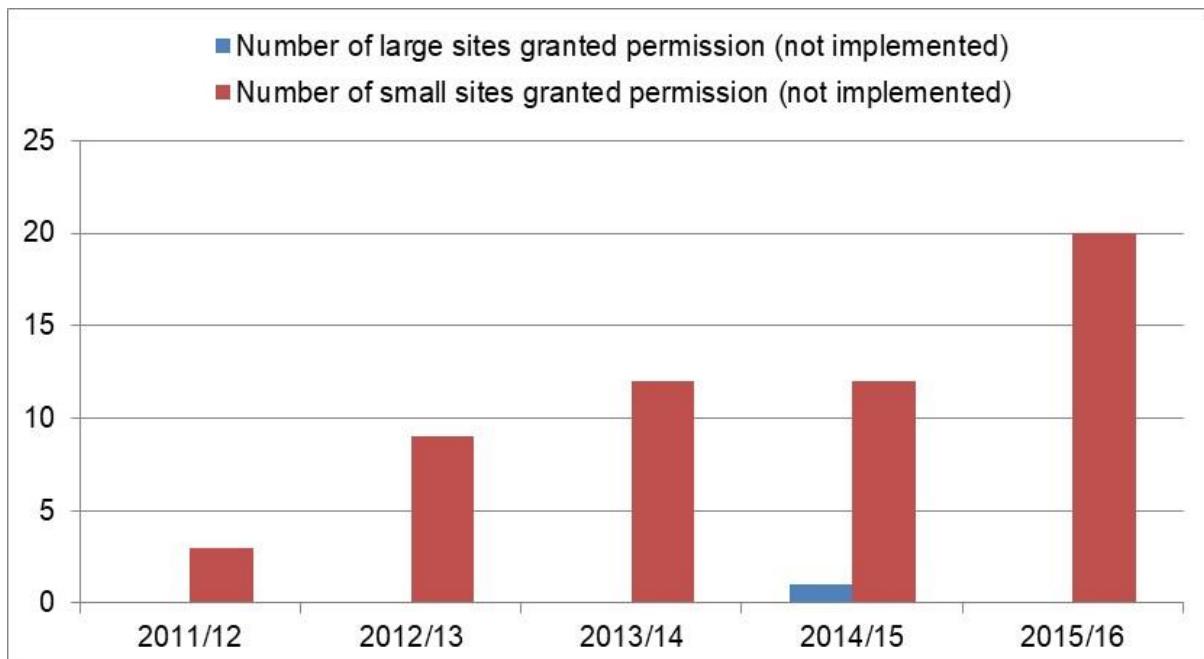
33. The graph below shows the projected homes to be built on small sites and large sites from 2019 to the remaining of the plan period up to 2028 using the housing trajectory in the Five Year Housing Land Supply Assessment 2019. New homes on small and large windfall sites will also come forward over time to reflect new windfall sites coming forward (as demonstrated in paragraphs 29 and 30). The graph below is based on current information on small and large windfall sites and so does not show this likely uplift.



Unimplemented homes on small and large sites

34. As at 31 March 2019, a total of 57 sites granted planning permission for residential development between 1 April 2011 and 31 March 2016 have not been implemented. Those granted permission since 1 April 2016 have up to 3 years to implement so this explains why the two charts below do not show data for 2016/17, 2017/18 and 2018/19. Out of the 57 sites, only one is a

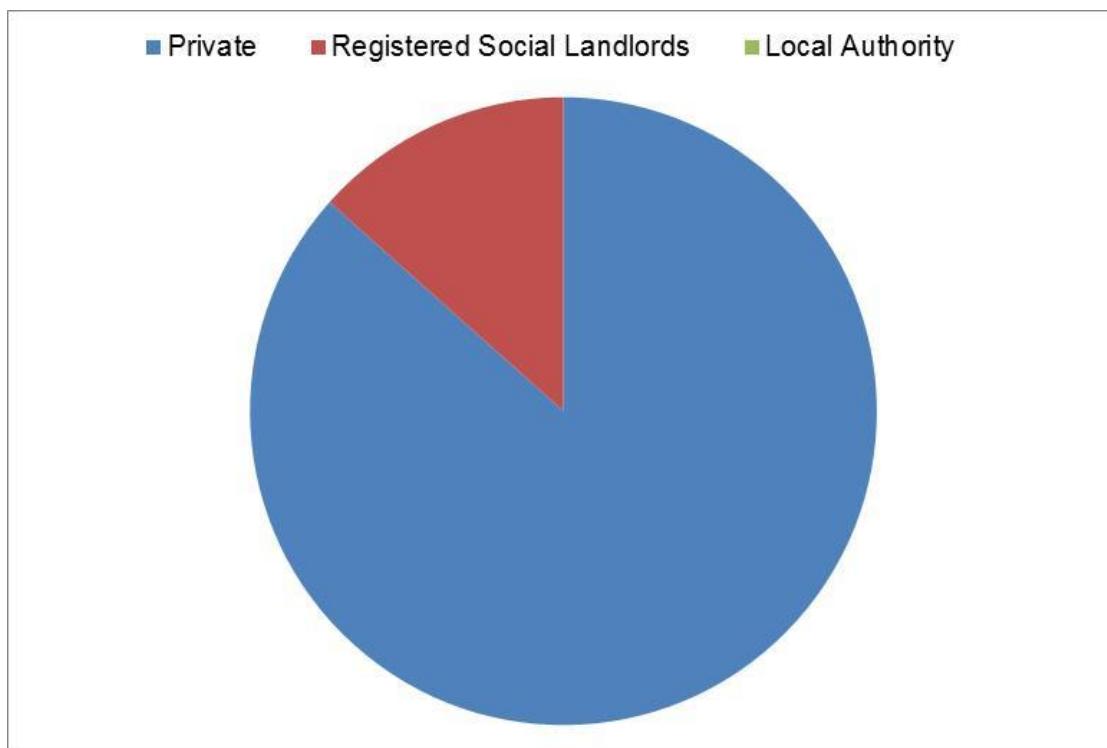
large site (Site H13 Bestwood Business Park as allocated in the Local Planning Document) which was granted permission in March 2015 before the adoption of the Local Planning Document in July 2018. The two graphs below clearly show that small sites are less likely to progress to completion than large sites and, over the period shown, a total of 95 homes on 56 small sites have not been implemented.



Data Analysis Conclusion 2:

35. Whilst the majority of sites granted planning permission for housing are small sites, the contribution of large sites to housing delivery is more significant, in part because a greater proportion of small sites granted planning permission fail to come forward for development.
36. Consideration has been given as to whether a site is brownfield or greenfield has an impact on whether the site progresses or fails to come forward but no clear conclusions can be drawn in terms of impacts on delivery.

Housing completions by type of developer

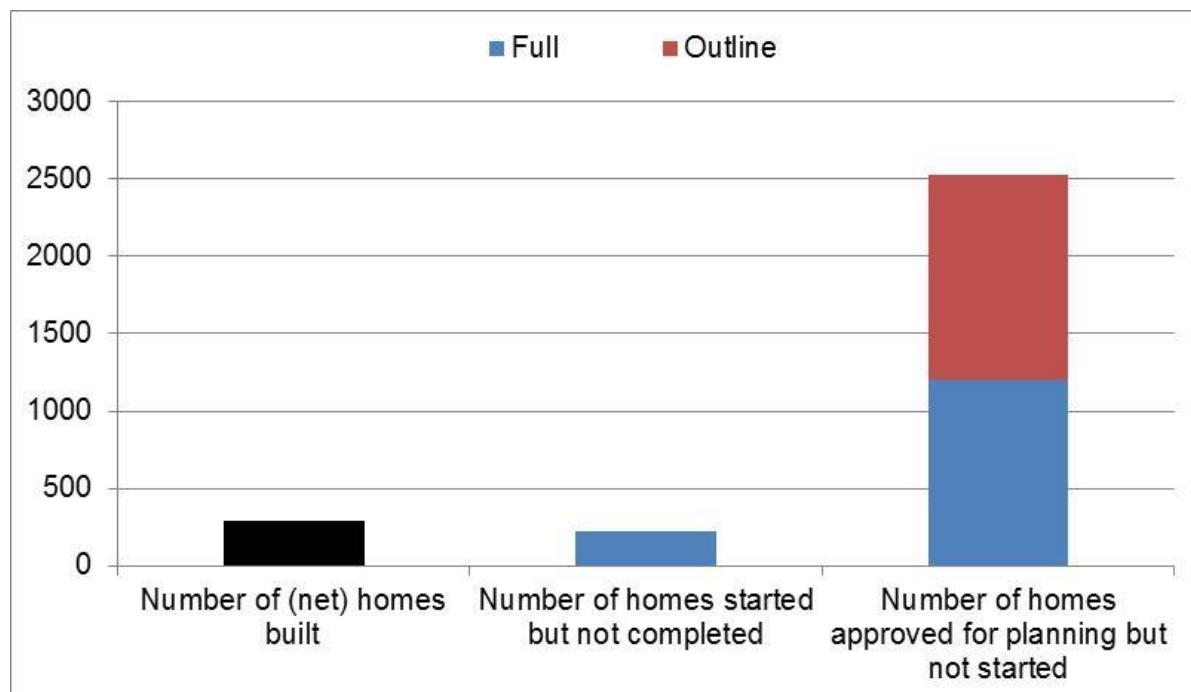


37. The above pie chart shows that the private sector dominates the housebuilding growth followed by registered social landlords such as housing associations and no homes have been built by the Council.

Data Analysis Conclusion 3:

38. Private sector drives the housebuilding growth within the Borough. The Council has not been building any houses.

Number of homes approved for planning but not yet built



39. The above chart shows that as at 31 March 2019 there is a large number of unimplemented plots with planning permission (2,524 homes) in comparison to those that have started but not yet fully built (220 homes) and those built during 2018/19 (286 homes). The 2,524 unimplemented plots approved for planning but not started are almost evenly split with those having full permission and those with outline permission. Inevitably for those sites going down the outline planning permission route there is a time lag between the grant of outline planning permission and the submission and approval of reserved matters applications. The likely timescales for the approval of reserved matters is built into the housing trajectory where known, leading to increased delivery over time.
40. It should be noted that the unimplemented plots include those allocated on two strategic sites and on some non-strategic sites. The Teal Close strategic site has full permission for phase 1 of 199 homes and the remainder of the site has outline permission for a further 631 homes. The North of Papplewick Lane strategic site is currently under construction for 237 homes. Strategic sites are expected to deliver over a number of years resulting in a gradual increase in completions from next year onwards. For the non-strategic sites, full permission has been granted for 72 homes on Land West of A60 A, outline permission has been granted for 101 homes on part of the Westhouse Farm site in Bestwood Village, full permission has been granted for 14 homes on the Mill Field Close site in Burton Joyce and a hybrid permission (full permission for phase 1 of 506 homes and outline planning permission for

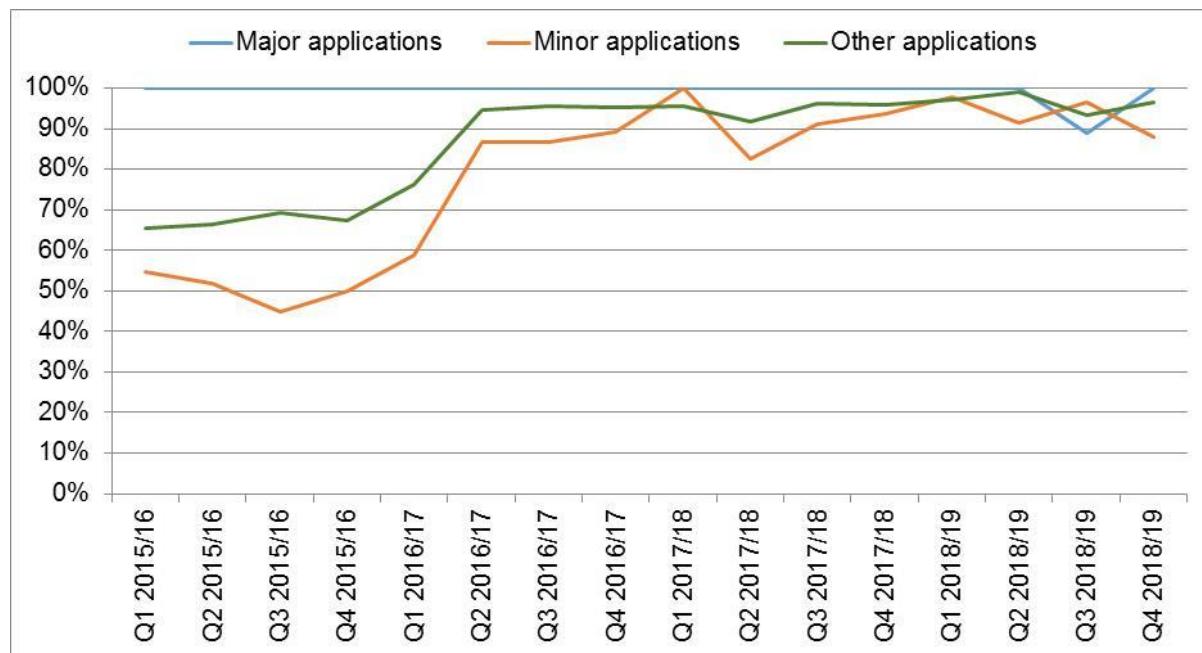
subsequent phases of the remaining 544 homes) has been granted for the Gedling Colliery/Chase Farm site.

Data Analysis Conclusion 4:

41. Low housing starts and low completions over recent years mean that there is a large number of unimplemented planning permissions awaiting to be completed.

Percentage of planning applications granted within the statutory time limits

42. The Government sets statutory target of 8 weeks for planning applications and 13 weeks for major applications for the determination of planning applications. The Government sets decision making thresholds of 60% for major planning applications and 70% for other applications. The below chart shows that major applications' statutory target of 13 weeks has been achieved for virtually all quarters since 2015/16, except for quarter 3 in 2018/19. For minor and other planning applications, there has been a steady improvement in performance over the last 12 quarters.



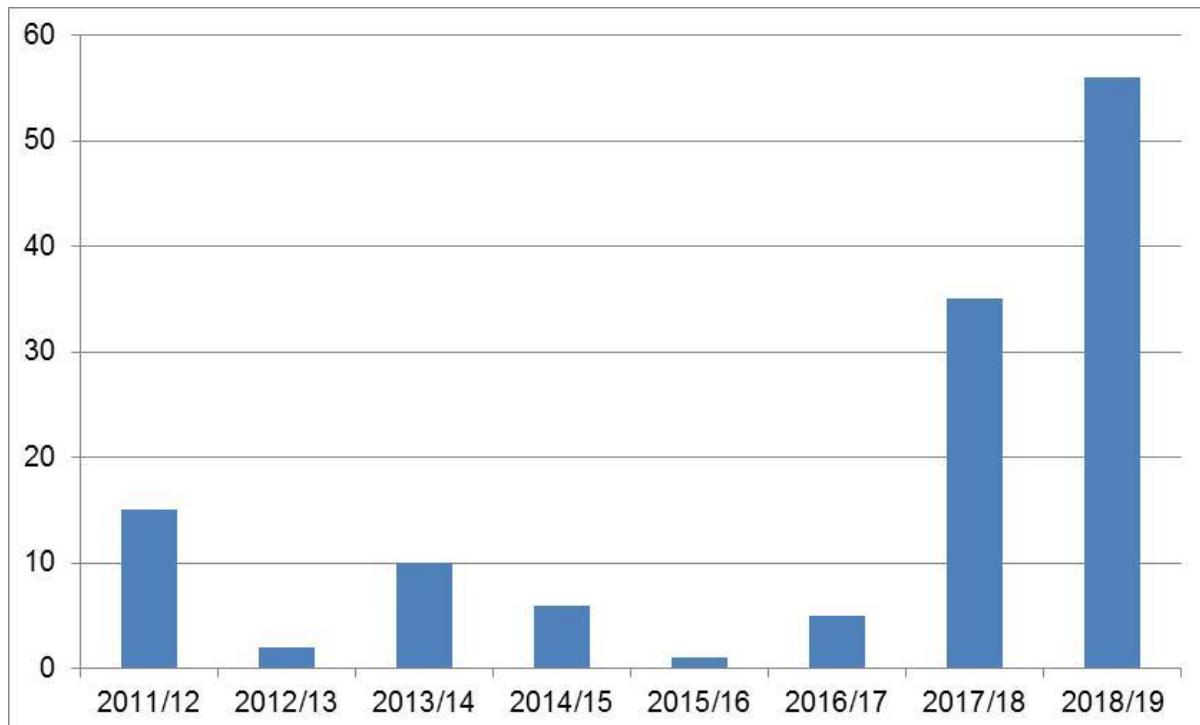
Data Analysis Conclusion 5:

43. Planning performance against statutory targets for all planning applications shows sustained and improved performance. The Council is performing well in meeting statutory targets and the speed of decision making is well above the thresholds set by the Government for which local planning authorities can be considered for placing in special measures. There has been an improved

and sustained performance in dealing with all planning applications over the last three years.

Empty homes

The Council takes a proactive approach to bringing empty homes in the Borough back into use. An Empty Homes officer has been in post since June 2017. The number of homes brought back into use each year is set out in the graph below.



Data Analysis Conclusion 6:

44. There has been a significant increase in the number of empty homes brought back into use since 2017/18.

4. Housing Delivery Analysis – Site Specific Allocations

45. This section provides an overview on what has been happening on allocated sites since the adoption of the LPD using updated information from the SHLAA 2019 review.
46. The table in **Appendix 2** briefly outlines progress on allocated housing sites. Of the strategic sites three out of four are now delivering homes. The majority of the Top Wighay Farm site has yet to be subject to a planning application (see below).
47. Of the non-strategic housing allocations good progress is also being made as a number have been granted planning permission or planning applications have been submitted. The majority of sites (nineteen out of thirty) have no identified issues affecting their delivery. Of the remaining sites, H3 Willow Farm and site H4 Linden Grove have no identified issues but are dependent upon the delivery of the Gedling Access Road. Other than the preparation of a development brief for Willow Farm no actions are identified for these two sites in this Housing Action and Delivery Plan. A number of Arnold sites (H2, H5, H7, H8, X1 and X3) need to contribute to the land and build costs of a new primary school required to serve the Arnold Primary School area. The provision of a new primary school is not defined as critical infrastructure in terms of whether development can go ahead but important in terms of achieving sustainable development. The Council considers the issue is resolvable and is currently facilitating on-going discussions with developers and the LEA (see the infrastructure section of the Action Plan below).
48. The assessment at **Appendix 2** does indicate a lack of progress in respect of certain sites, namely H13 Bestwood Business Park, H18 Longdale Lane, H1 Rolleston Drive and H22 Station Road. The latter site is an unimplemented allocation from the 2005 adopted Local Plan and not assumed to contribute to the housing requirement up to 2028 in any case. Bestwood Business Park is currently an employment site and still occupied by businesses and the landowner has indicated their intention to develop the site for housing by 2028. Rolleston Drive is a medium sized site with some significant ground condition issues (more details are set out below). The Longdale Lane site is dependent upon access across the adjoining housing site allocation and the Council may be able to assist in facilitating discussions between the relevant landowners as set out in Section 7: Key Actions below.

49. Little progress has been made at the two sites on Kighill Lane (X5 and X6) albeit these are of a relatively modest scale and have multiple landowners but may benefit from some Council support as set out in the site specific action plan below.

Top Wighay Farm

50. The significant infrastructure costs for this site are outlined in paragraph 70. The Council is working in partnership to secure public funding through the Accelerated Construction Fund to assist in progressing this site. At the time of writing the decision to award public funding and its uptake is anticipated shortly.

Rolleston Drive

51. This site has a significant degree of ground contamination present which is affecting the financial viability of the site. The Council is working with the owner to secure public funding to bring the site forward. A decision on the award of Accelerated Construction Funding and its take up is expected shortly.

Data Analysis Conclusion 7:

52. Gedling Borough Council has an up to date Local Plan. It is expected that the majority of completions on sites allocated in the Local Planning Document (adopted in 2018) will come forward over the remainder of the plan period and lead to an improved performance of housing delivery. Certain sites have not come forward as quickly as anticipated by their developers for various reasons which are picked up in Section 7: Key Actions below.

5. Housing Delivery Analysis – Engaging with Developers

53. This section provides an overview on engagement and collaboration with developers during the period since March 2015.

Partnership working/supplementary planning policy and pre-application advice

54. A proactive approach has been taken to the following sites. Working groups involving both developers and other key stakeholders have been established and development briefs or informal guidance have been prepared.

- Top Wighay Farm (Development Brief adopted and subject to the Top Wighay Farm Working Group);
- Gedling Colliery/Chase Farm (Development Brief adopted and subject to the Gedling Colliery/Chase Farm Working Group);
- Killisick Lane (subject to the Killisick Lane Working Group);
- Howbeck Road/Mapperley Plains (subject to the Killisick Lane Working Group);
- Brookfields Garden Centre; (subject to the Killisick Lane Working Group); and
- Rolleston Drive (informal planning guidance in preparation and subject to the Killisick Lane Working Group).

55. Pre-application advice is offered on all sites and has been provided during 2018/19 for two housing allocations.

56. A collaborative approach is taken to working with developers. This has included the following actions:-

- Letters/e-mails sent to all developers of allocated sites in order to encourage the early submission of planning applications following adoption of the Local Planning Document and assure determination in a timely manner;
- GBC Developers Forum meetings (see below); and
- Greater Nottingham Housing Delivery Workshops (see below).

Data Analysis Conclusion 8:

57. A lot of effort has been placed on engaging with developers through the provision of additional planning guidance, pre-application advice and working

in partnership to unblock certain sites. In general this support has been well received and reciprocated by developers/landowners. The working groups are now well established and the key actions set in Section 7 below commit the Council to continue working with these groups as long as necessary in order to bring sites forward.

Developers Forum

58. The Developers Forum meets quarterly at Gedling Borough Council and involves representatives from housebuilders, developers, landowners and the registered housing providers. Representatives include national builders including Persimmon as well as regional builders such as Langridge Homes. The Council is represented politically by the Leader of the Council, Portfolio Holder for Growth and Regeneration and at officer level by the Chief Executive and Service Managers for Planning Policy, Development Management and Economic Development and Regeneration. The Developers Forum has been used to inform the preparation of planning policy documents, to promote funding opportunities such as Homes England and to seek feedback on the Planning Policy, Development Management and Economic Development and Regeneration Service.
59. The Housing Delivery Action Plan has been subject to consultation with the Developers Forum and useful feedback received.

Data Analysis Conclusion 9:

60. The Developers Forum is an important means of obtaining expert feedback on planning policy, planning performance and on the types of action that the Council could follow to help speed up delivery and has helped inform this HDAP.

Housing Delivery Workshops

61. On 12 October 2017 the Greater Nottingham Planning Partnership held a Housing Delivery Workshop which was well attended by developers, councillors and other housing stakeholders. An important outcome was the preparation of a Planning Protocol for Delivering Growth in Greater Nottingham. This is a voluntary arrangement but sets out a number of agreed commitments including timely local plan coverage and sufficient resources; and a raft of measures to provide a more proactive and consistent planning service.

62. A follow up workshop was held in February 2019 which reiterated the message about sticking to local plan timetables. In this context, the new requirement to publish a Statement of Common Ground (in preparation at the time of writing) was highlighted in terms of getting agreement between the various Council partners over the future distribution of housing between authorities. Further useful feedback reminded delegates that sites are unique and require bespoke solutions. The County Highways Authority indicated their intention to prioritise large strategic sites when giving highways advice.

Data Analysis Conclusion 10:

63. The under delivery of housing is not just a Gedling Borough Council issue but common to nearly all Council partners across the Nottingham Housing Market Area. Key messages from the two Greater Nottingham workshops include timely local plan preparation, committing appropriate resources, consistency in terms of dealing with planning applications across the Housing Market Area and for prioritising of consultee advice on strategic sites. An important point is that each site is unique and hence requires particular solutions. The site specific allocation actions set out in Section 7: Key Actions pick up this theme.

6. Housing Delivery Analysis – Viability and Infrastructure

64. This section provides an overview on the relationship between housing delivery and viability and infrastructure.

Viability Issues

65. The [Plan Wide Viability Assessment](#) illustrates that, in general terms, housing developments proposed in all locations in the Borough are broadly viable taking account of all policy impacts, affordable housing delivery and Community Infrastructure Levy charges.
66. All greenfield sites in the initial 0-5 year delivery period are viable based on the adopted assumptions. A small number of brownfield sites demonstrate marginal viability in the 0-5 year delivery period but are still considered to be broadly viable and deliverable.

Data Analysis Conclusion 11:

67. Viability is not considered to be particular barrier to site delivery within Gedling Borough. H1 Rolleston Drive site is one of the brownfield sites with marginal viability referred to above and has since been found to have more significant levels of contamination than previously assumed. In recognition of this new information, Gedling Borough Council has supported the landowner in applying for specialist funding through the Accelerated Construction Fund. See the site specific actions below.

Infrastructure

68. The Local Plan is supported by an Infrastructure Delivery Plan. The Infrastructure Delivery Plan concludes that there are no significant infrastructure constraints relating to the individual allocated sites that would act as showstoppers.
69. A large number of houses (about 1,100 across three housing sites) are dependent upon the Gedling Access Road being commenced. The funding package for the construction of the GAR is in place with approximately £4.3 m to be provided through the Community Infrastructure Levy which prioritises the construction of this new road. At the time of writing the project is going through statutory procedures where a public inquiry was due to take place in June 2019 to hear objections to the Gedling Access Road Compulsory Purchase Order (CPO). However, the Government Planning Inspector has decided that all statutory objections have been satisfactorily resolved and not

to proceed with the Public Inquiry. The Secretary of State for Transport's formal confirmation of planning orders is now awaited which will enable the construction of the Gedling Access Road to commence later in 2019.

70. Significant levels of up front infrastructure are also needed to support the strategic site allocation at Top Wighay Farm which raises challenging issues. There is little utility, drainage or service infrastructure available to support this large greenfield site. Requirements include significant highway and transport infrastructure to mitigate traffic impacts, a new primary school, contributions towards health facilities, open space and sustainable drainage systems.
71. Certain sites should contribute towards the provision of new primary schools. In the case of the Gedling Colliery/Chase Farm site and Westhouse Farm, Bestwood Village new primary schools have been granted permission and funding secured. A new primary school is required to serve the Arnold primary catchment area and contributions from all the Arnold sites are expected towards land and build costs on a pro rata basis. The Council is working in partnership with the Local Education Authority and developers to identify a site and secure funding.

Data Analysis Conclusion 12:

72. In general, infrastructure constraints are not a barrier to housing delivery. The Gedling Access Road is a major piece of infrastructure that a number of sites depend upon. However, good progress is being made and Gedling Borough Council will continue to monitor the progress of this project carefully. The Top Wighay Farm strategic site has significant up front infrastructure costs and sites within the Arnold Primary School Catchment are required to make contributions to a new primary school. More detail on these issues are set out in Section 7: Key Actions below.

7. Key Actions

73. This section identifies key actions to address the housing delivery issues highlighted in this document.

Housing Supply: Actions

Action	Task description	Expected Outcomes	Timescale	Who
Review of Aligned Core Strategy Local Plan	Review Aligned Core Strategies – note commenced	Adopt by 2021	On-going (LDS ⁶ indicates adoption in 2021)	GBC Planning Policy HMA officers
Use of Council owned land and acquired sites in line with the GBC Commercial Investment Strategy ⁷	Build new homes on Council owned land potentially in combination with the Housing Company referred to below.	Include potential GBC owned sites in the 2019 SHLAA Review Accelerate housing delivery, increase affordable housing supply	On-going	GBC Estates
Feasibility of setting up Housing Company ⁸	Prepare Outline Business Case	Accelerate housing delivery, increase affordable housing supply	On-going	GBC Economic Development
Review CIL	Review of CIL based on updated evidence.	Review of viability sub markets and projects on the R123 list.	On-going	GBC Development Management
Future SHLAA Review	More detailed call for sites and more	Additional small sites	2020 SHLAA	GBC Planning Policy

⁶ LDS – Local Development Scheme. A revised Local Development Scheme setting out the timetable for the review of the Aligned Core Strategies was approved in January 2019.

⁷ The Commercial Investment Strategy was approved by GBC's Cabinet on 19th March 2019. See agenda item 4 from the following link

<https://democracy.gedling.gov.uk/ieListDocuments.aspx?CId=127&MId=2322&Ver=4>

⁸ See the above link agenda item 7 for an update on the Housing Company.

Action	Task description	Expected Outcomes	Timescale	Who
	proactive approach to identifying potential sites.	identified	Review	

Site Specific Allocations: Actions

Site	Action/Task description	Expected Outcomes	Timescale	Who
Teal Close (allocated for 830 homes)	Determine Reserved Matters applications for 830 homes, school and care home.	Decisions	2019	Development Management
North of Papplewick Lane (allocated for up to 300 homes)	Currently under construction for 237 homes. No action required			
Top Wighay Farm (allocated for 845 homes)	Continue working in partnership as part of the Top Wighay Farm Working Group.	Public Funding Award Planning Application	On-going	GBC Planning Policy Development Management and Nottinghamshire County Council
H1 Rolleston Drive (allocated for 140 homes)	Continue monthly meeting with owner. Please also see Infrastructure table below for education contribution.	Decision on ACF ⁹ funding. Planning application	On-going	GBC Planning Policy and Nottinghamshire County Council
H2 Brookfields Garden Centre (allocated for 90 homes)	Sign off S106 for Phase 1. Offer assistance in relocating garden centre to enable phase 2 of the housing	Decision Relocation advice	2019 2019	Development Management GBC Economic Development

⁹ ACF – Accelerated Construction Funding – government funding to speed up house building on large sites launched in November 2016.

Site	Action/Task description	Expected Outcomes	Timescale	Who
	development. Please also see Infrastructure below for education contribution.			
H3 Willow Farm (allocated for 110 homes)	Adoption of development brief as SPD ¹⁰	Adopt October 2019	On-going	GBC Planning Policy
H4 Linden Grove (allocated for 115 homes)	No action required			
H5 Lodge Farm Lane (allocated for 150 homes)	Determine planning application for 148 homes and secure education contributions (see Infrastructure below for education contribution).	Decision	June 2019	GBC Development Management
H6 Spring Lane (allocated for 150 homes)	The site is now fully built. No action required.			
H7 Howbeck Road/ Mapperley Plains (allocated for 205 homes).	Determine planning application Please see Infrastructure below for education contribution	Decision	Spring 2019	GBC Development Management
H8 Killisick Lane (allocated for 230 homes).	Please see Infrastructure below for education contribution			
H9 Gedling Colliery/ Chase Farm	Continue regular meetings with owner.	Updates on progress	On-going	GBC Planning Policy

¹⁰ SPD – Supplementary Planning Document – more detailed planning policies that supplement policies set out in the adopted Local Plan.

Site	Action/Task description	Expected Outcomes	Timescale	Who
(allocated for 1,050 homes)				
X1 Daybrook Laundry (allocated for 49 homes)	No action required.			
X2 Land West of A60 Site A (allocated for 72 homes)	Sign off S106.			
X3 Land West of A60 Site B (allocated for 150 homes)	No action required.			
H10 Hayden Lane (allocated for 120 homes)	No action required.			
H11 The Sycamores (allocated for 25 homes)	Planning permission for 8 homes. No action required.			
H12 Westhouse Farm (allocated for 210 homes)	Determine reserved matters planning applications for first phase (105 homes)	Issue decision notice	June 2019	GBC Development Management
H13 Bestwood Business Park (allocated for 220 homes)	Meet with developer	Assess future intentions for the site	2019	GBC Planning Policy
H14 Dark Lane (allocated for 70 homes)	Permission granted for 57 homes subject to signing of S106. Sign off S106	Issue decision notice	2019	GBC Development Management GBC Legal
H15 Main Street (79 homes)	Sign off S106.	Issue decision notice	2019	GBC Development Management GBC Legal
H16 Park Road (390 homes)	Determine outline planning application	Decision	2019	GBC Development Management
X4 Flatts Lane (84 homes)	Sign off S106	Issue decision notice	2019	GBC Development Management GBC Legal

Site	Action/Task description	Expected Outcomes	Timescale	Who
H17 Longdale Lane A (30 homes)	Meet with landowner	Identify barriers to delivery	2019	GBC Planning Policy
H18 Longdale Lane B (allocated for 30 homes)	Permission granted for 31 homes subject to signing of S106. Sign off S106.	Issue decision notice	2019	GBC Development Management GBC Legal
H19 Longdale Lane C (allocated for 70 homes)	Determined reserved matters application for 51 homes.	Decision	2019	GBC Development Management
X5 Kighill Lane A (allocated for 20 homes)	Support landowners in finding a solution to progress the site.	Planning application	2019	GBC Planning Policy
X6 Kighill Lane B (allocated for 30 homes)	Support landowners in finding a solution to progress the site.	Planning application	2019	GBC Planning Policy
H20 Mill Field Close (allocated for 20 homes)	Currently under construction for 14 homes. No action required			
H21 Orchard Close (allocated for 15 homes)	No action required.			
H22 Station Road (allocated for 40 homes) ¹¹	Contact landowner.	Identify barriers to delivery	2019	GBC Planning Policy
H23 Ash Grove (allocated for 12 homes)	No action required.			
H24 Broad Close (allocated for 15 homes)	No action required.			

¹¹ This site has a long standing and on-going access issue and it is not assumed that this site would count towards future housing supply in the housing trajectory. It would however assist in regenerating the village and so remains an allocation and included within the Housing Delivery Action Plan.

Site	Action/Task description	Expected Outcomes	Timescale	Who
Relevant to all sites - Proactive Development Management Service	<p>Provision of Pre-application advice</p> <p>Proactive management of planning applications updating developers of progress and identification of any issues early in the process</p>	Maintain performance in meeting statutory deadlines for dealing with planning applications	On-going	GBC Development Management
Relevant to all sites - Providing a more seamless planning service	<p>Smooth handover of site allocations from planning policy to DM on adoption of Local Plan</p> <p>Planning Policy observations to meet required format and deadline set</p> <p>More coordinated approach to delivering housing, economic and social benefits through planning policy, regeneration policy and projects and in implementing planning applications.</p>	<p>Integrated service</p> <p>Discuss and review relevant projects and policy areas at departmental meetings (Planning Policy, DM and Economic Development)</p> <p>Fortnightly Service Manager meetings</p>	On-going	GBC Planning Policy GBC Development Management GBC Economic Development

Engagement with Developers: Actions

Action	Task description	Expected Outcomes	Timescale	Who
Review of unimplemented planning permissions	To consider the scope to review unimplemented permissions	List of stalled sites. Prioritise	2019	GBC Planning Policy

Action	Task description	Expected Outcomes	Timescale	Who
(stalled sites)	including via contact with promoter or developer	sites and contact landowners		
Use of Self-Build Custom Build Register	Promote sites where owner has indicated a willingness to develop self-build custom build on site by alerting people on the register to the site opportunity.	Number of sites promoted for self-build via alerts to people on register.	On-going as appropriate	GBC Planning Policy
Speed up S106 negotiations	Assess likely S106 contributions at pre-application stage if requested. Agree S106 Heads of Terms with applicants as part of the planning application process Draft Legal Agreement prior to Planning Committee Clearly articulate requirements for contributions in officer report.	Less potential delay to signing S106	On-going	GBC Development Management GBC Development Management GBC Legal GBC Development Management
Use of Brownfield register	Promotion of smaller sites and engagement with SME builders Use of brownfield register and Permission in Principle (PIP) ¹²	Increased planning applications on smaller sites Add identified sites to part 2 of the	On-going	GBC Planning Policy Economic Development

¹² Permission in Principle (PIP) is an alternative way of obtaining planning permission for housing development. It separates the consideration of matters of principle for proposed development from the technical detail of development. There are two stages – the permission in principle stage – followed by the technical details consent.

Action	Task description	Expected Outcomes	Timescale	Who
		brownfield register		

Infrastructure: Actions

Action	Task description	Expected Outcomes	Timescale	Who
All Arnold Housing Allocations H1, H2, H5, H7, H8 X1, X3	Support the County Council in securing agreement between LEA and developers to fund land and build costs for new primary school needed to serve the Arnold Primary catchment area.	Equalisation Agreement S106 Heads of Terms or S106 agreements agreed as relevant through DM process	2019	GBC Planning Policy GBC Development Management
Gedling Access Road	Closely monitor progress against project milestones Communicate how CIL and other funding is enabling GAR to potential developers to increase confidence scheme will be delivered	Attend regular meetings Regular progress reports Communications Developers Forum progress report	On-going	GBC Planning Policy GBC Communications team GBC Planning Policy

Appendix 1 – SHLAA summary responses 2015 - 2019

This appendix summarises comments received through the SHLAA consultations between 2015 and 2019 in response to the request for suggested actions the Council could take to help bring sites forward.

Comment by broad category	Action undertaken
Speed up review of the Local Planning Document	Local Planning Document was adopted in July 2018
Carry out early review of the Local Plan	Review of ACS underway
Grant planning application	Consider through DM process
Speed up S106 process	DM Process
Pre-application advice sought	Advise applicant of pre-application advice service available
Site specific issues raised	Response provided through SHLAA process
Information sought on whether there is interest for self-build on the plot	Use of Self-Build Register
Assistance with commercial relocation	Refer to Economic Development
The Council should promote site	Consider through DM process
Ensure the GAR is complete on time	The Council is liaising with Nottinghamshire County Council who is delivering the scheme. The scheme is still on target for delivery.

Appendix 2 – Site Specific Allocations

This appendix briefly outlines progress on allocated housing sites. Where actions are required, they are highlighted in the “Key Actions” section of the document.

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
	Teal Close	830	Allocated for mixed use in the Aligned Core Strategy Site has outline planning permission for residential development, employment uses and other uses (2013/0546). Reserved matters (2017/0800) granted in March 2018 for the first housing phase of 204 homes. Reserved matters application (2019/0152) for the second housing phase of 367 dwellings and reserved matters application (2019/0560) for the third and final housing phase of 264 dwellings are currently being determined. First phase of housing is currently under construction.	No identified issues.	No
	North of Papplewick Lane	237	Allocated in the Aligned Core Strategy. The site is currently under construction for 237 homes (2017/0201).	No identified issues.	No

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
	Top Wighay Farm	845	Allocated for housing and employment development in the Aligned Core Strategy. Development brief adopted February 2017 to provide clarity for developers. Transport assessment commissioned by NCC and completed November 2016. Part of site for 38 homes (2014/0950) is built. No planning application has been received for the remainder of the site.	The need for significant up front infrastructure to access site has implications for viability. Nottinghamshire County Council as landowner needs to determine method of disposal. Lengthy and complex process relating to Accelerated Construction Fund bid.	Yes
H1	Rolleston Drive	140	Allocated in the Local Planning Document. The Council is working with owners. Subject to a bid for Accelerated Construction Funding from the HCA. Decision on Homes and Communities Agency funding expected shortly. No planning application has been received.	Site is heavily contaminated due to previous usage for vehicle storage and maintenance. Clean up costs significant.	Yes

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H2	Brookfields Garden Centre	90	Allocated in the Local Planning Document. Outline planning application (2017/0155) for up to 32 homes on part of the site granted in October 2018 subject to the signing of the s106. The site is one of a number required to contribute towards a new primary school to be located within the Arnold primary school catchment area. A development brief has been adopted for sites H2, H7 and H8. A Killisick Lane Working Group involving Gedling Borough Council, Nottinghamshire County Council and the relevant developers has been set up address education contributions, location of the new primary school and to equalise contribution.	Phase 2 dependent upon the relocation of the garden centre. The garden centre is a fairly large business and may require assistance with relocation to a suitable site preferably within the Borough. Contributions are needed towards new primary school from all allocated sites in the Arnold Primary Catchment. A new primary school is required on an as yet unidentified location.	Yes
H3	Willow Farm	110	Allocated in the Local Planning Document. Draft development brief currently being prepared by developer. No planning application has been received.	To achieve effective community engagement through the development brief process. Construction of site is dependent upon completion of the Gedling Access Road. Developer has referred to the need for pre-commencement on site in advance of the Gedling Access Road through comments on the SHLAA.	Yes
H4	Linden Grove	115	Allocated in the Local Planning Document. No planning application has been received.	Construction of site is dependent upon completion of the Gedling Access Road.	Not yet

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H5	Lodge Farm Lane	150	Allocated in the Local Planning Document. Outline planning application (2018/0347) for up to 148 dwellings is currently being determined.	No identified issues. Grant planning permission subject to securing contributions towards the build costs of a new primary school. Currently being negotiated with the Local Education Authority.	Yes
H6	Spring Lane	150	Allocated in the Local Planning Document. The site is now fully built.	No identified issue.	No
H7	Howbeck Road/ Mapperley Plains	210	Allocated in the Local Planning Document. Full planning application (2019/0213) for 164 dwellings on the majority of the site is currently being determined. The site is one of a number required to contribute towards a new primary school to be located within the Arnold primary school catchment area. A development brief has been adopted for sites H2, H7 and H8. A Killisick Lane Working Group involving Gedling Borough Council, Nottinghamshire County Council and the relevant developers has been set up address education contributions, location of the new primary school and to equalise contribution.	Contributions are needed towards new primary school from all allocated sites in the Arnold Primary Catchment. A new primary school is required on an as yet unidentified location.	Yes

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H8	Killisick Lane	230	Allocated in the Local Planning Document. The site is one of a number required to contribute towards a new primary school to be located within the Arnold primary school catchment area. A development brief has been adopted for sites H2, H7 and H8. A Killisick Lane Working Group involving Gedling Borough Council, Nottinghamshire County Council and the relevant developers has been set up address education contributions, location of the new primary school and to equalise contribution. The Local Planning Document includes a phasing policy to ensure that development of the site follows the extraction and progressive restoration of the adjoining quarry. Quarry extraction is on schedule to be complete by 2021. No planning application has been received.	Contributions are needed towards new primary school from all allocated sites in the Arnold Primary Catchment. A new primary school is required on an as yet unidentified location.	Yes

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H9	Gedling Colliery/Chase Farm	1,050	Was previously allocated in the previous Local Plan. Identified in the Aligned Core Strategy as a strategic location and is allocated for housing and employment development in the Local Planning Document. Full planning permission (2015/1376) for phase 1 (506 homes) and outline planning permission granted for subsequent phases. Site is currently under construction for phase 1. Whilst up to 315 homes can be built in advance of the required Gedling Access Road, the remainder of the housing is dependent upon Gedling Access Road being progressed according to timetable. The Gedling Access Road has planning permission and a funding package has been put in place. The site is a priority for the Borough Council and is located in a designated Housing Zone.	Large site. Site has been allocated since 2005 through the previous Local Plan. Significant risks of contamination. Complex funding package is in place to support the delivery of the Gedling Access Road. Of the 1,050 homes granted planning permission, 735 are reliant on the delivery of the Gedling Access Road.	
X1	Daybrook Laundry	49	Allocated in the Local Planning Document. No planning application has been received. Information from the previous SHLAA 2017 consultation indicates full planning application submission and delivery of the site is proposed to take place within 3 years.	No identified issues.	No
X2	Land West of A60 Site A	72	Allocated in the Local Planning Document. Full planning permission for 72 dwellings (2016/0854) granted in December 2018.	No identified issues.	No
X3	Land West of A60 Site B	150	Allocated in the Local Planning Document. Information from the SHLAA 2019 consultation indicates that preparation of a full planning application is currently underway and submission is anticipated in summer 2019.	No identified issues.	No

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H10	Hayden Lane	120	Allocated in the Local Planning Document. Site is to be marketed shortly.	No identified issues.	No
H11	The Sycamores, Bestwood Village	8	Allocated in the Local Planning Document. Full planning permission for eight dwellings (2018/0650) granted in September 2018.	No identified issues. There is a reduction in the capacity of homes on site.	No
H12	Westhouse Farm, Bestwood Village	210	Allocated in the Local Planning Document. Outline planning permission for 101 homes (2014/0238) on part of the site allocation granted in March 2019. Reserved matters application (2018/0823) for 101 homes is currently being determined.	No identified issues.	No
H13	Bestwood Business Park, Bestwood Village	220	Allocated in the Local Planning Document. Outline planning permission (2014/0214) for up to 220 homes lapsed in March 2018.	Owners see the Business Park as remaining as an employment site. The lease arrangements are commercially sensitive but the owners have confirmed that the residential development is likely to commence beyond the five year period but would be completed by 2028.	Yes
H14	Dark Lane, Calverton	57	Was previously allocated in the previous Local Plan. Allocated in the Local Planning Document. Outline planning permission (2012/1503) for 72 homes. Access road into the site constructed. Full planning application (2017/1263) for 54 homes on the majority part of the site granted in March 2019 subject to the signing of the s106. The 3 homes on the remainder of the site remain unchanged. Total of 57 homes on site.	No identified issues. Site has been allocated since 2005 through the previous Local Plan. There is a reduction in the capacity of homes on site.	

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H15	Main Street, Calverton	79	Allocated in the Local Planning Document. Outline planning application (2018/0360) for up to 79 dwellings granted in March 2019 subject to the signing of the s106.	No identified issues. Landowner has indicated intent to sell land to developer.	
H16	Park Road, Calverton	390	Allocated in the Local Planning Document. The site is within the 'North West Quadrant Urban Extension' of the Calverton Neighbourhood Plan (2017) which effectively supports the principle of housing development in this area. Two separate planning applications are currently being determined – outline application (2018/0607) for up to 365 homes on the majority of the site and full application (2018/0817) for 20 bungalows on the small part of the site (the car park at North Green).	No identified issues.	
X4	Flatts Lane, Calverton	84	Allocated in the Local Planning Document. The site is within the 'North West Quadrant Urban Extension' of the Calverton Neighbourhood Plan (2017) which effectively supports the principle of housing development in this area. Outline planning application (2018/1143) for up to 84 dwellings granted in April 2019 subject to the signing of the s106.	No identified issues.	

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H17	Longdale Lane A, Ravenshead	30	Allocated in the Local Planning Document. No planning application has been received.	Landowner has expressed an interest in selling the site to developers which could be a barrier to commencement. The development of site H17 is dependent on the delivery of the adjacent site H19 as access to site H17 can only be from site H19.	
H18	Longdale Lane B, Ravenshead	31	Allocated in the Local Planning Document. Outline planning application (2014/0273) for up to 31 homes granted in August 2018 subject to the signing of the s106.	No identified issues.	
H19	Longdale Lane C, Ravenshead	70	Allocated in the Local Planning Document. Outline planning permission (2013/0836) for up to 70 homes granted in October 2014. A reserved matters application (2017/1164) for 51 dwellings is currently being determined.	No identified issues.	

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
X5	Kighill Lane A, Ravenshead	20	Allocated in the Local Planning Document. The site has three separate land owners who supported a joint allocation through the Local Planning Document. Since the site was allocated, two of the three landowners have put forward planning applications. For the west part of the site (22 Kighill Lane) a planning application (2018/0727) for six dwellings was refused and the landowner is continuing to promote this approach through the development management process by submitting two separate planning applications – outline application (2018/1166) for 6 custom build residential units and full application (2018/1186) for 6 residential units. Both applications are currently being determined. For the east part of the site (16 Kighill Lane) full planning permission (2018/1004) for a new dwelling on the north east part of the site granted in January 2019 and full planning application (2019/0129) for a new dwelling on south east part of the site is currently being determined. No planning application has been received for the remainder (middle) part of the site (18 Kighill Lane).	Given the planning permission for one dwelling on the site and number of landowners involved, it is likely that a reduced capacity could be delivered on site. Section 106 contributions to be agreed prior to development.	

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
X6	Kighill Lane B, Ravenshead	30	Allocated in the Local Planning Document. The site has three separate land owners who supported a joint allocation through the Local Planning Document. No planning application has been received.	There are three separate landowners on the site which may be a barrier to development, particularly as the site forms residential garden land of existing dwellings. Section 106 contributions to be agreed prior to development.	
H20	Mill Field Close, Burton Joyce	14	Allocated in the Local Planning Document. Full planning permission (2018/0613) for 14 dwellings granted in December 2018.	No identified issues. There is a reduction in the capacity of homes on site.	No
H21	Orchard Close, Burton Joyce	15	Allocated in the Local Planning Document. Outline planning application (2018/1034) for up to 15 dwellings granted in February 2019 subject to the signing of the s106.	No identified issue.	No
H22	Station Road, Newstead	40	Was previously allocated in the 2005 Local Plan. Allocated in the Local Planning Document but not included in housing supply due to uncertainty over delivery, in part due to difficulties regarding access. No planning application has been received. The public house on site was demolished in early 2018.	Due to the uncertainty as to whether the site will deliver 40 homes within the plan period, it is assumed that the site will be delivered after 2028, unless new information is provided.	

Ref	Site name	Units	Planning status	Summary of key issues, challenges and barriers	Action?
H23	Ash Grove, Woodborough	10	Allocated in the Local Planning Document. Full planning permission (2007/0831) for 12 dwellings. Plot 1 (2016/0888) was built in May 2018. Work on the remainder plots have not started and information from the SHLAA 2019 consultation provides the delivery rates of the site which is 1 home in 2019/20 and then 2 homes per year from 2023/24 to 2027/28.	No identified issues. The owner is taking plot by plot approach.	No
H24	Broad Close, Woodborough	15	Allocated in the Local Planning Document. Information from the SHLAA 2019 consultation indicates that preparation of a planning application is currently underway and submission is anticipated in due course.	No identified issues.	No

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Five Year Housing Land Supply Assessment 2019

August 2019

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Introduction

- 1 The five year land supply assessment is based on the Council's Strategic Housing Land Availability Assessment (SHLAA) 2019 update.
- 2 The purpose of this five year land supply assessment is to monitor and review the Council's housing supply against the housing requirement set out in adopted strategic policies or against their housing need where the strategic policies are more than five years old as required by the National Planning Policy Framework 2019.
- 3 In February 2019, the Ministry of Housing, Communities & Local Government published the results of the first Housing Delivery Test. The Housing Delivery Test 2018 result for Gedling Borough Council is 51% and is based on the housing delivery for the three year period 1 April 2015 to 31 March 2018. There are two consequences of the 2018 results for the Council. Firstly, the Council is required to prepare an Action Plan and, secondly, a buffer of 20% must be applied to the supply of deliverable sites for the purposes of housing delivery assessment. It should be noted that the Housing Delivery Test takes a different approach to the five year land supply assessment. For further information on the Housing Delivery Test and the Council's Action Plan, please see separate Gedling Borough Housing Delivery Action Plan 2019¹.
- 4 The current development plan for Gedling Borough consists of the Aligned Core Strategy and the Local Planning Document. The Aligned Core Strategy was adopted in September 2014 and allocates strategic sites for housing and other uses. The Aligned Core Strategy sets the housing requirement. The Local Planning Document was adopted on 18 July 2018 and allocates non-strategic sites for housing and other uses.

Policy Context

- 5 Paragraph 73 of the National Planning Policy Framework 2019 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating).
- 6 The supply of specific deliverable sites should in addition include a buffer of:-
 - a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or

¹ Available from the following web page

<http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/amrandfiveyearhousingandsupply>

- recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. This is measured against the Housing Delivery Text where this indicates that delivery is below 85% of the housing requirement.

7 Annex 2 of the National Planning Policy Framework 2019 define deliverable sites:-

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

- 8 Paragraph 70 of the National Planning Policy Framework 2019 states that local planning authorities may only make an allowance for windfall sites as part of anticipated housing supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. The Framework also states that local planning authorities should consider the case for setting out policies in their Local Plans to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The previous version of the National Planning Policy Framework states that the windfall allowance should not include residential gardens.
- 9 The Aligned Core Strategy sets a housing requirement of 7,250 homes for the plan period 2011-2028, as shown in **Table 1**.

Table 1: Housing requirement (2011-2028)²

2011 to 2013	2013 to 2018	2018 to 2023	2023 to 2028
500 (250 per annum)	2,200 (440 per annum)	2,400 (480 per annum)	2,150 (430 per annum)

- 10 It should be noted that the Aligned Core Strategy's housing figures in Table 1 are not upper limits to development. They represent the anticipated rate of housing completions and are to be used to determine the level of five year supply of deliverable housing sites.

Methodology

Sites that make up the housing supply

- 11 The sources of sites that have the potential to deliver housing during the five year period are:-
- Site allocations in the Aligned Core Strategy and the Local Planning Document;
 - Sites with planning permission; and
 - Unallocated sites without planning permission.
- 12 Unallocated sites are sites that:-
- have been clearly demonstrated to be deliverable or developable; and
 - do not have extant planning permission but a planning application has been submitted or pre-application discussion have recently taken place and a planning application is anticipated imminently.
- 13 All sites in the assessment have been identified through the Council's SHLAA 2019 update. These sites are listed in **Appendix C**. New sites submitted by developers and sites granted planning permission or granted subject to a signing of the s106 before 31 March 2019 have been added to the SHLAA database. Any updates to existing sites in the SHLAA database during the current financial year (i.e. since 1 April 2019) such as work starting on site, construction completing, a new planning permission being granted or a new planning application being submitted have been noted. New sites that have been granted planning permission during the current financial year (i.e. since 1 April 2019) are not included in this assessment, but will be included in next year's assessment.
- 14 The assessment takes account of the loss of a dwelling where this is replaced by at least one dwelling in order to provide a net figure for the number of new dwellings. **Appendix C** does not include sites that involve a loss of a dwelling where replaced by a single dwelling, unless the loss has occurred and work on the replacement dwelling has not yet started.

² These figures are rounded to the nearest 50 homes.

- 15 Where available, anticipated completion timescales and delivery rates are as provided by the agent, developer or landowner. Where delivery information has not been provided, assumptions have been used (as set out in **Appendix A**) based on the viability sub-market within which the site is located. For unallocated sites without planning permission, where no information has been provided to demonstrate that they are developable, these sites are excluded from the assessment.
- 16 Where sites allocated in the Aligned Core Strategy or Local Planning Document have already been granted planning permission, approved subject to s106 agreement, are the subject of a planning application or pre-application discussions have recently taken place, the number of homes permitted or proposed via the planning application form has been used.
- 17 **Appendix C** comprises separate tables for each locality for clarity as follows:-
- Site allocations in the Aligned Core Strategy and Local Planning Document;
 - Sites with planning permission; and
 - Unallocated sites without planning permission.

Future sources of supply (“windfall allowance”)

- 18 Paragraph 70 of the National Planning Policy Framework 2019 states that local planning authorities may only make an allowance for windfall sites as part of anticipated housing supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. The paragraph also states that local planning authorities should consider the case for setting out policies in their Local Plans to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The previous version of the National Planning Policy Framework states that the windfall allowance should not include residential gardens.
- 19 The Aligned Core Strategy includes a windfall allowance of 208 homes during the last five years of the plan period (i.e. 2023 to 2028). The windfall allowance of 208 dwellings was calculated based on gross completions on small sites (less than 10 dwellings) between 2003 and 2013. This excluded those on residential garden land as required by the version of the National Planning Policy Framework in place at that time. Windfall on large sites (10 or more dwellings) was also excluded to avoid double counting with sites identified through the SHLAA.
- 20 As part of the Local Planning Document examination, the windfall allowance has been updated and consideration has been given to past completions and permissions on windfall sites. **Table 2** was considered at the examination and considers completions on small sites (less than 10 dwellings) in the 10 years period (2007 – 2017). It concluded that the average number of small windfall completions excluding garden land was 45 dwellings per year.

Table 2: Windfall completions 2007 to 2017

Year	Total completions	Small windfall completions	Small windfall completions excluding garden land
2007/08	475	115	61
2008/09	214	75	39
2009/10	282	72	35
2010/11	386	110	84
2011/12	295	70	34
2012/13	233	35	21
2013/14	327	76	44
2014/15	319	71	42
2015/16	192	57	34
2016/17	210	81	52
Average			45

21 **Table 3** was also considered at the Local Planning Document examination and considers the number of dwellings that have been granted planning permission on sites that were not previously included in the SHLAA database since 2011. It concluded that the average figure is 39 dwellings per annum.

Table 3: Number of homes granted planning permission 2011 – 2017

	Number of homes (net) on sites granted permission	Number of homes (net) on sites granted permission not in the SHLAA	Number of homes (net) on sites granted permission not in the SHLAA – large sites	Number of homes (net) on sites granted permission not in the SHLAA – small sites on garden land only	Number of homes (net) on sites granted permission not in the SHLAA – small sites excluding garden land
2011/12	305	65	29	10	26
2012/13	359	71	13	15	43
2013/14	208	81	8	22	51
2014/15	1,260	65	12	24	29
2015/16	662	114	51	30	33
2016/17	1,248	119	53	13	53
Average					39

Note: This excludes permissions that have been superseded during the same year (only the recent permissions are included) and replacement dwelling proposals.

22 Paragraph 90 of the Inspector's Report on the Local Planning Document (2018)³ states the Council had provided compelling evidence that such sites

³

<http://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningpolicy/examinationlibrary/EX-171%20Gedling%20Local%20Plan%20Report.pdf>

have consistently become available and will continue to provide a reliable source of supply.

- 23 In light of Table 3 and paragraph 188 of the Local Planning Document Inspector's Report, an allowance for windfalls has not been included in the period up to 2021/22 but a windfall allowance of 40 dwellings per annum from 2022/23 onwards has been taken into account.

Liverpool or Sedgefield approach

- 24 In considering the housing requirement for the five year period, account needs to be taken of any shortfall or surplus in completions in previous years. There are two potential approaches to dealing with any shortfall or surplus. The Liverpool approach is where any shortfalls (or surplus) are equally distributed across the remainder of the plan period. The Sedgefield approach is where any shortfall (or surplus) is distributed across the current five year period.
- 25 Paragraph 97 of the Inspector's Report on the Aligned Core Strategy (2014)⁴ states "In general it would be ideal for housing completions over the full plan period to be the same in each year of a plan, in order to meet the emerging requirements or needs in full. Higher numbers might be necessary to make good any shortfalls in supply in the recent past (ideally in the early years using the Sedgefield approach)". The National Planning Practice Guidance states local planning authorities should aim to deal with any undersupply within the first five years of the plan period where possible.
- 26 In the light of the Aligned Core Strategy Inspector's Report and national guidance, it is considered appropriate to apply the Sedgefield approach to assess housing land supply.

5%, 10% or 20% buffer

- 27 Paragraph 73 of the National Planning Policy Framework states that a 20% buffer should be applied where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. This is measured against the Housing Delivery Test where this indicates that delivery as below 85% of the housing requirement. In February 2019 the Ministry of Housing, Communities & Local Government published the results of the first Housing Delivery Test. The Housing Delivery Test 2018 result for Gedling Borough Council is 51% which is based on the three year period 1 April 2015 to 31 March 2018.

Forward look approach

- 28 A forward look approach has not been used as this approach estimates the number of homes built during the current financial year which was added to the past completions figure and the five year period would start after the

⁴

<http://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningpolicy/acsandlpd/ACS%20Inspector%20Report.pdf>

current financial year. The estimate was derived from the housing trajectory which was based on the updated SHLAA information. Past experience reveals that the estimates were not always accurate.

- 29 It is considered appropriate for the five year period to begin with the current financial year i.e. this assessment will look at the period 1 April 2019 to 31 March 2024.

Lapse rate

- 30 A lapse rate has not been included in the five year land supply calculation as each site with planning permission has been considered individually and on its merits. For unallocated sites without planning permission, if no information has been provided by the agent, developer or landowner through the SHLAA process to indicate that the site is likely to come forward for development in the future, then it has been assumed that the site is not deliverable or developable and has therefore been excluded from the assessment.

Five year land supply calculation

- 31 In accordance with the advice of the Planning Advisory Service (PAS), the Council calculates its 5 year land supply as follows:-

Completions to date – housing requirement to date = shortfall/surplus
[Housing requirement for 5 year period + shortfall or surplus] + [5%, 10% or 20% buffer] = 5 year land supply target
5 year land supply target ÷ 5 years = annual target
Housing supply for 5 year period ÷ annual target = supply in years

Summary

- 32 In summary, the methodology in calculating the five year assessment is as follows:-

- The source of sites remains the same. However, a stricter approach has been taken with regards to unallocated sites without planning permission, in that where information has not been provided to demonstrate that they will be developed, these sites have been excluded from the five year supply;
- The windfall allowance of 40 dwellings per annum is now assumed to come forward from Year 4 (i.e. 2022/23) onwards;
- The Council continues with the Sedgefield approach which means any shortfall (or surplus) is distributed across the five year period;

- The Council adopts a 20% buffer due to the Housing Delivery Test 2018 result for Gedling Borough Council (51%) which is below 85% of the housing requirement;
- The Council continues to consider the five year period starting from the current financial year rather than taking a forward look approach. The five year period covers 1 April 2019 to 31 March 2024;
- The lapse rate continues not to be applied; and
- The methodology used to calculate the five year supply accords with the PAS advice.

33 The outcome of the above methodology is to take a cautious approach to housing land supply.

Five Year Housing Land Supply Assessment

34 The housing requirement for the five year period needs to be adjusted to reflect the number of new homes that have already been delivered since the beginning of the plan period (i.e. 2011). The distribution of new homes completed in Gedling Borough between 2011 and 2019 is shown in **Table 4**.

Table 4: New homes completed 2011-2019

	Completed 2011-2019
Teal Close *	0
North of Papplewick Lane *	43
Top Wighay Farm *	38
Urban area	1,519
Bestwood Village	72
Calverton	191
Ravenshead	101
Other villages	65
Total	2,029

* strategic site

35 The housing requirement for the period 2011 to 2019 is 3,180 homes⁵. The number of new homes completed during that period is 2,029 which is a shortfall against the housing requirement of 1,151 homes.

36 The housing requirement for the five year period (2019 to 2024) is 2,350 homes⁶. However taking account of the under-delivery of 1,151 homes, and taking the Sedgefield approach, this means the revised five year housing requirement is 3,501 homes. The housing requirement plus a 20% buffer for the next five year period is therefore 4,201 homes.

37 Paragraphs 11 to 17 explain the sites that make up the housing supply. The estimated housing supply for the five year period is shown in **Table 5**.

⁵ See Table 1. Target for 2011 to 2013 (500) + target for 2013 to 2018 (2,200) + target for 2018/19 (480) = 3,180.

⁶ See Table 1. Target for 2019/20 to 2022/23 (480 x 4) and target for 2023/24 (430) = 2,350.

Table 5: Estimated housing supply for the five year period

	Allocations in the Local Plan [#]	Sites with planning permission	Unallocated sites w/out permission	Total
Urban area	1,788	417	64	2,269
Teal Close*	465	0	0	465
Edge of Hucknall	120	0	0	120
North of Papplewick Lane*	194	0	0	194
Top Wighay Farm*	270	0	0	270
Bestwood Village	109	28	0	137
Calverton	410	42	0	452
Ravenshead	162	23	0	185
Other villages	47	48	0	92
Windfall allowance	0	0	80	80
Housing Supply	3,565	558	144	4,267

[#] Aligned Core Strategy and Local Planning Document

* strategic site

- 38 Comparing the estimated housing supply of 4,267 homes to the five year housing requirement of 4,201 homes, there is an oversupply of 66 homes.

Housing Supply	4,267
Annual Requirement ⁷	840
No of Years Supply	5.08 years

- 39 **Appendix B** provides the full breakdown of housing supply to meet the housing requirement of 7,250 homes.

- 40 **Appendix C** lists out the sites that are expected to deliver homes during the five year period. The appendix also includes information on whether the delivery information comes from the agent, developer or landowner through the SHLAA process or from Council's assumptions.

- 41 **Appendix D** shows the housing trajectory for the plan period. This updates and provides more detail than the housing trajectory included in Appendix A of the Local Planning Document.

Conclusion

- 42 The assessment shows that against the housing requirement of the Local Plan, Gedling Borough Council has a 5.08 year supply.

⁷ Five year housing requirement of 4,201 homes ÷ 5 years = 840 homes.

Appendix A: Deliverability Notes

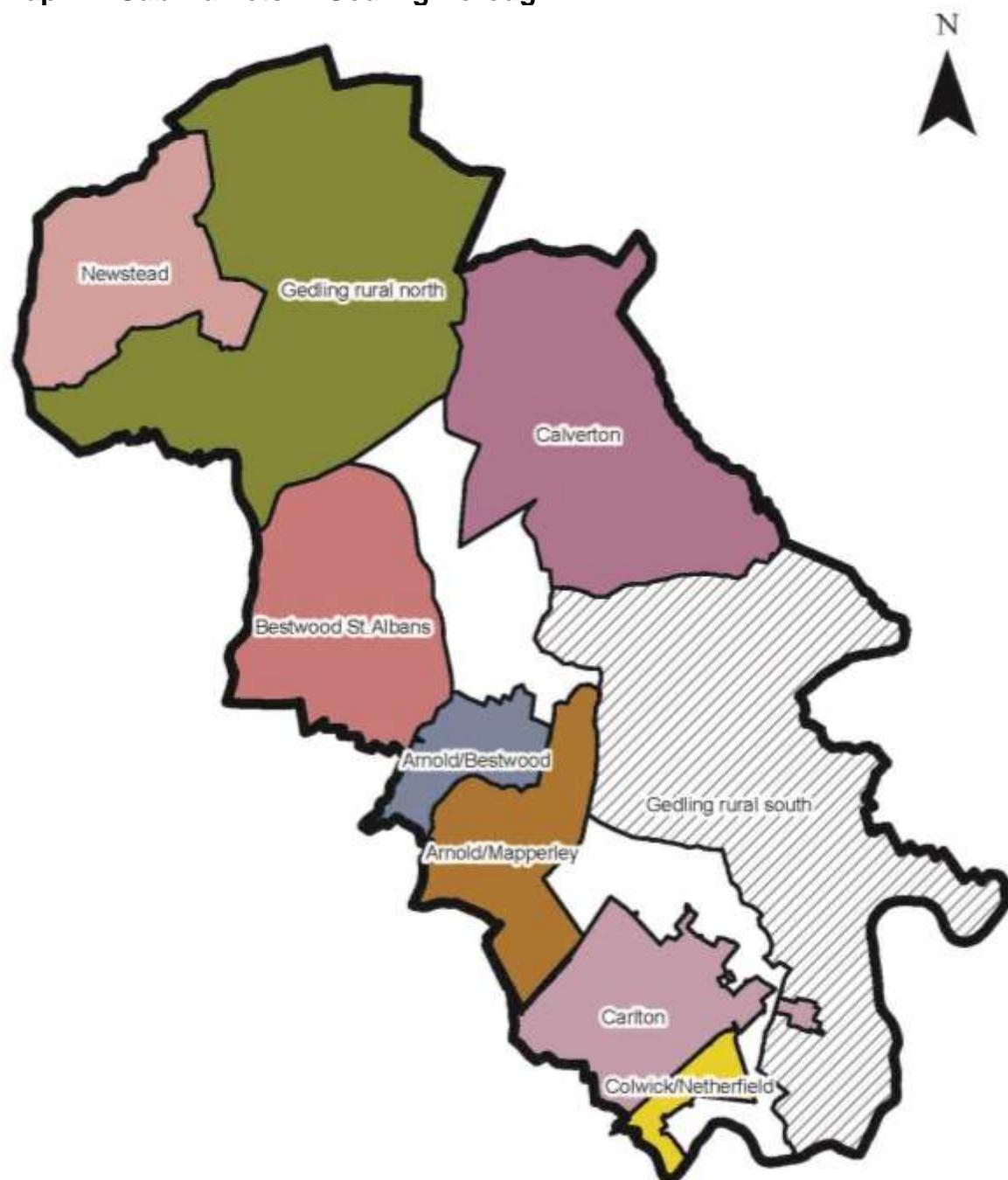
- A.1 All future development sites included in the housing trajectory and five year housing land supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA database contains:-
- Site allocations allocated in the Aligned Core Strategy and Local Planning Document;
 - Sites with planning permission; and
 - Unallocated sites without planning permission.
- A.2 Sites that have planning permission or allocated in the Aligned Core Strategy and Local Planning Document are assumed to be deliverable or developable as they have been through the planning application or development plan process.
- A.3 For unallocated sites without planning permission, if no information has been provided by the agent, developer or landowner to indicate that the site is likely to come forward for development in the future, then it has been assumed that the site is not developable and therefore excluded from the assessment.
- A.4 Sites that are unlikely to be developed based on up-to-date information provided by agents, developers or landowners or replaced by new planning permission for non-residential development are assessed as not deliverable and are therefore excluded from the assessment.
- A.5 Agents, developers and landowners are asked to provide information on the delivery rates through the SHLAA process. If these are not provided for deliverable sites, then the Council's assumptions are applied. Assumptions about when a site will start to be developed are made based on the strength of the site's sub market area, as shown in **Table A1**. Market strength is reviewed each year and is a professional judgement based on an assessment of past completions data, viability information and local knowledge. Sites in strong market are more likely to come forward before other sites in moderate and weak markets. As the housing market improves, sites in moderate and weak markets will become more viable.
- A.6 A map of the sub markets in Gedling Borough is included on page 14.
- A.7 The assumptions are as follows:
- On sites up to 10 homes, the completion rate is 5 per year;
 - On sites up to 250 homes, the completion rate is 20-40 per year; and
 - On sites up to 1,000 homes, the completion rate is 40-100 per year.

Table A1: Assumptions for sites when information on the delivery rates not provided by agents, developers and landowners

Market Strength	Site	Assumed year development will start when a site with planning permission granted	
		Year	e.g. granted during 2018/19
Weak (Colwick/Netherfield, Newstead)	Up to 10 homes	Year 5	2023/24
	Up to 250 homes	Year 6	2024/25
	Up to 1,000 homes	Year 7	2025/26
Moderate (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 homes	Year 4	2022/23
	Up to 250 homes	Year 5	2023/24
	Up to 1,000 homes	Year 6	2024/25
Strong (Arnold/Mapperley, Gedling Rural North)	Up to 10 homes	Year 3	2021/22
	Up to 250 homes	Year 4	2022/23
	Up to 1,000 homes	Year 5	2023/24

In other areas (i.e. the white areas as shown on Map A1), the delivery rates will be determined having regard to the adjacent sub-markets and evidence of viability.

Map A1: Sub Markets in Gedling Borough



Viability Sub Markets in Gedling Borough

[Color Box]	Carlton	[Color Box]	Arnold/Bestwood	[Color Box]	Bestwood St.Albans
[Color Box]	Colwick/Netherfield	[Color Box]	Calverton	[Color Box]	Gedling rural north
[Color Box]	Newstead	[Color Box]	Arnold/Mapperley	[Hatched Box]	Gedling rural south

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Appendix B: Housing Supply 2011 to 2028

The ‘Planning permissions’ category does not include the strategic sites in the Aligned Core Strategy or non-strategic sites allocations in the Local Planning Document as they are recorded in the ‘Site allocations’ category.

Urban Area	Net completions 2011 to 2019	1,519
	Planning permissions	457
	Site allocations	
	Teal Close	830
	H1 Rolleston Drive	140
	H2 Brookfields Garden Centre ⁸	90
	H3 Willow Farm	110
	H4 Linden Grove	115
	H5 Lodge Farm Lane ⁹	148
	H6 Spring Lane ¹⁰	4
	H7 Howbeck Road/Mapperley Plain	205
	H8 Killisick Lane	230
	H9 Gedling Colliery/Chase Farm ¹¹	960
	X1 Daybrook Laundry	49
	X2 West of A60 A ¹²	72
	X3 West of A60 B	150
	Unallocated sites without planning permission	77
	Total	5,156
Hucknall	Net completions 2011 to 2019	81
	Planning permissions	0
	Site allocations	
	North of Papplewick Lane ¹³	194
	Top Wighay Farm ¹⁴	670
	H10 Hayden Lane	120
	Unallocated sites without planning permission	0
	Total	1,065
Bestwood Village	Net completions 2011 to 2019	72
	Planning permissions	28
	Site allocations	
	H11 The Sycamores ¹⁵	8

⁸ Outline application for up to 32 homes (2017/0155) on part of the site currently being determined.

⁹ Outline application for 148 homes (2018/0347) currently being determined.

¹⁰ To date, 146 homes are built and included in the ‘Net completions 2011 to 2019’ category.

¹¹ To date, 90 homes are built and included in the ‘Net completions 2011 to 2019’ category.

¹² Full permission for 72 homes (2016/0854) granted in December 2018.

¹³ To date, 43 homes are built and included in the ‘Net completions 2011 to 2019’ category.

¹⁴ Figure excludes the 38 homes already built on part of the Top Wighay Farm site. The 38 homes built are included in the ‘Net completions 2011 to 2019’ category. It is expected that the first phase of the development will provide around 170 homes by March 2023 with further phases delivering a further 635 homes by 2028/29. Those built after 2028 i.e. the remaining 135 homes will not contribute to the housing supply for the plan period.

¹⁵ Full permission for 8 homes (2018/0650) granted in September 2018.

	H12 Westhouse Farm ¹⁶ H13 Bestwood Business Park	210 220
	Unallocated sites without planning permission	0
	Total	538
Calverton	Net completions 2011 to 2019	191
	Planning permissions	42
	Site allocations H14 Dark Lane ¹⁷ H15 Main Street ¹⁸ H16 Park Road ¹⁹ X4 Flatts Lane	57 79 390 84
	Unallocated sites without planning permission	0
	Total	843
Ravenshead	Net completions 2011 to 2019	101
	Planning permissions	23
	Site allocations H17 Longdale Lane A H18 Longdale Lane B ²⁰ H19 Longdale Lane C ²¹ X5 Kighill Lane A X6 Kighill Lane B	30 31 51 20 30
	Unallocated sites without planning permission	0
	Total	286
Other Villages		
Burton Joyce	Net completions 2011 to 2019	15
	Planning permissions	28
	Site allocations H20 Mill Field Close ²² H21 Orchard Close ²³	14 15
	Unallocated sites without planning permission	0
	Total (Burton Joyce)	72
Woodborough	Net completions 2011 to 2019	13
	Planning permissions	5
	Site allocations	

¹⁶ Outline permission for 101 homes on part of the site (2014/0238) granted in March 2019.

¹⁷ Full application for 54 homes on majority of site (2017/1263) granted in March 2019 subject to the signing of the s106. Total of 57 homes including the 3 homes on the remainder of the site.

¹⁸ Outline application for up to 79 homes (2018/0360) granted in March 2019 subject to the signing of the s106.

¹⁹ Outline application for up to 365 homes (2018/0607) on part of the site currently being determined.

²⁰ Outline application (2014/0273) for 31 homes granted in August 2018 subject to the signing of the s106.

²¹ Reserved matters application (2017/1164) for 51 homes currently being determined.

²² Reserved matters permission for 14 homes (2018/0613) granted in December 2018.

²³ Outline application for up to 15 homes (2018/1034) granted in February 2019 subject to the signing of the s106.

	H23 Ash Grove ²⁴ H24 Broad Close	11 15
	Unallocated sites without planning permission	0
	Total (Woodborough)	44
Lambley	Net completions 2011 to 2019	22
	Planning permissions	14
	Unallocated sites without planning permission	0
Linby	Net completions 2011 to 2019	4
	Planning permissions	1
	Unallocated sites without planning permission	0
Newstead	Net completions 2011 to 2019	9
	Planning permissions	0
	Site allocations H22 Station Road	0
	Unallocated sites without planning permission	0
Papplewick	Net completions 2011 to 2019	2
	Planning permissions	0
	Unallocated sites without planning permission	0
Stoke Bardolph	Net completions 2011 to 2019	0
	Planning permissions	0
	Unallocated sites without planning permission	0
	Total (Lambley, Linby, Newstead, Papplewick and Stoke Bardolph)	52
	Total (all villages)	168
Windfall Allowance²⁵		240
Total		
Target		8,296

²⁴ Full permission for 12 homes (2007/0831) granted in November 2000. To date, plot 1 built in May 2018 and included in the 'Net completions 2011 to 2019' category.

²⁵ 40 dwellings per annum from Year 4 (i.e. 2022/23). 40 dwellings x 6 remaining years in the plan period (i.e. 2022 to 2028) = 240.

Appendix C: Schedule of Deliverable and Developable Sites in the Plan Period 2011 to 2028

Urban Area

Net completions 1 April 2011 to 31 March 2019:-

Arnold	= 614 homes
Carlton	= 905 homes
Total	= 1,519 homes

Site allocations – Aligned Core Strategy and Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions																
							Five Year Period					2019-20			2020-21			2021-22		2022-23		2023-24	
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28								
ACS	Teal Close	Carlton	830	Greenfield land	Council assumptions based on the previous SHLAA consultation 2017	SHLAA site 6/782. The site is allocated in the Aligned Core Strategy and has outline planning permission for residential development, employment uses and other uses (2013/0546). First housing phase of 199 homes is currently under construction (2017/0800). The Phasing Schedule report (June 2017) submitted as part of the 2017/0800 application highlights the four housing phases; phase H1 for 204 units, phase H2 for approximately 170 units, phase H3 for approximately 300 units and phase H4 for approximately 150 units. Reserved matters application (2019/0152) for the second housing phase of 367 dwellings was submitted in February 2019 and is currently being determined. Reserved matters application (2019/0560) for the third and final housing phase of 264 dwellings was submitted in June 2019 and is currently being determined. Information from the previous SHLAA 2017 consultation indicates 56 dwellings would be built in 2018/19, 90 dwellings in 2019/20, 90 dwellings in 2020/21 and 95 dwellings per year from 2021/22 onwards. As at 31 March 2019, no dwellings have been completed but construction is underway.	90	90	95	95	95	95	95	95	95	80							
H1	Rolleston Drive	Arnold	140	Brownfield land	SHLAA consultation response 2019	SHLAA site 6/18. The site is allocated in the Local Planning Document (site H1). Informal planning guidance for the site has been prepared and indicates around 60 self-contained homes and approximately 80 homes for general market and affordable housing. A working group has been set up and agreed a project plan. Successful bid for housing zone capacity funding. Bid submitted to the Homes and Communities Agency (HCA)'s accelerated construction fund. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	39	39	39	23	0	0	0	0	0							
H2	Brookfields Garden Centre	Arnold	90	Brownfield land	SHLAA consultation response 2019	SHLAA site 6/49. The site is allocated in the Local Planning Document (site H2). Outline planning application (2017/0155) for up to 32 homes on part of the site (to the rear of Brookfields Garden Centre) granted in October 2018 subject to the signing of the s106. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	0	0	5	25	30	30	0	0	0							
H3	Willow Farm	Carlton	110	Greenfield land	SHLAA consultation response 2019	Part of SHLAA site 6/459 is allocated for 110 homes in the Local Planning Document (site H3). Total site capacity is 290 homes. The site cannot be developed until the Gedling Access Road (GAR) has commenced. Information from the SHLAA 2019 consultation provides the delivery rates for the site, which indicates houses to come forward from 2020/21 with the assumption that the GAR is complete by spring 2020.	0	30	40	40	0	0	0	0	0	0							

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
H4	Linden Grove	Carlton	115	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/542. The site is allocated in the Local Planning Document (site H4). The site cannot be developed until the Gedling Access Road (GAR) is completed. Information from the SHLAA 2019 consultation indicates the information provided through the previous SHLAA 2018 consultation remains unchanged, which provides two scenarios for how the development of the site might progress; one where the site is unable to deliver any housing until the GAR is complete and the second where the development of the site can commence ahead of the completion of the GAR. The Compulsory Purchase Order (CPO) progress for the GAR is progressing. The CPO was made on 25 October 2018. Following the statutory objection period, all objections have now been withdrawn and it has been confirmed that a Public Inquiry is no longer required. Nottinghamshire County Council now awaits the Secretary of State's formal confirmation of the Orders which will enable construction of the GAR to commence in Winter 2019 and complete construction in Autumn 2021. Information from the SHLAA 2019 consultation provides the delivery rates for the site which is based on the first scenario (i.e. the site cannot be permitted to deliver homes prior to completion of the GAR) and in the light of progress with the CPO for the GAR. The applicant intends to submit an outline planning application in around October 2019.	0	0	40	40	35	0	0	0	0	0
H5	Lodge Farm Lane	Arnold	148	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/48. The site is allocated in the Local Planning Document (site H5). Outline planning application for up to 148 homes was submitted in March 2018 and is currently being determined (2018/0347). Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	10	50	50	38	0	0	0	0	
H6	Spring Lane	Carlton	4	Greenfield land		SHLAA site 6/52. Site completed in April 2019.	4	0	0	0	0	0	0	0	0	
H7	Howbeck Road/ Mapperley Plains	Arnold	205	Greenfield land	Council assumptions based on the previous SHLAA consultation 2017	The site (which consists of SHLAA site 6/51 and 6/671) is allocated for 205 homes in the Local Planning Document (site H7). Full planning application for 164 homes on this site (which covers the majority of the housing allocation) was submitted in March 2019 and is currently being determined (2019/0213). Information from the previous SHLAA 2017 consultation provides the delivery rates for the allocation site. The delivery rates information has been put back a year.	0	65	70	70	0	0	0	0	0	
H8	Killisick Lane	Arnold	230	Greenfield land	SHLAA consultation response 2019	The site (which consists of SHLAA sites 6/50, 6/871 (part), 6/872, 6/873 (part) and 6/1032) is allocated for 230 homes in the Local Planning Document (site H8). The allocation site adjoins the Dorket Head clay quarry and to avoid sterilising mineral working through proximal development it will need to be phased so as to allow the proposed southern extension to the quarry to be worked out and restored in advance of the housing development. The minerals extraction and progressive restoration is proposed to be complete in the mid 2020s. Phase 1 will limit housing development to the south western part of the site H8 with 65 units which is phased to commence in 2020/21 progressing northwards and completed by 2021/22. The second phase will commence during 2022/23 progressing northwards. The phasing of the housing development takes a cautious approach reflecting the timetable for the minerals extraction and restoration but with some flexibility built in to reduce risk. Information from the SHLAA 2019 consultation states the information provided above remains unchanged.	0	15	50	55	55	55	0	0	0	
H9	Gedling Colliery/ Chase Farm	Carlton	960	Predominantly brownfield land	SHLAA consultation response 2019	SHLAA site 6/131. The site is identified in the Aligned Core Strategy as a strategic location and is allocated for 1,050 homes in the Local Planning Document (site H9). Site is currently under construction for phase 1 (2015/1376). As at 31 March 2019, 90 plots have been built. Information from the SHLAA 2019 consultation indicates the delivery rates of 110 homes in 2019/20 and 120 per year from 2020/21 following completion of the Gedling Access Road.	110	120	120	120	120	120	120	120	10	

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period								
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
X1	Daybrook Laundry	Arnold/ Bestwood	49	Brownfield land	Council assumptions	SHLAA site 6/477. The site boundary was amended in 2017 to exclude the retail unit on site (2012/1373). The site is allocated in the Local Planning Document (site X1). The planning report for 2012/1373 states "details of a potential residential development scheme on the remainder of the site has been provided". An illustration in the Design and Access Statement shows 46 dwellings on the remainder of the site. A pre-application for 49 residential units has been submitted. Information from the previous SHLAA 2017 consultation indicates a full planning application submission and delivery of the site is proposed to take place within 3 years.	0	0	9	20	20	0	0	0	0
X2	West of A60 A	Arnold/ Bestwood	72	Brownfield land	Council assumptions	SHLAA site 6/479. The site is allocated in the Local Planning Document (site X2). Full planning permission for 72 homes (2016/0854) granted in December 2018 and includes s106.	0	0	30	30	12	0	0	0	0
X3	West of A60 B	Arnold/ Bestwood	150	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/778. The site is allocated in the Local Planning Document (site X3). Information from the SHLAA 2019 consultation states the submission of planning application is anticipated in summer 2019 and construction on site will commence in Spring 2020 and be completed by March 2023.	0	50	50	50	0	0	0	0	0
Total							204	419	593	614	423	300	245	215	90

Sites with planning permission

Arnold

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Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								Five Year Period											
							2019-20			2020-21			2021-22		2022-23		2023-24		2024-25		2025-26		2026-27		2027-28	
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28		
6/89	Ashington Drive (Plot 15)	Arnold/ Bestwood	1	Greenfield land	Council assumptions	Site is currently under construction (2018/0885).	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6/882	Beech Avenue (35, Land Adj To)	Arnold/ Mapperley	3	Greenfield land	Council assumptions	Site is currently under construction (2015/1037).	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6/1105	Birkland Avenue (25)	Arnold/ Mapperley	1	50/50 brownfield and greenfield land	Council assumptions	Full planning permission (2018/0584) granted in August 2018 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
6/1106	Birkland Avenue (30)	Arnold/ Mapperley	1	50/50 brownfield and greenfield land	Council assumptions	Full planning permission (2018/0525) granted in August 2018 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
6/351	Calverton Road	Arnold/ Bestwood	6	Greenfield land	Council assumptions	Remaining six plots remain undeveloped on site - plots 35, 36, 48, 49, 62 and 63. Information received in 2018 indicates that the landowner is in the process of selling these plots and the purchasers do have the intention of building them. Full planning permission for 1 detached dwelling on plot 35 (21 Ellington Road) was granted in June 2019 (2019/0205). Full planning application for 2 semi-detached dwellings on plot 48 (7 Glanton Way) was submitted in January 2019 and is currently being determined (2019/0033). Full planning application for 1 detached dwelling on plot 62 (9 Shotton Drive) was submitted in May 2019 and is currently being determined (2019/0454). Plot 63 (14 Shotton Drive) is currently under construction for 1 detached dwelling (2018/0844NMA).	1	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0		
6/1113	Church Street (3)	Arnold/ Bestwood	2	Brownfield land	Council assumptions	Full planning permission for change of use from offices to two apartments (2018/0749) granted in November 2018.	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6/929	Churchmoor Lane (50)	Arnold/ Bestwood	1	Greenfield land		Site completed in May 2019.	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6/1080	Clumber Avenue (5)	Arnold/ Mapperley	2	50/50 brownfield and greenfield land		Site completed in June 2019.	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6/1066	Cross Street (113)	Arnold/ Bestwood	1	Greenfield land	Council assumptions	Site is currently under construction (2017/1299).	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6/1048	Dairy Farm	Adjacent to Bestwood St.Albans	4	Greenfield land	Council assumptions	Full planning permission for residential development (2016/1159) granted in April 2017.	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
6/1002	Danes Close (garage site 2)	Arnold/ Bestwood	2	Brownfield land		Site complete. This has been confirmed by Local Tax (June 2019).	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6/626	Fairacre and Mapperley Plains (335)	Arnold/ Mapperley	9	Predominantly greenfield land	Council assumptions	The site boundary was amended in 2018 to reflect planning permission 2017/1276. Outline planning permission (2017/1276) granted in June 2018 for the replacement of 2 dwellings for 11 dwellings, net gain of 9 dwellings.	0	0	5	4	0	0	0	0	0	0	0	0	0	0	0	0	0			
6/1004	Falconers Walk (garage site 6)	Arnold/ Bestwood	2	Brownfield land		Site complete. This has been confirmed by Local Tax (June 2019).	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6/1051	Front Street (64)	Arnold/ Mapperley	1	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0437) granted in May 2017.	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6/1084	Glenegles Drive (30)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Full planning permission for residential development (2018/0038) granted in March 2018.	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period								
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/1049	Greys Road (1, Land Adj To)	Bestwood St.Albans	1	Greenfield land	SHLAA consultation response 2019	Full planning permission for residential development (2016/1264) granted in April 2017. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which indicates that the landowner hopes to start construction work on site in 2019 and complete within 3-5 years.	0	0	1	0	0	0	0	0	0
6/1098	Henry Street (6)	Arnold/ Mapperley	1	Brownfield land	Council assumptions	Full planning permission (2018/0353) granted in May 2018 for the conversion of 1 existing dwelling to 2 dwellings, net gain of 1 dwelling.	0	0	1	0	0	0	0	0	0
6/93	Henry Street (10)	Arnold/ Bestwood	4	Predominantly greenfield land	Council assumptions	Site is currently under construction (2018/1077).	4	0	0	0	0	0	0	0	0
6/851	Kenneth Road	Arnold/ Bestwood	3	Greenfield land	SHLAA consultation response 2019	The site has extant planning permission dating back to 1970-80's. Information from the SHLAA 2019 consultation states that the applicant intends to develop the site around 2022/23.	0	0	0	3	0	0	0	0	0
6/612	Maitland Road (Garage)	Arnold/ Mapperley	2	Brownfield land	Council assumptions based on SHLAA consultation response 2019	Site is currently under construction (2010/0240).	2	0	0	0	0	0	0	0	0
6/220	Melbury Road (24, Land Rear Of)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Site is currently under construction. As at 31 March 2019, plots 1 and 2 are built (2006/0368) and plot 3 is currently under construction (2015/1075).	1	0	0	0	0	0	0	0	0
6/1114	Nottingham Road (113-119, Land Rear Of)	Arnold/ Bestwood	2	Brownfield land	Council assumptions	Full planning permission for two new residential flats (2018/0829) granted in November 2018.	0	0	0	2	0	0	0	0	0
6/1010	Nottingham Road (153-157)	Arnold/ Mapperley	3	Brownfield land	Council assumptions	Full planning permission for residential development (2016/0809) granted in September 2016.	3	0	0	0	0	0	0	0	0
6/933	Nursery Road (56)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0801) granted in May 2017.	0	1	0	0	0	0	0	0	0
6/203	Plains Road (143A)	Arnold /Mapperley	3	Brownfield land	Council assumptions	Site is currently under construction (2012/0666). One plot has been built and three plots remaining.	3	0	0	0	0	0	0	0	0
6/1097	Sandfield Road (98)	Arnold/ Mapperley	3	Greenfield land	Council assumptions	Full planning permission for three new dwellings (2018/0091) granted in May 2018.	0	0	3	0	0	0	0	0	0
6/930	The School House (323 Gedling Road)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Full planning permission for a new dwelling (2017/0826) granted in December 2017.	0	1	0	0	0	0	0	0	0
6/797	Warren Hill Community Church	Bestwood St Albans	6	Greenfield land	Council assumptions based on previous SHLAA consultation response 2018	Full planning permission for residential development (2017/0557) granted in March 2018. Information from the previous SHLAA 2018 consultation states the land is in trust to a charity and they would need to seek an alternative property for the charity before considering building homes on site. They confirmed their continued intention to build homes.	0	0	6	0	0	0	0	0	0
6/1074	Wesleyan Reform Church	Arnold/ Bestwood	5	Brownfield land		Site completed in June 2019.	5	0	0	0	0	0	0	0	0
6/218	Woodchurch Road (64, Land South Of)	Bestwood St Albans	4	Greenfield land	Council assumptions	Full planning permission for four new dwellings (2018/0911) granted in January 2019 and includes s106.	0	0	0	4	0	0	0	0	0
Total							31	4	22	15	5	0	0	0	

Carlton

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Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					2024-25			
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/1118	Barons Close (2, Land To The South Of)	Carlton	2	Brownfield land	Council assumptions	Site is currently under construction (2018/0709).	2	0	0	0	0	0	0	0	0
6/735	Blenheim Avenue (21 and 23)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	1 plot completed in September 2017 (2014/0234). 1 remaining plot has full planning permission (2017/1084) granted in July 2017.	0	1	0	0	0	0	0	0	0
6/162	Briarbank Avenue (Land North)	Carlton	12	Brownfield land	Council assumptions	Full planning permission for 12 apartments (2018/0926) granted in November 2018.	0	0	0	6	6	0	0	0	0
6/991	Broadway East (2)	Carlton	1	Greenfield land	Council assumptions	Full planning permission for a new dwelling (2018/0997) granted in December 2018.	0	0	0	1	0	0	0	0	0
6/184	Broadway East (12A)	Carlton	1	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0950) granted in October 2016.	0	1	0	0	0	0	0	0	0
6/1057	Burton Road (148)	Carlton	4	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0216) granted in July 2017.	0	0	4	0	0	0	0	0	0
6/979	Carlton Hill (137, Land Adj To)	Carlton	2	Greenfield land	Council assumptions	Full planning permission for two new dwellings (2017/1102) granted in December 2017.	0	0	2	0	0	0	0	0	0
6/1128	Carlton Police Station	Carlton	66	Brownfield land	Council assumptions	Full planning permission for the conversion of a police station into 42 apartments and a new block of 24 apartments (2018/0549) granted in March 2019. Site visit indicates that development has started on site.	0	22	22	22	0	0	0	0	0
6/1062	Celia Drive (5, Land Adj To)	Carlton	1	Greenfield land	Council assumptions	Outline planning permission for a new dormer bungalow (2019/0008) granted in April 2019.	0	0	0	0	1	0	0	0	0
6/1112	Church Street (9)	Carlton	5	Brownfield land	Council assumptions	Full planning permission for change of use to five residential flats (2018/0717) granted in October 2018.	0	0	0	5	0	0	0	0	0
6/985	Conisbrough Avenue (10)	Carlton	1	Greenfield land	SHLAA consultation response 2019	Site is currently under construction (2015/1431). Information from the SHLAA 2019 consultation states that site is almost complete.	1	0	0	0	0	0	0	0	0
6/896	County Road (35)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2014/1287).	1	0	0	0	0	0	0	0	0
6/897	DBH House	Carlton	45	Brownfield land		Site completed in April 2019.	45	0	0	0	0	0	0	0	0
6/1122	Deabill Street (87, Land Adj To)	Colwick/ Netherfield	2	Greenfield land	Council assumptions	Site is currently under construction (2018/0932).	2	0	0	0	0	0	0	0	0
6/1129	Doveridge Road (7)	Carlton	1	Brownfield land	Council assumptions	Full planning permission (2018/1160) granted in March 2019 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	0	0	1	0	0	0	0	0
6/999	Dunstan Street (46 to 50)	Colwick/ Netherfield	2	Brownfield land	Council assumptions	Full planning permission for residential development (2016/0263) granted in November 2016.	0	0	2	0	0	0	0	0	0
6/1055	Earl Of Chesterfield	Carlton	14	Brownfield land	Council assumptions based on SHLAA consultation response 2019	Full planning permission for mixed use building of retail units and 14 2-bed apartments (2016/0875) granted in June 2017. The public house on site was demolished in 2018. Information from the SHLAA 2019 consultation indicates that development is likely to proceed in 2019.	0	7	7	0	0	0	0	0	0
6/1076	Elm Avenue (17)	Carlton	2	Predominantly brownfield land	Council assumptions	Full planning permission for residential development (2017/1136) granted in January 2018 for the replacement of 3 dwellings with 5 dwellings, net gain of 2 dwellings.	0	0	2	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period								
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/689	Festus Street (2, Land Rear Of)	Colwick/Netherfield	2	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0363) granted in May 2017.	0	0	0	2	0	0	0	0	0
6/898	Florence Road (26)	Arnold/Mapperley	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/1217) granted in December 2017.	0	1	0	0	0	0	0	0	0
6/1117	Gardenia Grove (31-35)	Arnold/Mapperley	4	Greenfield land	Council assumptions	Outline planning permission for four new dwellings (2018/0450) granted in November 2018.	0	0	4	0	0	0	0	0	0
6/817	Godfrey Street (77)	Colwick/Netherfield	4	Predominantly greenfield land	Council assumptions	Site is currently under construction (2014/0649) for a replacement dwelling with 5 dwellings, net gain of 4 dwellings. As at 31 March 2018, one replacement plot has been built and work on the remaining 4 plots has not started.	4	0	0	0	0	0	0	0	0
6/899	Greenhill Rise (7)	Carlton	3	Greenfield land	Council assumptions	Site is currently under construction (2014/1020).	3	0	0	0	0	0	0	0	0
6/848	Green's Farm Lane (27)	Carlton	1	Greenfield land	SHLAA consultation response 2019	The plot has extant planning permission dating back to 1970-80's. Information from the SHLAA 2019 consultation states that the applicant intends to develop a plot around 2022/23.	0	0	0	1	0	0	0	0	0
6/254	Hallam Road (67-69)	Arnold/Mapperley	5	Brownfield land	Council assumptions	Full planning permission for residential development (2017/1207) granted in December 2017 for 7 apartments including the two existing apartments on the first floor level, net gain of 5 dwellings.	0	5	0	0	0	0	0	0	0
6/821	Ivy Villa	Carlton	4	Predominantly greenfield land		Site complete. This has been confirmed by Local Tax (May 2019).	4	0	0	0	0	0	0	0	0
6/1107	Lynn Avenue (26, Land Adj To)	Carlton	1	Greenfield land	Council assumptions	Full planning permission for a new dwelling (2017/1521) granted in August 2018.	0	0	0	1	0	0	0	0	0
6/273	Main Road (87, Land Adj To)	Carlton	3	Greenfield land	Council assumptions	Outline planning permission for residential development (2016/0716) granted in August 2016.	0	3	0	0	0	0	0	0	0
6/83	Manvers Street (24 & 32)	Colwick/Netherfield	2	Brownfield land	Council assumption	Full planning permission for 2 dwellings (2018/0173) granted in August 2018.	0	0	0	0	2	0	0	0	0
6/1108	Mapperley Plains (148)	Arnold/Mapperley	1	Greenfield land	Council assumptions	Site is currently under construction (2018/0693).	0	1	0	0	0	0	0	0	0
6/1095	Marshall Road (33)	Arnold/Mapperley	1	50/50 brownfield and greenfield land	Council assumptions	Outline planning permission (2017/1329) granted in April 2018 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	0	1	0	0	0	0	0	0
6/1050	Marshall Road (35)	Arnold/Mapperley	1	Greenfield land	Council assumptions based on previous SHLAA consultation response 2018	Full planning permission for residential development (2016/0968) granted in April 2017. Information from SHLAA 2018 consultation states that the applicant intends to build plot in 2019.	1	0	0	0	0	0	0	0	0
6/1102	Meadow Road (36)	Colwick/Netherfield	1	Brownfield land		Change of use of first and second floor offices to a residential flat has been implemented. This has been confirmed by Local Tax (June 2019).	1	0	0	0	0	0	0	0	0
6/7	Meadow Road Industrial Site	Colwick/Netherfield	40	Brownfield land	Council assumptions	Outline planning application for up to 40 dwellings (2018/0045) granted in October 2018 subject to the signing of the s106. Assume the s106 will be signed during 2019/20 and the site delivered from 2025/26 onwards.	0	0	0	0	0	0	10	15	15
6/200	Midland Road	Carlton	6	Greenfield land	Council assumptions based on previous SHLAA consultation response 2018	Full planning permission (2016/0632) granted in July 2017. Information from the previous SHLAA 2018 consultation indicates that the site is currently on the market for sale.	0	0	6	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period								
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/902	Midland Road (6)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2015/0066). SHLAA 2019 consultation says the sitw is now complete, however this has not yet been signed off as 'complete' by Building Control. Assume plot will be signed off as complete in 2019/20.	1	0	0	0	0	0	0	0	0
6/737	Mile End Road (Electricity Sub Station)	Colwick/Netherfield	5	Brownfield land	Council assumptions	Full planning permission for five new dwellings (2017/1081) granted in August 2018.	0	0	0	0	5	0	0	0	0
6/221	Mount Pleasant (12, Land Adj To)	Carlton	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/1517) granted in January 2018.	0	0	0	1	0	0	0	0	0
6/903	New School House	Carlton	1	Greenfield land	Council assumptions	Full planning permission for residential development (2016/1289) granted in January 2017. Information from the previous SHLAA 2017 consultation states that construction work on site has started and due to complete in 2017/18, however this has not yet been signed off as 'complete' by Building Control. Assume the plot will be built in 2019/20.	1	0	0	0	0	0	0	0	0
6/1081	Norman Road (32 and 34)	Carlton	2	Brownfield land	Council assumptions	Full planning permission for residential development (2017/1261) granted in February 2018.	0	0	2	0	0	0	0	0	0
6/505	Northcliffe Avenue (48)	Arnold/Mapperley	2	Greenfield land	Council assumptions	Full planning permission for two new dwellings (2018/0066) granted in January 2017.	0	0	2	0	0	0	0	0	0
6/159, 6/160 & 6/161	Nursery Drive (1) Plots A, B and C	Carlton	3	Greenfield land	Council assumptions	Outline planning permission for three new dwellings (2018/0499) granted in December 2018.	0	0	0	3	0	0	0	0	0
6/151	Old Brickyard (1-15)	Carlton	8	Brownfield land	Council assumptions	The site boundary was amended in 2018 to reflect planning permission 2017/0980. Full planning permission (2017/0980) granted in March 2018 to create 8 additional flats (18 flats in total).	0	0	8	0	0	0	0	0	0
6/725	Plains Road (86)	Arnold/Mapperley	1	50/50 brownfield and greenfield land	Council assumptions	Outline planning permission (2015/0566) granted in August 2016 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	1	0	0	0	0	0	0	0	0
6/1040	Plains Road (96)	Arnold/Mapperley	13	Predominantly greenfield land	Council assumptions	Outline planning application for up to 14 dwellings (2014/0665) was granted in October 2014 subject to the signing of the s106. Information from the previous SHLAA 2017 consultation states the site will be put on the market once the s106 has been signed. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which indicates that the signing of the s106 is still ongoing. It is noted that planning permission has been granted in June 2017 for a self build dwelling within the site (2017/0556).	0	0	0	6	7	0	0	0	0
6/1087	Porchester Road (164-166, Land to the Rear Of)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2017/1559).	1	0	0	0	0	0	0	0	0
6/960	Porchester Road (194)	Carlton	3	Greenfield land	Council assumptions	Two full planning permissions granted on site - a conversion of existing loft to create 2 flats (2015/0263) granted in May 2015 and a conversion of 1 flat to form 2 flats (2018/0758) granted in September 2018. This means a net gain of 3 flats. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which states that the construction of the site is currently underway.	2	1	0	0	0	0	0	0	0
6/1082	Priory Court	Carlton	2	Brownfield land	Council assumptions	Full planning permission for residential development (2017/1541) granted in February 2018.	0	0	2	0	0	0	0	0	0
6/990	Prospect Road (90)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2016/0748).	1	0	0	0	0	0	0	0	0
6/1077	Robinson Road (7)	Arnold/Mapperley	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0774) granted in January 2018.	0	1	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period								
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/962	Rowland Avenue (1)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Full planning permission for residential development (2015/0314) granted in July 2015. Information from the previous SHLAA 2017 consultation states that the construction of the site is currently underway.	1	0	0	0	0	0	0	0	0
6/818	Sandford Road (2 & 2A)	Arnold/ Mapperley	8	Predominantly greenfield land	Council assumptions	Full planning permission (2016/1033) for the replacement of 2 existing dwellings with 10 apartments (net gain of 8 dwellings) granted in June 2017. Information received from the previous SHLAA 2017 consultation indicates that the site is currently on the market and it is expected the site be completed within 3 years after permission granted.	0	8	0	0	0	0	0	0	0
6/1096	Sandford Road (23)	Arnold/ Mapperley	2	Greenfield land	Council assumptions	Outline planning permission for two new dwellings (2018/0043) granted in April 2018.	0	0	2	0	0	0	0	0	0
6/260	Sol Construction Ltd	Colwick/ Netherfield	44	Brownfield land	Council assumptions	Site has been cleared and construction work has been delayed on site (2008/0287). Full planning application (2016/0347) to vary condition 12 of 2008/0287 which relates to amended plans showing minor changes to the proposed layout and elevations and amend previously agreed s106 planning obligation to omit the integrated transport and public open space contributions and reduce the education contribution on viability grounds was refused in December 2018 and an appeal logged (APP/N3020/W/19/32222859). Appeal allowed in June 2019.	0	11	11	11	11	0	0	0	0
6/1031	Standhill Road (219, Land Adj To)	Arnold/ Mapperley	2	Brownfield land		Site complete. This has been confirmed by Local Tax (May 2019).	2	0	0	0	0	0	0	0	0
6/901	The Elms (Land Off)	Colwick/ Netherfield	1	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0454) granted in June 2017.	0	0	0	1	0	0	0	0	0
6/1092	Victoria Road (1-3)	Colwick/ Netherfield	1	Brownfield land	Council assumptions	Work on the conversion of first and second floor offices to 7 flats was completed in June 2018 (2017/0638PN). This site has permitted development rights (Class O) for change of use of ground floor bank office space to 1 flat (2018/0875PN).	0	0	0	0	1	0	0	0	0
6/1127	Victoria Road (28)	Colwick/ Netherfield	5	Brownfield land	Council assumptions	Full planning permission for change of use of upper floors to five residential flats (2019/0002) granted in March 2019.	0	0	0	0	5	0	0	0	0
6/170	Waterhouse Lane (15, Land Adj To)	Carlton	1	50/50 brownfield and greenfield land	SHLAA consultation response 2019	Full planning permissions for plot 1 (2010/0140) and plot 2 (2010/0667). One of the two plots is for a replacement dwelling, net gain of 1 dwelling. Information from the previous SHLAA 2018 consultation states the applicant intends to develop the site in 2022/23.	0	0	0	1	0	0	0	0	0
6/1103	West View Road (G And M Electrics)	Carlton	1	Brownfield land		Site completed in June 2019.	1	0	0	0	0	0	0	0	0
6/229	Westdale Lane East (72-74)	Carlton	10	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0157) granted in October 2017.	0	0	10	0	0	0	0	0	0
6/137	Wood Lane	Carlton	14	Greenfield land	Council assumptions	Full planning application (2018/0577) for 14 dwellings was granted in February 2019 and includes s106.	0	0	0	7	7	0	0	0	0
6/365	Wood Lane (31)	Carlton	1	Greenfield land	SHLAA consultation response 2019	Full planning permission for a chalet bungalow (2003/0923). Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	0	0	1	0	0	0	0	0
6/1061	Woodborough Road (898)	Arnold/ Mapperley	1	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0862) granted in September 2017.	0	1	0	0	0	0	0	0	0
Total							75	63	87	70	45	0	10	15	15

Unallocated sites without planning permission

Arnold

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					2024-25			
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/94	Georgia Drive (27 & 48)	Arnold/Bestwood	2	Greenfield land	SHLAA consultation response 2018	Full planning permission for a new dwelling (92/1690) lapsed in February 1998. Information from the previous SHLAA 2018 consultation states that the applicant intends to build 2 plots around 2023/24.	0	0	0	0	2	0	0	0	0
Total							0	0	0	0	2	0	0	0	0

Carlton

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					2024-25			
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/172	Burton Avenue (6A)	Carlton	1	Greenfield land	SHLAA consultation response 2019	Outline planning permission for a new dwelling (2005/0233) lapsed in 2008. Information from the SHLAA 2019 consultation states that the applicant intends to develop a plot in 2020/21.	0	1	0	0	0	0	0	0	0
6/209	Burton Road	Carlton	8	Brownfield land	Council assumptions based on previous SHLAA consultation response 2018	The boundary was amended in 2019 to exclude the area (to the north west of the site) not owned by the Council. Outline planning permission for three dwellings (2006/0202) lapsed in April 2009. Information received in 2017 indicates that the site is still developable and the site has potential to deliver 8 apartments with construction of the site to start in 2019/20 with anticipated completion in 2020/21. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which indicates that the Council are still working on proposals to redevelop the site for social housing.	0	8	0	0	0	0	0	0	0
6/1039	Chase Farm, Mapperley Plains	Arnold/Mapperley	37	Greenfield land	SHLAA consultation response 2019	Due to the topography, it is estimated that 37 dwellings can be provided on site. Part of the original proposed access route to the site is now required by the County to deliver the Gedling Access Road (GAR). Once the issue has been resolved, the landowner will continue with the plans to submit a detailed application regarding access off the GAR and an outline planning application in Summer 2019 in order to establish massing and unit numbers for the residential development of the site. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	0	20	17	0	0	0	0	0
6/241	Deabill Street	Colwick/Netherfield	4	Brownfield land	Council assumptions based on SHLAA consultation response 2019	Outline planning permission for two dwellings (2006/0810) lapsed in November 2009. Information received in 2017 indicates that the site is still developable and the site has potential to deliver 4 terraced houses with construction of the site to start in 2019/20 with anticipated completion in 2020/21. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which indicates Gedling Homes may be interested in developing the site for 4 homes.	0	4	0	0	0	0	0	0	0
6/802	Oakdale Road (194, 196, 198, 200 and 202, Land To the Rear Of)	Carlton	12	Greenfield land	Council assumptions	Full planning permission for 5 dwellings (2013/0253) lapsed in September 2016. Full planning application for 12 dwellings (2016/0726) granted in December 2016 subject to the signing of the s106. Information from the previous SHLAA consultation indicates that the site will be delivered 3 years after permission is granted. Assume the s106 will be signed during 2019/20 and the site delivered from 2023/24 onwards.	0	0	0	0	6	6	0	0	0
6/71	Standhill Avenue	Carlton	13	Brownfield land	Council assumptions	Site is brownfield land within the urban area. Full planning application for 7 dwellings and 6 flats was submitted in April 2019 and is currently being determined (2019/0435).	0	0	0	0	6	7	0	0	0
Total							0	13	20	17	12	13	0	0	0

Edge of Hucknall

Net completions 1 April 2011 to 31 March 2019:-

81 homes

Site allocations – Aligned Core Strategy and Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								Five Year Period											
							2019-20			2020-21			2021-22		2022-23		2023-24		2024-25		2025-26		2026-27		2027-28	
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28		
ACS	North of Papplewick Lane	Gedling Rural North	194	Greenfield land	Council assumptions	SHLAA site 6/463. The site is allocated in the Aligned Core Strategy and is currently under construction for 237 homes (2017/0201). As at 31 March 2019, 43 plots have been built.	60	60	60	14	0	0	0	0	0	0	0	0	0	0	0	0	0			
ACS	Top Wighay Farm	Gedling Rural North	805	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/989. The site is allocated for 845 homes in the Aligned Core Strategy and part of the site for 38 homes (2014/0950) is built. Revised development brief adopted in February 2017. Since 2017 a bid for funding has now been approved and will provide a considerable proportion of the total costs for infrastructure. A condition of the funding offer is to build out 805 homes at an accelerated pace and for the infrastructure into the first phase of the site to be completed by March 2021. It is expected that the first phase of the development will provide around 170 homes by March 2023 with further phases delivering a further 635 homes by 2028/29. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	0	70	100	100	100	100	100	100	100	100	100	100	100	100					
H10	Hayden Lane	Gedling Rural North	120	Greenfield land	Council assumptions based on SHLAA consultation response 2019	SHLAA site 6/460. The site is allocated in the Local Planning Document (site H10). Information from the SHLAA 2019 consultation states that the applicant intends to put the site on the market for residential development.	0	20	35	35	30	0	0	0	0	0	0	0	0	0	0	0	0			
Total							60	80	165	149	130	100	100	100	100	100	100	100	100	100	100	100				

Sites with planning permission

None.

Unallocated sites without planning permission

None.

Bestwood Village

Net completions 1 April 2011 to 31 March 2019:-

72 homes

Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period				2019-20	2020-21	2021-22	2022-23	2023-24
H11	The Sycamores	Bestwood St Albans	8	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/484. The site is allocated in the Local Planning Document (site H11). Full planning permission for eight homes (2018/0650) granted in September 2018. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	4	4	0	0	0	0	0	0	0
H12	Westhouse Farm	Bestwood St Albans	210	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/26. The site is allocated for 210 homes in the Local Planning Document (site H12). Outline planning permission for 101 homes (2014/0238) on part of the site allocation granted in March 2019 and includes s106. Reserved matters application (2018/0823) for 101 homes is currently being determined. Information from the SHLAA 2019 consultation provides the delivery rates for the site. An application for phase 2 (109 homes) will be submitted in due course and development of phase 2 will follow on from phase 1 to enable the development to be completed during the plan period.	0	25	25	25	26	25	25	30	29
H13	Bestwood Business Park	Bestwood St Albans	220	Brownfield land	Council assumptions based on SHLAA consultation response 2019	SHLAA site 6/20. The site is allocated in the Local Planning Document (site H13). Outline planning permission for up to 220 homes (2014/0214) lapsed in March 2018. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2017 consultation remains unchanged, which indicates that in the short term the owners see the Business Park as remaining as an employment site. The lease arrangements are commercially sensitive but the owners have confirmed that the residential development is likely to commence beyond the five year period but would be completed by 2028.	0	0	0	0	0	55	55	55	55
Total							4	29	25	25	26	80	80	85	84

Sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period				2019-20	2020-21	2021-22	2022-23	2023-24
6/683	Bottom House Farm (Barn)	Bestwood St Albans	2	Brownfield land	Council assumptions	Full planning permission for residential development (2016/0640) granted in July 2016.	0	2	0	0	0	0	0	0	0
6/1110	Eden Lodge Care Home	Bestwood St.Albans	10	Brownfield land	Council assumptions	There are two outline planning permissions for 10 dwellings and 64-bed residential care home both granted in September 2018 (2018/0318 and 2018/0319).	0	0	0	5	5	0	0	0	0
6/1063	Goosedale Lane (Land South Of)	Bestwood St.Albans	1	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0531) granted in October 2017. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which indicates that the applicant would like to proceed with the conversion of the building to a dwelling but has outstanding issue regarding the electricity supply to the building.	0	0	1	0	0	0	0	0	0
6/269	Hill Road (42, Land Adj To)	Bestwood St Albans	2	Greenfield land	Council assumptions	Full planning permission for two new dwellings (2018/0503) granted in September 2018.	0	0	0	2	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period								
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/125	Land at Park Road/Broad Valley Drive (2)	Bestwood St Albans	2	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0253) granted in April 2016.	0	2	0	0	0	0	0	0	0
6/829	Land Off Beeston Close	Bestwood St Albans	7	Greenfield land	Council assumptions	Site is currently under construction (2017/0194).	7	0	0	0	0	0	0	0	0
6/814	The Sycamores	Bestwood St Albans	3	Predominantly greenfield land	SHLAA consultation response 2019	Site is currently under construction (2016/0609) for a replacement dwelling with 4 dwellings, net gain of 3 dwellings.	3	0	0	0	0	0	0	0	0
6/1067	Wild Acres	Bestwood St.Albans	1	Greenfield land	Council assumptions	Site is currently under construction (2017/0998).	1	0	0	0	0	0	0	0	0
Total							11	4	1	7	5	0	0	0	

Unallocated sites without planning permission

None.

Calverton

Net completions 1 April 2011 to 31 March 2019:-

191 homes

Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2019-20	2020-21	2021-22	2022-23	2023-24
							2024-25	2025-26	2026-27	2027-28						
H14	Dark Lane	Calverton	57	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/130. The site is allocated in the Local Planning Document (site H14). The site has planning permission for 72 homes (2012/1503). Information from the previous SHLAA 2017 consultation states that the access road into the site has been constructed for phase 1. Full planning application for 54 homes on the majority part of the site (southern portion of the site) (2017/1263) granted in March 2019 subject to the signing of the s106. The 3 homes on the remainder of the site (northern portion of the site) remain unchanged. Total of 57 homes on site. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	17	20	20	0	0	0	0	0	0
H15	Main Street	Calverton	79	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/544. The site is allocated in the Local Planning Document (site H15). Outline planning application for up to 79 homes (2018/0360) granted in March 2019 subject to the signing of the s106. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	0	25	25	29	0	0	0	0	0
H16	Park Road	Calverton	390	Greenfield land	Council assumptions based on SHLAA consultation response 2019	The site (which consists of SHLAA sites 6/47 (part), 6/662 and 6/665 (part)) is located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. The site is allocated for 390 homes in the Local Planning Document (site H16). Outline application (2018/0607) for up to 365 homes on the majority of the site and full application (2018/0817) for 20 bungalows on the small part of the site (i.e. the car park at North Green) are currently being determined. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged. The delivery rates information has been put back a year.	0	40	50	50	50	50	50	50	50	50
X4	Flatts Lane	Calverton	84	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/37. The site is located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. The site is allocated in the Local Planning Document (site X4). Outline planning application for up to 84 homes (2018/1143) granted in April 2019 subject to the signing of the s106. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	24	30	30	0	0	0	0	0	0
Total							0	81	125	125	79	50	50	50	50	

Sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					2019-20	2020-21	2021-22	2022-23
							2023-24	2024-25	2025-26	2026-27	2027-28				
6/289	Bottom Farm	Calverton	1	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0805) granted in December 2016.	0	1	0	0	0	0	0	0	0
6/946	Broadfields (38)	Calverton	1	Greenfield land	Council assumptions	Site is currently under construction (2015/0645).	1	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period				2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
6/1075	Burnor Pool (7, 8 and The Oasis)	Calverton	1	Brownfield land	Council assumptions	Site is currently under construction (2017/0240) for the replacement of 2 existing dwellings and a hall with 3 dwellings, net gain of 1 dwelling.	1	0	0	0	0	0	0	0	0	0	0
6/1028	Crookdole Lane (21)	Calverton	2	Greenfield land	Council assumptions	Site is currently under construction (2015/1358).	2	0	0	0	0	0	0	0	0	0	0
6/1029	Georges Lane (10)	Calverton	1	Brownfield land	Council assumptions	Site is currently under construction (2016/0108).	1	0	0	0	0	0	0	0	0	0	0
6/489	Little Tithe Farm	Calverton	3	Brownfield land	SHLAA consultation response 2019	Site has planning permission for a replacement dwelling (2008/0630) and Discharge of Conditions was accepted in November 2011 (2011/0932DOC). The site also has prior approval for change of use of agricultural building to 2 dwellings (2015/0427PN). Information from the SHLAA 2019 consultation provides the delivery rates for the site. The applicant states that the consent for the replacement dwelling has, following the discharge of all pre-commencement conditions, now been implemented and that they are still intending to develop the other two dwellings.	1	2	0	0	0	0	0	0	0	0	
6/490	Longue Drive (Plots 34 To 59)	Calverton	8	Greenfield land	SHLAA consultation response 2019	Site is currently under construction (2008/0700). As at 31 March 2019, 18 dwellings have been built which means 8 dwellings remaining (plots 38, 39, 47, 48, 49, 50, 51 and 52). Information from the SHLAA 2019 consultation provides the delivery rates for the site.	6	2	0	0	0	0	0	0	0	0	
6/491	Longue Drive (Plots 63 To 72)	Calverton	1	Greenfield land	SHLAA consultation response 2018	Site is currently under construction (2008/0268). As at 31 March 2018, 9 dwellings completed and 1 dwelling remaining. Information from the previous SHLAA 2018 consultation states that the applicant intends to develop plot 70 around 2022-23.	0	0	0	1	0	0	0	0	0	0	
6/1079	Main Street (92)	Calverton	4	Predominantly greenfield land	Council assumptions	Full planning permission (2016/1267) granted in January 2019 for a replacement dwelling with 5 dwellings, net gain of 4 dwellings.	0	0	0	4	0	0	0	0	0	0	0
6/551	Main Street (145)	Calverton	2	Greenfield land	Council assumptions	Discharge of conditions (2014/1138DOC) confirms the commencement of development (2011/1268) in December 2014.	2	0	0	0	0	0	0	0	0	0	0
6/390	Renals Way	Calverton	5	Greenfield land	SHLAA consultation response 2019	Site is currently under construction. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	0	0	5	0	0	0	0	0	0	0
6/948	Spring Farm Kennels (plot 1)	Calverton	1	Brownfield land	Council assumptions	Site is currently under construction (2015/1333).	1	0	0	0	0	0	0	0	0	0	0
6/733	Spring Farm Kennels (plots 2 and 3)	Calverton	2	Brownfield land	Council assumptions based on previous SHLAA consultation response 2017	Full planning permission for change of use of kennel buildings to two dwellings (2012/0187) granted in April 2012. Information from the previous SHLAA 2017 consultation indicates that the construction of the site is currently underway.	2	0	0	0	0	0	0	0	0	0	0
6/801	Spring Farm Kennels (plot 4)	Calverton	1	Brownfield land	Council assumptions	Full planning permission for 1 dwelling (2018/0725) granted in October 2018. Information from the previous SHLAA 2017 consultation indicates that the construction of the site is currently underway.	1	0	0	0	0	0	0	0	0	0	0
6/947	Spring Farm Kennels (plot 5)	Calverton	1	Brownfield land	Council assumptions	Full planning permission for a new dwelling (2018/0726) granted in October 2018.	0	0	0	1	0	0	0	0	0	0	0
6/1064	St Wilfrids Square	Calverton	8	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0207) granted in October 2017.	0	0	4	4	0	0	0	0	0	0	0
Total							18	5	4	15	0	0	0	0	0	0	

Unallocated sites without planning permission

None.

Ravenshead

Net completions 1 April 2011 to 31 March 2019:-

101 homes

Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								Five Year Period											
							2019-20			2020-21			2021-22		2022-23		2023-24		2024-25		2025-26		2026-27		2027-28	
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28		
H17	Longdale Lane A	Gedling Rural North	30	Greenfield land	Council assumptions based on SHLAA consultation response 2019 and delivery rates for SHLAA site 6/40	SHLAA site 6/41. The site is allocated in the Local Planning Document (site H17). Information from the SHLAA 2019 consultation states the site can only be delivered when site H19 is developed as access to the H17 site can only be from site H19.	0	0	0	10	20	0	0	0	0	0	0	0	0	0	0	0	0			
H18	Longdale Lane B	Gedling Rural North	31	Greenfield land	Council assumptions	SHLAA site 6/39. The site is allocated in the Local Planning Document (site H18). Outline planning application (2014/0273) for up to 31 homes granted in August 2018 subject to the signing of the s106. Information from SHLAA 2019 consultation states that the drafting of the s106 is still ongoing.	0	0	0	10	21	0	0	0	0	0	0	0	0	0	0	0	0			
H19	Longdale Lane C	Gedling Rural North	51	Greenfield land	Council assumptions	SHLAA site 6/40. The site is allocated in the Local Planning Document (site H19). Part of the site has outline planning permission for up to 70 homes (2013/0836). A reserved matters application was submitted in October 2017 for 51 homes (2017/1164) and is currently being determined.	0	0	20	31	0	0	0	0	0	0	0	0	0	0	0	0	0			
X5	Kighill Lane A	Gedling Rural North	20	Predominantly greenfield land	Council assumptions	The site (which consists of SHLAA sites 6/166, 6/669 and 6/841) is allocated in the Local Planning Document (X5). Officers are working with the landowners to ensure that the site is developed in a comprehensive manner. Full planning permission for a new dwelling on the north part of SHLAA site 6/669 (2018/1004) granted in January 2019.	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0				
X6	Kighill Lane B	Gedling Rural North	30	Predominantly greenfield land	Council assumptions based on SHLAA consultation response 2019 for site 6/845	The site (which consists of SHLAA sites 6/843, 6/845 and 6/1046) is allocated in the Local Planning Document (X6). Officers are working with the landowners to ensure that the site is developed in a comprehensive manner.	0	0	2	14	14	0	0	0	0	0	0	0	0	0	0	0	0			
Total												0	0	32	75	54	0									

Sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								Five Year Period					2019-20		2020-21			2021-22		2022-23		2023-24		2024-25		2025-26		2026-27		2027-28	
							2019-20			2020-21			2021-22		2022-23		2023-24		2024-25		2025-26		2026-27		2027-28													
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28														
6/214	Chapel Lane (148, Land Rear Of)	Gedling Rural North	1	Greenfield land	Council assumptions	Outline planning permission for residential development (2017/0218) granted in April 2017.	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period								
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/1078	Fairview Farm Stud	Gedling Rural North	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/1285) granted in January 2018. For information, the majority of the permitted site including the residential development element falls within Gedling Borough and the remainder falls in Newark and Sherwood District.	0	1	0	0	0	0	0	0	0
6/1088	Heavytrees Avenue (9)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2017/1494) for a replacement dwelling, net gain zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	1	0	0	0	0	0	0	0	0
6/117	Longdale Avenue (2)	Gedling Rural North	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0664) granted in July 2017.	0	1	0	0	0	0	0	0	0
6/800	Longdale Lane (12)	Gedling Rural North	3	Predominantly greenfield land	Council assumptions	Full planning permission (2018/0909) granted in November 2018 for a replacement dwelling with 4 dwellings, net gain of 3 dwellings.	0	0	3	0	0	0	0	0	0
6/1017	Longdale Lane (22)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2016/0305) for a replacement dwelling, net gain zero. The existing dwelling has been demolished and work on the replacement plot has started.	1	0	0	0	0	0	0	0	0
6/1026	Longdale Craft Centre	Gedling Rural North	3	Brownfield land	Council assumptions	Site is currently under construction (2017/0960).	3	0	0	0	0	0	0	0	0
6/87	Main Road (120, Land Rear Of)	Gedling Rural North	1	Greenfield land	Council assumptions	Full planning permission for residential development (2018/0407) granted in June 2018.	0	0	1	0	0	0	0	0	0
6/563	Nottingham Road (102, Land Rear Of)	Gedling Rural North	1	Brownfield land		Information from the SHLAA 2019 consultation states that the site is now complete. This has been confirmed by Local Tax (June 2019).	1	0	0	0	0	0	0	0	0
6/971	Sheepwalk Lane (73)	Gedling Rural North	1	Brownfield land	Council assumptions	Full planning permission (2016/0956) granted in October 2016 for a replacement dwelling, net gain zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	1	0	0	0	0	0	0	0	0
6/1101	Sheepwalk Lane (86)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction for a replacement dwelling (2018/0425). The existing dwelling has been demolished and work on the replacement plot has started.	1	0	0	0	0	0	0	0	0
6/1053	Sheepwalk Lane (86, Land to the Front)	Gedling Rural North	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0899) granted in September 2017.	0	1	0	0	0	0	0	0	0
6/1027	Sheepwalk Lane (88)	Gedling Rural North	1	Brownfield land		Site completed in June 2019.	1	0	0	0	0	0	0	0	0
6/1054	Sheepwalk Lane (90, Land to the Front)	Gedling Rural North	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0896) granted in September 2017.	0	1	0	0	0	0	0	0	0
6/913	The Bungalow (Newstead Abbey Park)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2014/0040) for a replacement dwelling, net gain zero. The existing dwelling has been demolished and work on the replacement plot has started.	1	0	0	0	0	0	0	0	0
6/1109	Vernon Crescent (81)	Gedling Rural North	2	Predominantly greenfield land	Council assumptions	Full planning permission (2018/0586) granted in September 2018 for a replacement dwelling with 3 dwellings, net gain of 2 dwellings.	0	0	2	0	0	0	0	0	0
6/1091	Wood End Drive (1)	Gedling Rural North	1	Greenfield land	Council assumptions	Site is currently under construction (2014/0890).	1	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period								
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/633	Woodlands Farm (outbuilding)	Gedling Rural North	1	Greenfield land	SHLAA consultation 2018	The site is part of full planning permission for residential development (2013/0346) granted in July 2013 - a replacement dwelling and residential conversion. The replacement dwelling plot is recorded under SHLAA site 6/634 and the residential conversion plot is recorded under SHLAA site 6/633. Information from the previous SHLAA 2018 consultation states that the construction work on the residential conversion has started and should be completed by 2019.	1	0	0	0	0	0	0	0	0
Total							12	5	6	0	0	0	0	0	

Unallocated sites without planning permission

None.

Other Villages

Net completions 1 April 2011 to 31 March 2019:-

Burton Joyce	= 15 homes
Lambley	= 22 homes
Linby	= 4 homes
Newstead	= 9 homes
Papplewick	= 2 homes
Stoke Bardolph	= zero
Woodborough	= 13 homes
Total	= 65 homes

Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					2024-25	2025-26	2026-27	2027-28
H20	Mill Field Close	Gedling Rural South	14	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/469. The site is allocated for 20 homes in the Local Planning Document (site H20). Full planning permission for 14 homes (2018/0613) granted in December 2018 and includes s106. Information from SHLAA 2019 consultation states that the construction of the site is currently underway and provides the delivery rates for the site.	9	5	0	0	0	0	0	0	0
H21	Orchard Close	Gedling Rural South	15	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/537. The site is allocated in the Local Planning Document (site H21). Outline planning application for up to 15 homes (2018/1034) granted in February 2019 subject to the signing of the s106. Information from SHLAA 2019 consultation provides the delivery rates for the site.	0	15	0	0	0	0	0	0	0
H22	Station Road	Newstead	40	Predominantly greenfield land	Council assumptions	SHLAA site 6/132. The site is allocated in the Local Planning Document (site H22). Due to the uncertainty as to whether the site will deliver 40 homes within the plan period, it is assumed that the site will be delivered after 2028, unless new information is provided. Information from the previous SHLAA 2017 consultation states that the landowner is considering options for providing an appropriate access to the site. The public house was demolished in early 2018.	0	0	0	0	0	0	0	0	0
H23	Ash Grove	Gedling Rural South	12	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/196. The site is allocated in the Local Planning Document (site H23). This site has full planning permission for 12 homes (2007/0831). Plot 1 (2016/0888) was built in May 2018. Information from the SHLAA 2019 consultation provides the delivery rates for the remainder of the site.	1	0	0	0	2	2	2	2	2
H24	Broad Close	Gedling Rural South	15	Greenfield land	SHLAA consultation response 2019	The site (which consists of SHLAA sites 6/776, 6/825 and 6/840) is allocated for 15 homes in the Local Planning Document (site H24). Information from the SHLAA 2019 consultation confirms that a planning application will be submitted in due course.	5	10	0	0	0	0	0	0	0
Total							15	30	0	0	2	2	2	2	

Sites with planning permission

Burton Joyce

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2024-25				
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
6/1068	Bridle Road (34)	Gedling Rural South	1	Brownfield land	Council assumptions	Site is currently under construction for a replacement dwelling (2017/1203). The existing dwelling has been demolished and work on the replacement plot has started.	1	0	0	0	0	0	0	0	0	
6/940	Bridle Road (106, Land Rear Of)	Gedling Rural South	1	Greenfield land	Council assumptions	Full planning permission for part demolition and part conversion of existing barn to a single dwelling (2015/1407) lapsed in February 2019. Full planning application for the same scheme was submitted in March 2019 and is currently being determined (2019/0291). Assume the application will be granted during 2019/20 and the site delivered from 2023/24 onwards.	0	0	0	0	1	0	0	0	0	
6/1125	Chesterfield Drive (Free Church)	Gedling Rural South	2	Brownfield land	Council assumptions	Full planning permission for two new dwellings (2018/0531) granted in March 2019.	0	0	0	2	0	0	0	0	0	
6/539	Glebe Farm (Land At), Burton Joyce	Gedling Rural South	14	Greenfield land	SHLAA consultation response 2019	The site is in the Green Belt and adjacent to Burton Joyce village. Full planning permission for 14 homes (2016/0306) on part of the site granted in June 2017. This site is adjacent to SHLAA site 6/30 Woodside Road (Land Off) and a new access road has been constructed across site 6/30 to provide an alternative access to site 6/539. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which provides the delivery rates for the site.	10	4	0	0	0	0	0	0	0	0
6/943	Lambley Lane (33A)	Gedling Rural South	1	Greenfield land	Council assumptions	Full planning permission for a new dwelling (2018/1115) granted in February 2019.	0	0	0	1	0	0	0	0	0	
6/847	Lee Road (2)	Gedling Rural South	3	Greenfield land	Council assumptions	Full planning permission for residential development (2017/1296) granted in February 2018.	0	0	3	0	0	0	0	0	0	
6/1085	Lodge Farm	Gedling Rural South	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/1475) granted in March 2018.	0	0	1	0	0	0	0	0	0	
6/996	Main Street (60)	Gedling Rural South	2	Brownfield land	Council assumptions	Full planning permission for two new dwellings (2016/1236) granted in January 2017. Information from the SHLAA 2019 consultation states that site is now complete, however this has not yet been signed off as 'complete' by Building Control. Assume the site will be signed off as complete in 2019/20.	2	0	0	0	0	0	0	0	0	
6/1111	Nottingham Road (230)	Gedling Rural South	1	Brownfield land	Council assumptions	Full planning permission for change of use of existing garage block to residential dwelling (2018/0116) granted in October 2018.	0	0	0	1	0	0	0	0	0	
6/142	Vicarage Drive	Gedling Rural South	1	Greenfield land	Council assumptions	Full planning permission for 1 dwelling (2018/0729) granted in May 2019.	0	0	0	0	1	0	0	0	0	
6/1071	Woodside Road (14)	Gedling Rural South	1	50/50 brownfield and greenfield land	Council assumptions	Full planning permission for two bungalows (2019/0083) granted in June 2019 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	0	0	0	1	0	0	0	0	
Total							13	4	4	4	3	0	0	0	0	

Lambley

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					2024-25			
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/753	Catfoot Squash Club	Gedling Rural South	1	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0164) granted in May 2017.	0	0	1	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period				Five Year Period				
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/1115	Harlow Wood Farm (The Stables)	Gedling Rural South	1	Greenfield land	Council assumptions	Full planning permission for change of use to residential dwelling (2017/1325) granted in November 2018.	0	0	0	1	0	0	0	0	0
6/967	Reed Pond House	Gedling Rural South	1	Brownfield land	Council assumptions	Full planning permission (2017/0345) granted in April 2017 for a replacement dwelling, net gain zero. The existing dwelling has been demolished and work on the replacement plot has started.	1	0	0	0	0	0	0	0	0
6/1025	Spring Lane (112)	Gedling Rural South	1	Brownfield land	Council assumptions	Site is currently under construction (2016/0071) for a replacement dwelling, net gain zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	1	0	0	0	0	0	0	0	0
6/997	Spring Lane (114)	Gedling Rural South	4	Brownfield land	Council assumptions	Four full planning permissions granted on site - plots 1, 2 and 3 are currently under construction (2018/0647, 2018/0548 and 2017/1134 respectively) and plot 4 granted permission in October 2017 (2017/0867).	3	0	1	0	0	0	0	0	0
6/1126	Spring Lane (292)	Gedling Rural South	1	Brownfield land	Council assumptions	Full planning permission for change of use from office to residential use (2019/0003) granted in March 2019.	0	0	0	1	0	0	0	0	0
6/1070	Sunrise Farm	Gedling Rural South	4	Greenfield land	SHLAA consultation response 2019	Full planning permission for residential development (2017/0690) granted in November 2017. Information from SHLAA 2019 consultation states that the construction of the site is currently underway with anticipated completion date of March 2020.	4	0	0	0	0	0	0	0	0
6/1038	The Riding Stables	Gedling Rural South	1	Brownfield land	Council assumptions	The site is part of a larger SHLAA site 6/838 and within the Green Belt. Outline planning permission for a redevelopment of existing stables to provide one dwelling (2016/0987) granted in March 2017. Full planning application for a redevelopment of existing stables to provide one dwelling was submitted in December 2018 and is currently being determined (2018/1196).	0	1	0	0	0	0	0	0	0
Total							9	1	2	2	0	0	0	0	

Linby

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period				Five Year Period				
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/1100	Linby House (store)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2018/0358).	1	0	0	0	0	0	0	0	0
Total							1	0	0	0	0	0	0	0	

Newstead

None.

Papplewick

None.

Stoke Bardolph

None.

Woodborough

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions																	
							Five Year Period					2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28				
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/1012	Lingwood Lane (Land Adj The Vicarage)	Gedling Rural South	1	Brownfield land	Council assumptions	Site is currently under construction (2018/0404). SHLAA 2019 consultation says the dwelling is fully built, however this has not yet been signed off as 'complete' by Building Control. Assume plot will be signed off as complete in 2019/20.	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6/974	Lowdham Lane (21, Land Adj To)	Gedling Rural South	1	Greenfield land	Council assumptions	Full planning permission for residential development (2016/1099) granted in February 2017. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2017 consultation remains unchanged, which states that the construction of the site is currently underway. Assume anticipated completion date of 2019/20.	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
6/334	Main Street (142)	Gedling Rural South	1	Predominantly greenfield land	Council assumptions	Site is currently under construction (2005/1222). Two dwellings are built and 1 dwelling remaining.	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6/916	Main Street (165)	Gedling Rural South	2	Greenfield land	Council assumptions	Site is currently under construction (2015/0090). Two dwellings built and two dwellings remaining.	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total							5	0																

Unallocated sites without planning permission

None.

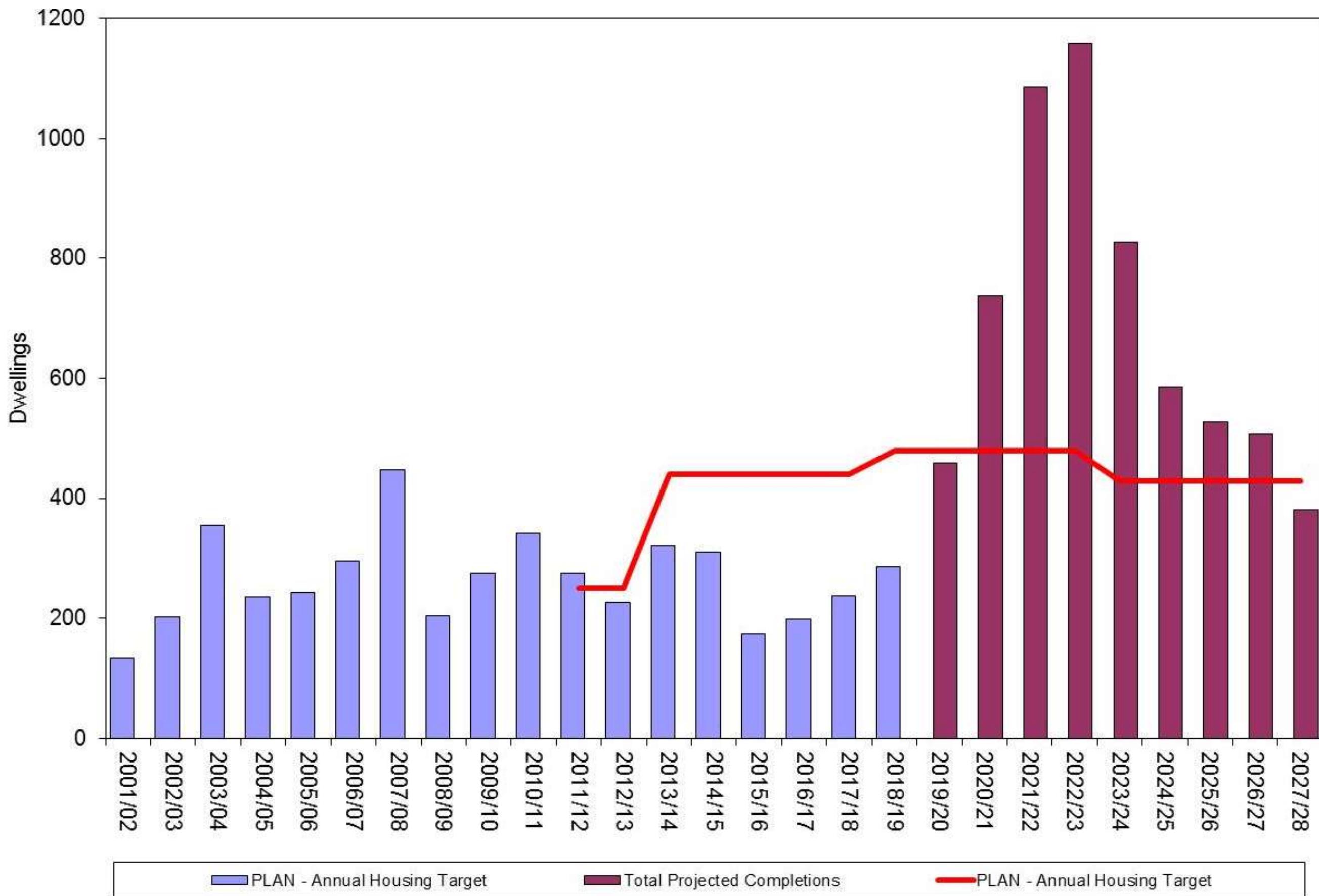
Appendix D: Detailed Housing Trajectory

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL	
Past Completions (net)	275	227	321	311	174	198	237	286										2029	
Past completions (net) - urban area	183	199	296	206	120	104	193	218										1519	
Past completions (net) - Hucknall	0	0	0	0	0	36	2	43										81	
Past completions (net) - Bestwood Village	30	2	1	19	0	14	6	0										72	
Past completions (net) - Calverton	16	3	10	64	56	10	17	15										191	
Past completions (net) - Ravenshead	42	15	5	15	-5	21	4	4										101	
Past completions (net) - Burton Joyce	0	2	1	0	2	7	0	3										15	
Past completions (net) - Lambley	3	3	2	2	1	5	4	2										22	
Past completions (net) - Linby	1	0	1	1	0	-1	2	0										4	
Past completions (net) - Newstead	0	0	1	0	0	0	8	0										9	
Past completions (net) - Papplewick	1	0	0	2	0	-1	0	0										2	
Past completions (net) - Stoke Bardolph	0	0	0	0	0	0	0	0										0	
Past completions (net) - Woodborough	-1	3	4	2	0	3	1	1										13	
Urban area - planning permissions									106	67	109	85	50			10	15	15	457
Urban area - ACS and LPD allocations									204	419	593	614	423	300	245	215	90	3103	
Teal Close									90	90	95	95	95	95	95	95	80	830	
H1 - Rolleston Drive										39	39	39	23					140	
H2 - Brookfields Garden Centre												5	25	30	30			90	
H3 - Willow Farm										30	40	40						110	
H4 - Linden Grove											40	40	35					115	
H5 - Lodge Farm Lane										10	50	50	38					148	
H6 - Spring Lane						27	64	55	4									150	
H7 - Howbeck Road/Mapperley Plains										65	70	70						205	
H8 - Killisick Lane										15	50	55	55	55				230	
H9 - Gedling Colliery/Chase Farm							25	65	110	120	120	120	120	120	120	120	10	1050	
X1 - Daybook Laundry										9	20	20						49	
X2 - West of A60 A										30	30	12						72	

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
X3 - West of A60 B										50	50	50						150
Urban area - unallocated sites										13	20	17	14	13				77
Edge of Hucknall - planning permissions																		0
Edge of Hucknall - ACS and LPD allocations										60	80	165	149	130	100	100	100	984
North of Papplewick Lane								43	60	60	60	14						237
Top Wighay Farm						36	2				70	100	100	100	100	100	100	708
H10 - Hayden Lane										20	35	35	30					120
Edge of Hucknall - unallocated sites																		0
Bestwood Village - planning permissions									11	4	1	7	5					28
Bestwood Village - LPD allocations									4	29	25	25	26	80	80	85	84	438
H11 - The Sycamores									4	4								8
H12 - Westhouse Farm										25	25	25	26	25	25	30	29	210
H13 - Bestwood Business Park														55	55	55	55	220
Bestwood Village - unallocated sites																		0
Calverton - planning permissions									18	5	4	15						42
Calverton - LPD allocations										81	125	125	79	50	50	50	50	610
H14 - Dark Lane										17	20	20						57
H15 - Main Street											25	25	29					79
H16 - Park Road										40	50	50	50	50	50	50	50	390
X4 Flatts Lane										24	30	30						84
Calverton - unallocated sites																		0
Ravenshead - planning permisisons									12	5	6							23
Ravenshead - LPD allocations										32	75	55						162
H17 - Longdale Lane A											10	20						30
H18 - Longdale Lane B											10	21						31
H19 - Longdale Lane C											20	31						51
X5 Kighill Lane A											10	10						20
X6 Kighill Lane B											2	14	14					30
Ravenshead - unallocated sites																		0

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
Other villages - planning permissions									28	5	6	6	3					48
Burton Joyce - planning permissions									13	4	4	4	3					28
Lambley - planning permissions									9	1	2	2						14
Linby - planning permissions									1									1
Newstead - planning permissions																		0
Papplewick - planning permissions																		0
Stoke Bardolph - planning permissions																		0
Woodborough - planning permissions									5									5
Other villages - LPD allocations									15	30				2	2	2	2	55
H20 - Mill Field Close (Burton Joyce)									9	5								14
H21 - Orchard Close (Burton Joyce)										15								15
H22 - Station Road (Newstead)																		0
H23 - Ash Grove (Woodborough)									1	1				2	2	2	2	12
H24 - Broad Close (Woodborough)									5	10								15
Other villages - unallocated sites																		0
Windfall allowance													40	40	40	40	40	240
Total Projected Completions									458	738	1086	1158	827	585	527	507	381	6267
Cumulative Completions	275	502	823	1134	1308	1506	1743	2029	2487	3225	4311	5469	6296	6881	7408	7915	8296	8296
PLAN - Annual Housing Target	250	250	440	440	440	440	440	480	480	480	480	480	430	430	430	430	430	7250
PLAN - Housing Target (cumulative)	250	500	940	1380	1820	2260	2700	3180	3660	4140	4620	5100	5530	5960	6390	6820	7250	
MONITOR - No. dwellings above or below cumulative housing target	25	2	-117	-246	-512	-754	-957	-1151	-1173	-915	-309	369	766	921	1018	1095	1046	
MANAGE - Annual housing target taking account of past/projected completions	426	436	450	459	470	495	522	551	580	595	575	490	356	239	123	-79	-665	-1046
Remaining Years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	

* Where sites allocated in the Aligned Core Strategy or Local Planning Document have already been granted planning permission, approved subject to s106 agreement, are the subject of a planning application or pre-application discussions have recently taken place, the number of homes permitted or proposed via the planning application form has been used.



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Report to Cabinet

Subject: Annual report of the Senior Information Risk Owner 2018/19

Date: 1 August 2019

Author: Director of Organisational Development and Democratic Services

Wards Affected

Borough wide

Purpose

To present the Senior Information Risk Owner Annual report 2018/19 to Cabinet and seek approval to extend the arrangements relating to the Data Protection Officer.

Key Decision

This is not a key decision

Recommendations

THAT:

- i. The annual report of the Senior Information Risk Owner 2018/19 be noted;
- ii. The Information Governance Framework be endorsed; and
- iii. The arrangements relating to the Data Protection Officer continue.

1 Background

- 1.1 Senior Leadership Team approved an Information Security Governance Framework setting out the Council's approach to information and cyber security risk on 11 September 2018. The Director of Organisational Development and Democratic Services has been designated the Senior Information Risk Owner (SIRO) for the Council.

- 1.2 The SIRO has overall responsibility for the Council's information management framework and acts as the champion for information risk within the Council. The SIRO is responsible for producing an annual report on information governance. The annual report attached at Appendix 1 provides an overview of activity in relation to information governance, key achievements during 2018/19 as well as outlining work planned for 2019/20. It should provide assurance that the Council has arrangements in place to ensure information risks are being managed effectively.
- 1.3 It is important that the Council recognises the need to protect its information assets from both accidental and malicious loss and damage. The loss or damage of information can have serious consequences for the Council; not only financial and reputational but also may result in the council being unable to deliver vital services to customers. As a result, Information Governance must be taken very seriously by the council and this is evidenced by the on-going work activity to ensure the management and security of our information.

2 Proposal

- 2.1 It is proposed that the Annual report of the SIRO 2018/19 (Appendix 1) be noted and the Information Governance Framework (Appendix 2) endorsed.
- 2.2 The General Data Protection Regulation requires the Council to designate an officer as its Data Protection Officer ("DPO") and sets out the tasks the DPO must perform. Members will recall that, on 3 May 2018, Cabinet designated the Service Manager: Legal Services as DPO with effect from 25 May 2018 with two deputies for an initial period of 12 months. The reason for this was at that stage it was not clear what the workload for the DPO would be and the ongoing resource required. Deputies were appointed given the fact that certain data breaches will need to be reported to the ICO within 72 hours, therefore it is crucial that arrangements are in place to ensure cover at all times (potentially including weekends and bank holidays).
- 2.3 Members will note from the attached report that a significant amount of work has been undertaken by the DPO and Deputy in order to ensure that the Council complies with the GDPR. The Service Manager – Legal Services is conducting a wider review of resources within the team and intends to review the DPO arrangements alongside this. In the meantime it is proposed that the current arrangements are extended until that review is concluded.

3 Alternative Options

- 3.1 Not to present an annual SIRO report, in which case Executive members will not be updated on information governance activity across the Council

and understand whether information risks are being managed effectively.

Not to continue the current DPO arrangements. However, there is a requirement in the GDPR for the Council to appoint a DPO and without appropriate arrangements for deputies, there will be insufficient cover to deal with potential GDPR breach reporting to the ICO.

4 Financial Implications

- 4.1 If the Service Manager of Legal Services continues as the DPO, there are no financial implications as this will continue to be absorbed into the postholder's current responsibilities. The current honorarium payment will continue to be made to the two post holders designated as Deputy DPO recognising the additional responsibility and at a level to reflect frequency. This will be at a rate of £100 per month per employee (pro rata).The ongoing DPO arrangements can continue to be accommodated within existing resources.

5 Appendices

- 5.1 Appendix 1 – Annual report of the Senior Information Risk Officer 2018/19
Appendix 2 – Information Security Governance Framework

6 Background Papers

- 6.1 None identified.

7 Reasons for Recommendations

- 7.1 To ensure the Executive is updated in respect of the Information Governance activity across the Council in order to provide assurance that information risks are being managed effectively.
- 7.2 To ensure the Council is compliant with the GDPR and has appropriate Data Protection Officer arrangements in place.

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ANNUAL REPORT OF THE SENIOR INFORMATION RISK OWNER 2018/19

1. Purpose of this report

1.1 This report provides a summary of Information Governance activity across Gedling Borough Council during 2018/19 in order to provide assurance that information risks are being managed effectively. The report also provides an update on the following:

- achievements for the period 1 April 2018 to 31 March 2019;
- the Council's compliance with legislative and regulatory requirements relating to the handling of information, including compliance with the General Data Protection Regulations 2016 (GDPR), Data Protection Act 2018 (DPA), Freedom of Information Act 2000 (FOI) and Environmental Information Regulations 2005 (EIR);
- data incidents relating to any loss or inappropriate access to personal data or breaches of confidentiality, and
- planned Information Governance activity during 2019/20.

2. Background

2.1 Information is a vital asset for the provision of services to the public and for the efficient management of the Council's resources. Without adequate levels of protection, confidentiality, integrity and availability of information, the Council will not be able to fulfil its obligations, including the provision of public services, or meet legal, statutory and contractual requirements.

2.2 There is an increased threat of a cyber-attack which, if successful, will result in a significant impact on the Council's customers, staff and reputation. The more the Council relies on information technology the greater the impact.

2.3 Information governance concerns the effective management of information in all its forms and locations, including electronic and paper records. It encompasses efficient ways of handling that information (how it is held, used and stored), robust management of the risks involved in the handling of information and compliance with regulatory and statutory guidance including the General Data Protection Regulation and Freedom of Information Act. Information governance is also concerned with keeping information safe and secure and ensuring it is appropriately shared when necessary to do so.

2.4 The Director of Organisational Development and Democratic Services has been designated at the Senior Information Risk Officer (SIRO) and Senior

Leadership approved an Information Security Governance Framework on 11 September 2018. The SIRO is responsible for:

- Managing information risk in the Council.
 - Chairing the Data Security Group.
 - Fostering a culture for protecting and using information within the Council.
 - Ensuring information governance compliance with legislation and Council policies.
 - Is responsible for risk at SLT level, ensuring that risk is properly identified, managed and that appropriate assurance mechanisms exist.
 - Preparing an annual information risk assessment for the Council.
 - Giving strategic direction to the work of the Data Protection Officer (DPO).
- 2.5 The Council is required to appoint a DPO, and on 3 May 2018, Cabinet designated the Service Manager: Legal Services as DPO with effect from 25 May 2018 with two deputies.
- 2.6 The Council has a Data Security Group (DSG) in place which comprises the Director of Organisational Development and Democratic Services (Chair), Service Manager responsible for ICT, Service Manager responsible for Audit and Risk, Data Protection Officer or Deputy, and the Research and Development Manager (IT Support). The overarching remit of the group is to assist the Council to fulfil its obligations to appropriately protect paper and electronic 'data' and to ensure that everyone who has authorised access to 'data' is aware of their 'data handling' responsibilities.
- 2.7 The Council has a set of high level corporate policies in place which direct the Information Governance work. The key policies are:
- Information Security Policy.
 - Data Protection Policy.
 - Records Management Policy.
 - Records Retention and Disposal Policy.
 - Risk Management Strategy and Framework.
- 3. Information Governance/Security Training carried out**
- 3.1 Since the implementation of GDPR and the DPA in May 2018, the DPO and Deputy DPOs have delivered seven corporate training sessions to staff across the Council in relation to the new legislation, including two bespoke training sessions to those departments handling criminal records data. There has also been two rounds of training delivered to Members, most recently, following the election as part of the Member Induction Training package.
- 3.2 Departmental Representatives who are responsible for handling information requests also received specialist GDPR/DPA training in addition to the

corporate training and newly appointed Departmental Reps receive one to one training with a Deputy DPO.

- 3.3 Data Protection training is mandatory for all staff and forms part of the training checklist on induction. Corporate sessions are held regularly to ensure all new starters receive the training. In addition, there is currently a project underway to procure a corporate e-learning package which will include Information Governance modules which will ensure all staff are adequately trained in relation to Information Governance and that they receive annual refresher training in line with the Council's Data Protection Policy.
- 3.4 Training has also been delivered to Service Managers on the preparation of Data Protection Impact Assessments, which assess the risks associated with the processing of personal data in performing various Council functions, for example a DPIA has been prepared on the use of some of the Council's computer systems such as Civica and Uniform. The DPO and Deputy DPO are currently conducting one to one meetings with Service Managers to review and train them on Information Asset Register completion.
- 3.5 An ethical phishing campaign was conducted in late 2018/19. Information was collected about whether links were clicked or passwords entered. The results were a significant improvement on the previous campaign, bringing us below the national average for responding to phishing. Personalised emails were sent to staff who responded to the emails as a training measure.

4. Information Governance/Security Policy review

- 4.1 A new Information Security Incident Management section of the Information Security Policy was approved by Cabinet on 3 May 2018 to take effect from 25 May 2018. In addition a number of minor amendments were approved by the Director of Organisational Development and Democratic Services on 25 May 2018, under delegated powers, to:
 - Change references to GovCertUK, which no longer exists as a separate entity, to the National Cyber Security Council (NCSC)
 - Make minor updates to the password section to correct elements of the recent domain password changes in the requirements section
 - Update job titles in the Emergency Situations section
- 4.2 The Council's Data Protection Policy was updated following the implementation of GDPR and the DPA, the amended policy was approved by Cabinet on 28 June 2018, the policy was reviewed again and minor updates approved by the Leader of the Council on 14 February 2019. It is the responsibility of the DPO to ensure that the policy is regularly reviewed to ensure it remains fit for purpose and complies with the requirements of GDPR and the DPA. The policy is accessible to all staff on the intranet and on our website.

4.3 The Data Protection Policy complies with the requirement introduced by the DPA to have an appropriate policy document in place when processing special category data, which sets out the circumstances in which special category data would be lawfully processed.

5. Requests for Information

- 5.1 The Council has an information request system for logging, monitoring and reporting on requests for information. The responsibility for managing information requests sits within Legal Services but every department within the Council has their own representative who can deal with requests for information on behalf of that department, provided the requests are straight forward and no exemptions or exceptions apply. Where a request is more complicated, exemptions/exceptions need to be applied or it is a council wide request this is responded to by a member of the Legal Services team.
- 5.2 In 2018/19 the Council received 908 requests for information made up of 62 EIR requests, 89 DPA requests and 757 FOI requests.
- 5.3 In 2018/19 there were 3 requests to review a decision to withhold information and 0 complaints to the Information Commissioner.

6. Information/Security Incidents

- 6.1 Since the implementation of GDPR in May 2018 to 31 March 2019, the Council has recorded 31 data breaches by council officers. Of those, only 2 have been reported to the Information Commissioner on the basis they posed a risk to the rights and freedoms of an individual. In both reported cases, the ICO have been satisfied with the Council's investigation and response to the breaches, and no further action has been taken.
- 6.2 The Council takes data breaches very seriously and has a robust reporting system in place to ensure compliance with the 72 hour reporting deadline. Reporting data breaches is something that is part of the corporate training programme but is also well publicised on the intranet, and through team meetings.
- 6.3 The breaches have been minor in nature and have largely been born out of clerical error, for example two letters in one envelope, or a letter sent to an address where the intended recipient no longer resides. Every incident is thoroughly investigated and wherever necessary, measures are put in place to reduce the risk of further incidents.
- 6.4 During 2018/19, the Council has dealt with 2 further data security incidents. One related to a suspected cyber-attack as a result of a vulnerability in a software application, which was reported to the Police and rectified by the supplier. The other related to the severing of a data cable, which was repaired within 3 working days. Both incidents were managed through the established Incident Management Team procedures.

6.5 In January 2018 a successful attack on the website of the provider of our Employee Benefits Scheme took place. This was followed by a phishing attack in October 2018 on the email address used by staff to sign up to the benefits scheme (work and home). The Council is not the Data Controller of this information, so was not liable to report to the ICO or secure the data, but did review the contract and data sharing arrangements with the supplier.

7. **Summary of key achievements in 2018/19**

7.1 It has been a significant year for Information Governance and, in particular, the Council's implementation plan for GDPR, which has now been largely completed. The achievements in 2018/19 are as follows:

- All departments completed Information Asset Registers (IARs)
- A number of 'bin it days' have been organised which has resulted in the deletion/destruction of significant numbers of Council records both paper and electronic, in accordance with records and retention policy
- Review and re-drafting of all Council forms where consent is captured as the basis for processing personal data
- IARs published
- Data Protection Impact Assessment training delivered
- GDPR leaflets prepared for staff and issued to Leisure, PASC and Waste officers
- DPIAs completed for high risk processing
- High risk contracts where personal data is processed identified and suppliers contacted to amend contracts
- Majority of high risk contracts involving data processing varied to comply with GDPR
- Revision of policy documents including Council's Information Security and Data Protection Policies
- Website and intranet pages updated to ensure GDPR compliance
- Data Protection Officer and two deputies appointed
- New data protection officer inbox set up to receive data breach complaints
- Breach notification form developed and reviewed, available on intranet
- Delivered Council wide and member training on Data Protection
- Privacy Notices completed for all Services
- Continued participation in the Nottinghamshire Information Officer's Group
- Continue to lead Nottinghamshire and Derbyshire RIPA group
- RIPA training delivered
- Annual RIPA report with updated policy approved by Cabinet on 11 October 2018
- Councillors no longer able to auto-forward emails from the Gedling email account to a private email account

- Public Sector Network (PSN) accreditation has been achieved which is essential for connection to government services such as DWP Housing Benefit Claims
- Maintained PCI DSS Compliance
- The annual Disaster Recovery Rehearsal conducted
- The Business Continuity Plan for ICT has been reviewed and agreed by the DSG
- Active member of the East Midlands Government Warning, Advice and Reporting Point (EMGWARP) Network
- Implemented the Secure Email Blueprint, to replace GCSX email system
- Implemented National Cyber Security Centre (NCSC) systems: WebCheck and MailCheck
- Continued to maintain technical security of network infrastructure
- Working with System Owners to ensure new systems have appropriate levels of security, relative to the sensitivity of the data held
- No infections, data loss, or significant downtime from hacking or malware have been detected
- Physical security has been reviewed as part of the project to accommodate Gedling Homes in the civic centre and appropriate measures will be put in place to ensure that data is not compromised as another partner moves into the building

8. Plans for 2019/20

8.1 Whilst the implementation of GDPR is largely complete, there are ongoing actions to carry over to next year as well as new actions as follows:

- Review of all IARs (in progress)
- Review Council's Records and Retention Policy (with Service Managers for comments)
- Complete variation of all contracts to ensure GDPR compliant
- Procurement of e-learning system to deliver Information Governance Training
- Review of current arrangements of Data Protection Officer and Deputy
- Review Data Sharing Agreements and ensure they are in place for all data sharing identified on IARs
- Deliver refresher training on GDPR to all staff
- Update procedure for handling information requests for all staff
- Implement more efficient process for handling information requests to minimise administrative burden and maximise efficiency of the IG system
- Review the role of departmental representatives to look at compliance as well as handling information requests
- Continue to ensure records are deleted when appropriate
- Ensure continued compliance with GDPR in terms of breach reporting, DPIAs, updating IARs and ensuring privacy notices are up to date

- Further review of Council's policies to ensure they remain fit for purpose
- Revised Business Continuity Plan for ICT to be approved by SLT
- Cyber Security Risk Assessment to be completed and signed off by SLT
- Data Protection and Cyber security training for Councillors
- Maintain or enhance technical security during moves from legacy to newer systems, including from Windows 7 to Windows 10
- Implement NCSC Protective DNS web security system
- Attend Cyber Pathfinder series of national training events

9. Risk

- 9.1 It must be recognised that information governance and cyber-attacks are significant risk areas for all organisations locally, nationally and globally. The risk of accidental data loss, physical system failures and direct malicious cyber-attacks are an ongoing concern for the Council requiring continuous focus.
- 9.2 The Council has a corporate Risk Management Strategy and Framework in place. A number of risks relating to Information Governance have been recorded on departmental risk registers and the corporate risk register also includes a strategic risk of "Failure to properly utilise existing ICT, react to technology changes, and prevent data loss". The risk registers are reviewed on a quarterly basis and updates reported to both SLT and Audit Committee. As reported to Audit Committee, at the end of 2018/19, it is red with a target risk of amber. Actions have been identified and are in progress to reduce the residual risk rating.

10. Conclusion

- 10.1 The Council has made significant progress following the implementation of GDPR and DPA in May 2018. An advisory audit conducted in March of 2019 confirmed that the Council were progressing well. The ICO in 2018/19 allowed authorities some time to essentially get their houses in order to comply with the new legislation, going forward the ICO will take a much more active role in ensuring authorities comply with GDPR and the DPA. The Council needs to continue with its robust and pro-active approach to the management of personal data.
- 10.2 The Council has robust cyber security arrangements in place and it is crucial that these are not only maintained but also evolve to meet the cyber security challenges of today, and tomorrow. .The data cable and cyber incidents have demonstrated the Council has robust processes in place and officer capability to deal with this type of unexpected event.

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Information Security Governance Framework

Introduction

Information is a vital asset for the provision of services to the public and for the efficient management of the Council's resources. The Council recognises the increased threat of a cyber-attack which seeks to access and compromise its information and the consequences to the Council's residents, staff and reputation in the event of a successful attack.

It is essential that the Council has a robust information security governance framework in place to ensure that information, particularly personal, sensitive and confidential information is effectively managed with accountability structures, governance processes, policies, procedures, staff training and appropriate resources in place.

A key part of the governance framework is to support a consistent and empowered approach to risk management across the Council, with ultimate responsibility residing at SLT level. The Council has an approved Risk Management Strategy and Framework in place which defines how risks are managed by the Council at corporate and Service area level. It provides guidance on the processes, procedures, roles and responsibilities for risk and sets out how risks are managed.

This Information Security Governance Framework has been drafted to specifically control and direct the Council's approach to information and cyber security risk. It should be read in conjunction with the Information Security Policy and corporate Risk Management Strategy and Framework.

Roles and Responsibilities

The following section sets out the strategic overview of roles and responsibilities in relation to information security governance. Specific roles and responsibilities relating to information security generally are clearly set out in the Information Security Policy.

Elected Members

1. Cabinet has responsibility for overseeing performance and approving policy documents.
2. The Deputy Leader and Portfolio Holder for Resources and Reputation is the lead Elected Member responsible for information and communications technology.

Chief Executive and Senior Leadership Team

3. The Chief Executive is the Head of Paid Service who leads the Council's staff and advises on policies, staffing, service delivery and the effective use of resources.
4. The Chief Executive, together with the Deputy Chief Executive and Directors form the Council's Senior Leadership Team (SLT).

SLT will:

- Ensure the delivery of an effective Council wide information governance approach
- Agree what risks the Council is willing to tolerate and what is unacceptable
- Regularly review risks that may arise from an attack on technology or systems used
- Promote and drive a risk management culture across the Council.

Senior Information Risk Owner (SIRO)

5. The Director of Organisational Development and Democratic Services is the Council's Senior Information Risk Owner (SIRO).

The SIRO is responsible for:

- Managing information risk in the Council.
- Chairs the Data Security Group.
- Fosters a culture for protecting and using information within the Council.
- Ensures information governance compliance with legislation and Council policies.
- Is responsible for risk at SLT level, ensuring that risk is properly identified, managed and that appropriate assurance mechanisms exist.
- Prepares an annual information risk assessment for the Council.
- Gives strategic direction to the work of the Data Protection Officer (DPO).

Data Protection Officer

6. The Service Manager, Legal Services is the Council's Data Protection Officer (DPO).

The DPO is responsible for:

- Advising, monitoring and reporting the Council's compliance with the General Data Protection Regulation (GDPR) and the Data Protection Act 2018 (DPA).
- Raising awareness of data protection requirements.
- Leading information audits.
- Advising on and reviewing data protection impact assessment and information sharing agreements.
- Investigating data breaches and incidents.
- Cooperating with the Information Commissioner's Office.

Directors

7. Each Director is accountable for identifying, understanding and addressing risks to the information assets within their directorates as well as ensuring good information governance.

Service Managers

8. Each Service Manager is responsible for the information assets and wider information governance within their service area.

They must:

- Ensure information is held, stored and shared appropriately.
- Support the Director to address risks to the information and safeguard assets.
- Promote good information governance practice amongst their staff.
- Ensure that service specific procedures and processes are in place and conform to best practice as advised by the Data Security Group.
- Ensure all staff attend training events and read training materials provided.

9. The Service Manager for Customer Services and Communications has specific responsibility to ensure appropriate ICT security arrangements are in place to protect the Council's electronically held information assets.

System Owners

10. All information systems within the Council will have an assigned System Owner.

System Owners are ultimately responsible for those systems.

System Owners will:

- Ensure system operating procedures are in place and are followed.
- Recognise actual or potential security incidents.
- Ensure that information is accurate and up to date.
- Ensure that only authorised access is granted.
- Ensure the system delivers the required solutions.

Staff

11. All staff will:

- Ensure that they comply with the requirements of the Information Security Policy and Personal Data Security Commitment Statement.
- Follow security controls and local processes and procedures in place to protect the Council's information assets.
- Attend data protection and cyber security training

Key Governance body

12. The Data Security Group (DSG) comprises the Director of Organisational Development and Democratic Services (Chair), Service Manager responsible for ICT, Service Manager responsible for Audit and Risk, Data Protection Officer or Deputy, and the Research and Development Manager (IT Support).

The overarching remit of the group is assist the Council to fulfil its obligations to appropriately protect paper and electronic ‘data’ and to ensure that everyone who has authorised access to ‘data’ is aware of their ‘data handling’ responsibilities.

The DSG will:

- Ensure comprehensive and current Information Governance Framework is in place and operating effectively throughout the Council.
- Maintain the Information Security Policy.
- Lead the organisation’s approach to controlling and managing information and cyber risk.
- Consider and address issues arising from reports of the Data Protection Officer.
- Coordinate information governance activities (data protection, information requests, security, quality and records management) across the Council.
- Monitor information handling and breaches, implement assurance controls (including audits as required) and take corrective actions.
- Ensure data protection and cyber security training is provided to all staff including regular refresher training.
- Communicate and promote information governance and security awareness across the Council.
- Advise on best practice for procedures and processes for the handling and transfer of personal and confidential data to comply with statutory requirements, current government policy and recognised standards.
- Ensure Corporate Policies, procedures and processes are communicated to staff and the safeguards in place to ensure they are adhered to.
- Ensure these procedures and processes are sufficient to ensure the confidentiality of personal data and identify how they may fail.

Key policies

13. The key policies in this Information Security Governance Framework are:

- Information Security Policy.
- Data Protection Policy.
- Records Management Policy.
- Records Retention and Disposal Policy.
- Risk Management Strategy and Framework.

These policies are supported by procedures, guidelines and templates.

Resources

14. The following service areas have a role in supporting the Council’s Information Security Governance Framework.

15. The ICT team

- Is lead for cyber security management and advice on the Council's IT infrastructure.
- Arranges the annual IT health check, Disaster Recovery testing and maintains PSN (Public Sector Network) Compliance.
- Provides training and guidance on cyber security matters.

16. Legal Services

- Provides legal advice on information governance matters to all service areas.
 - Provides training and guidance to staff on data protection, freedom of information and Environmental Information Regulations matters.
 - Supports and advises departmental FOI representatives.
 - Provides records management services.
17. The audit function provides independent assurance of the Council's approach to risk management, control and governance.

Training and Guidance

18. Data protection and cyber security training for all staff will be mandatory as part of induction and periodically thereafter. Further detailed training as appropriate to the role will be available as necessary.

Awareness sessions may be given to staff as required, at team meetings or other events.

Regular reminders on data protection and cyber security topics are made through corporate and local team briefings, staff news and emails.

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Report to Cabinet

Subject: Regulation of Investigatory Powers Act 2000 (RIPA) Annual Audit and update

Date: 1 August 2019

Author: Service Manager – Legal Services

Wards Affected

Borough-wide.

Purpose

The purpose of this report is to:

- Update Members as to the Council's use of powers under RIPA from 1st April 2018 to 31st March 2019 in line with the Council's RIPA Policy.

Key Decision

This is not a key decision.

Recommendation

THAT:

- 1) Cabinet notes the contents of this report.

1 Background

- 1.1 As part of the Council's RIPA policy, members are required to consider and review the Council's use of RIPA powers and its policy and guidance at least once a year. Cabinet last received a report in October 2018 in relation to RIPA usage and powers for 2017/18. There is also a requirement under the policy that internal reporting to members is done throughout the year to update on RIPA usage. The Council's RIPA Co-ordinating officer provides updates when necessary throughout the year to the Portfolio Holder for Public Protection in relation to the Council's RIPA usage.

- 1.2 Under RIPA, local authorities have the power to authorise directed surveillance (usually covert cameras or covert observations by officers) and the use of Covert Human Intelligence Sources (CHIS) (essentially undercover officers conducting surveillance), if the authorisation is necessary for the prevention and detection of crime or preventing disorder and if the surveillance is proportionate to the aims it seeks to achieve. In respect of directed surveillance, save for a small number of licensing and tobacco offences, any crime or disorder being prevented or detected using RIPA must be a criminal offence which attracts a minimum of 6 months in custody, the so-called "serious crime" threshold. The authorisations under RIPA can only be given by Directors or the Chief Executive, and the entire process is overseen by the Director of Organisational Development and Democratic Services as the Senior Responsible Officer for RIPA (SRO) with assistance from the RIPA Co-ordinating Officer, the Service Manager for Legal Services. Since 1st November 2012, any RIPA authorisations or renewals must also have judicial approval from a Justice of the Peace. This is done at the Nottingham Magistrates' Court.
- 1.3 The Council's RIPA process is subject to intense scrutiny and roughly every three years, the Council has been inspected by the Office of the Surveillance Commissioner ("OSC"), now the Investigatory Powers Commissioner ("IPC"), to ensure that its RIPA processes, procedures, policies and practices are sound. The Council was last inspected by an Inspector from the OSC on 18th April 2016. The Council are therefore due an inspection by the IPC sometime later this year. Following the last inspection, the Inspector concluded that Gedling Borough Council is a "good performing" Council. The recommendations made by the Inspector following the inspection were reported to Cabinet on 4th August 2016. It is expected the next inspection will involve a paper based exercise, where details of the Council's policy, training and register of authorisations will be sent to the IPC for consideration, rather than an Inspector physically visiting the Council, as has historically been the case.
- 1.4 A full review of the Council's policy document was undertaken in September 2018 following the publication of the Home Office Codes of Practice for directed surveillance and CHIS in August 2018. In October 2018, Cabinet approved some amendments to the Council's RIPA policy to reflect changes brought in by the Codes. The policy remains fit for purpose and does not require further updating at this time.
- 1.5 In addition to the external audit by the IPC, the RIPA co-ordinating officer undertakes an annual audit of RIPA usage throughout the Council. There has been no authorisations given for directed surveillance or the use of covert human intelligence sources in the year

2018/19.

- 1.6 Despite the lack of authorisations in 18/19, in order to ensure officers remain knowledgeable around RIPA and to ensure that officers are not falling foul of RIPA provisions, RIPA training was delivered to authorising officers and investigating officer in March 2019. CCTV operatives working in the CCTV control room also attended the training. Officers were updated on the new codes of practice and given specific examples of when RIPA would and wouldn't apply.
- 1.7 In April 2019, the Nottinghamshire and Derbyshire District RIPA Working Group met at Gedling to discuss common issues and share best practice. Some useful practices have been developed by other authorities to deal with directed surveillance in non-criminal situations, for example monitoring anti-social behaviour, which doesn't necessarily pass the criminal threshold. From this discussion, the co-ordinating officer will be putting information on the staff intranet to raise awareness of RIPA and the tests to apply when surveillance is being considered as an investigatory tool but does not meet the "serious crime" threshold.
- 1.8 It is still essential, whatever the level of RIPA usage, that the Council keeps RIPA processes and procedures under close scrutiny. The Council will continue to be subject to inspection in relation to its use of the powers by the IPC and as such the Council's policy, processes, training and review of RIPA usage must continue, to ensure our processes remain fit for purpose. In addition, the new Codes of Practice for directed surveillance and CHIS make it clear that the Council must consider and review its policy and processes annually.

2 Proposal

- 2.1 It is proposed that members note the contents of this report. Any results of an inspection in 2019 will be reported to Cabinet in the 19/20 annual report and to the Portfolio Holder through quarterly reporting.

3 Alternative Options

- 3.1 An alternative option is that Members do not receive and consider feedback in respect of the RIPA audits and activity. This would go against the Council's RIPA Policy which requires annual review of the Council's Policy and procedure by Members. This would also be contrary to the Home Office Codes of Practice.

4 Financial Implications

4.1 There are no financial implications arising from this report.

5 Appendices

5.1 None

6 Background Papers

6.1 None

7 Reasons for Recommendations

7.1 To ensure the Executive is updated in respect of the Council's use of RIPA in line with the Council's current RIPA Policy document.



Report to Cabinet

Subject: Forward Plan

Date: 1 August 2019

Author: Service Manager, Democratic Services

Wards Affected

Borough-wide.

Purpose

To present the Executive's draft Forward Plan for the next four month period.

Key Decision

This is not a Key Decision.

Recommendation

It is recommended THAT Cabinet note the contents of the draft Forward Plan making comments where appropriate.

Background

- 1 The Council is required by law to give notice of key decisions that are scheduled to be taken by the Executive.

A key decision is one which is financially significant, in terms of spending or savings, for the service or function concerned (more than £500,000), or which will have a significant impact on communities, in two or more wards in the Borough.

In the interests of effective coordination and public transparency, the plan includes any item that is likely to require an Executive decision of the Council, Cabinet or Cabinet Member (whether a key decision or not). The Forward Plan covers the following 4 months and must be updated on a rolling monthly basis. All items have been discussed and approved by the Senior Leadership Team.

Proposal

- 2 The Forward Plan is ultimately the responsibility of the Leader and Cabinet as it contains Executive business due for decision. The Plan is therefore presented at this meeting to give Cabinet the opportunity to discuss, amend or delete any item that is listed.

Alternative Options

- 3.1 Cabinet could decide not agree with any of the items are suggested for inclusion in the plan. This would then be referred back to the Senior Leadership Team.
- 3.2 Cabinet could decide to move the date for consideration of any item.

Financial Implications

- 4 There are no financial implications directly arising from this report.

Appendices

- 5 Appendix 1 – Forward Plan

Background Papers

- 6 None identified.

Reasons for Recommendations

- 7 To promote the items that are due for decision by Gedling Borough Council's Executive over the following four month period.



FORWARD PLAN

FOR THE FOUR MONTH PERIOD 1 AUGUST 2019 TO 30 NOVEMBER 2019

This Forward Plan sets out the details of the key and non-key decisions which the Executive Cabinet, individual Executive Members or Officers expect to take during the next four month period.

The current members of the Executive Cabinet are:

Councillor John Clarke – Leader of the Council

Councillor Michael Payne – Deputy Leader and Portfolio Holder for Resources and Reputation

Councillor Peter Barnes – Portfolio Holder for Environment

Councillor David Ellis – Portfolio Holder for Public Protection

~~Councillor Gary Gregory – Portfolio Holder for Community Development~~

~~Councillor Jenny Hollingsworth – Portfolio Holder for Growth and Regeneration~~

~~Councillor Viv McCrossen – Portfolio Holder for Young People and Equalities~~

~~Councillor Henry Wheeler – Portfolio Holder for Health and Wellbeing.~~

Anyone wishing to make representations about any of the matters listed below may do so by contacting the relevant officer listed against each key decision, within the time period indicated.

Description of the decision	Date decision is expected to be taken and who will take the decision?	Responsible Officer	Documents to be considered by the decision maker	Cabinet Portfolio	Open / Exempt (and reason if the decision is to be taken in private) Is this a Key Decision?
Gedling Borough Statement of Community Involvement Report of Service Managers for Planning Policy and Service Manager Development Services	5 Sep 2019 Cabinet	Jo Gray, Service Manager, Planning Policy		Portfolio Holder for Growth and Regeneration	Open Yes
Quarterly (Q2) Budget Monitoring and Virement Report To update members on financial performance for the 2nd quarter of the 2019/20 year.	7 Nov 2019 Cabinet	Alison Ball, Service Manager Finance		Portfolio Holder for Growth and Regeneration	Open Yes
Gedling Plan Quarter 2 Performance Report To inform Cabinet in summary of the position against Improvement Actions and Performance Indicators in the 2019/2020 Gedling Plan for the most recent quarter	7 Nov 2019 Cabinet	Alan Green		Leader of the Council	Open No
Quarterly (Q3) Budget Monitoring and Virement Report To update members on financial performance information for the 3rd quarter of the 2019/20 year.	30 Jan 2020 Cabinet	Alison Ball, Service Manager Finance		Portfolio Holder for Resources and Reputation	Open Yes
Gedling Plan Quarter 3 Performance Report To inform Cabinet in summary of the position against Improvement Actions and Performance Indicators in the 2019/2020 Gedling Plan for the most recent quarter	30 Jan 2020 Cabinet	Alan Green		Leader of the Council	Open No
Gedling Plan 2020/21 (including General Fund Revenue Budget) To approve the priorities, objectives and top actions for the Council for the forthcoming year with the associated revenue budget.	13 Feb 2020 Cabinet 5 Mar 2020 Council	Alison Ball, Service Manager Finance		Portfolio Holder for Resources and Reputation	Open Yes

Description of the decision	Date decision is expected to be taken and who will take the decision?	Responsible Officer	Documents to be considered by the decision maker	Cabinet Portfolio	Public / Exempt (and reason if the decision is to be taken in private)
					Is this a key decision?
Capital Programme and Capital Investment Strategy To approve the capital investment strategy and capital spending programme for the next financial year.	13 Feb 2020 Cabinet 5 Mar 2020 Council	Alison Ball, Service Manager Finance		Portfolio Holder for Resources and Reputation	Open Yes
Willow Farm Development Brief June 2019 For Cabinet to approve a development brief for land at Willow Farm.	12 Dec 2019 Cabinet	Graeme Foster, Principal Planning Officer	Willow Farm Development Brief June 2019	Portfolio Holder for Growth and Regeneration	Open Yes

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