

# Agenda

## Cabinet

Date: **Thursday 6 October 2022**

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Time: **2.00 pm**

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Place: **Council Chamber**

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For any further information please contact:

**Democratic Services**

[committees@gedling.gov.uk](mailto:committees@gedling.gov.uk)

0115 901 3906

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# Cabinet

## Membership

**Chair** Councillor John Clarke

**Vice-Chair** Councillor Michael Payne

Councillor David Ellis  
Councillor Kathryn Fox  
Councillor Jenny Hollingsworth  
Councillor Ron McCrossen  
Councillor Viv McCrossen  
Councillor Henry Wheeler

### **WEBCASTING NOTICE**

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## **AGENDA**

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| <b>1</b>  | <b>Apologies for absence</b>  |                  |
| <b>2</b>  | <b>To approve, as a correct record, the minutes of the meeting held on 4 August 2022</b>  | <b>5 - 7</b>     |
| <b>3</b>  | <b>Declaration of interests</b>   |                  |
| <b>4</b>  | <b>Forward plan</b><br>Report of the Democratic Services Manager  | <b>9 - 17</b>    |
| <b>5</b>  | <b>Journey to Net Zero - Climate Change Culture and Behaviours</b><br>Report of the Food, Health and Housing Manager  | <b>19 - 31</b>   |
| <b>6</b>  | <b>Review of complaints received by the Council and Annual Review Letter - Local Government and Social Care Ombudsman 2021/22</b><br>Report of the Head of Corporate Governance and Customer Services | <b>33 - 45</b>   |
| <b>7</b>  | <b>Gedling Borough Council Interim Planning Policy Statement: First Homes</b><br>Report of the Head of Development and Place  | <b>47 - 74</b>   |
| <b>8</b>  | <b>Five Year Land Supply</b><br>Report of the Planning Policy Manager   | <b>75 - 119</b>  |
| <b>9</b>  | <b>PASC Commercial Tree Team Service</b><br>Report of the Head of Environmental Services  | <b>121 - 132</b> |
| <b>10</b> | <b>East Midlands Devolution Deal</b><br>Report of the Chief Executive   | <b>133 - 180</b> |
| <b>11</b> | <b>Any other items the Chair considers urgent</b>   |                  |

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## MINUTES CABINET

Thursday 4 August 2022

Councillor John Clarke (Chair)

Councillor Michael Payne  
Councillor David Ellis  
Councillor Kathryn Fox

Councillor Jenny Hollingsworth  
Councillor Ron McCrossen  
Councillor Viv McCrossen

Absent: Councillor Henry Wheeler

Officers in Attendance: M Hill, A Ball, E Minogue, P Adcock, E McGinlay and S Pregon

Time of meeting start: 14:00

### 1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Wheeler

### 2 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 6 JULY 2022

#### RESOLVED:

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

### 3 DECLARATION OF INTERESTS

None

### 4 FORWARD PLAN

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

#### RESOLVED:

To note the report.

### 5 GEDLING PLAN QUARTER 1 2022/23 REPORT

Consideration was given to a report of the Head of HR, Performance and Service Planning, which had been circulated prior to the meeting, detailing the summary of the position against improvement actions and

performance indicators in the 2020-23 Gedling Plan at the end of 2022/23 quarter 1.

**RESOLVED:**

To note the progress against the improvement actions and performance indicators in the 2020-23 Gedling Plan for the end of 2022/23 quarter 1.

**6 PRUDENTIAL CODE INDICATOR MONITORING 2022/23 AND QUARTERLY TREASURY ACTIVITY REPORT FOR Q1**

Consideration was given to a report of the Head of Finance and IT, which had been circulated prior to the meeting, detailing the performance monitoring of the 2022/23 prudential code indicators, and advising Members of the quarterly treasury activity.

**RESOLVED:**

To note the report, together with the Treasury Activity Report 2022/23 for Quarter 1 at appendix 1, and the Prudential and Treasury Indicator Monitoring 2022/23 for Quarter 1, at appendix 2.

**7 BUDGET MONITORING (Q1) AND VIREMENT REPORT**

Consideration was given to a report of the Senior Leadership Team, which had been circulated prior to the meeting, to update Cabinet on the forecast outturn for Revenue and Capital Budgets for 2022/22 and to request approval for the changes to the budget as set out in the report.

**RESOLVED to:**

- 1) Approve the General Fund Budget virements set out in Appendix 1; and
- 2) Note the use of reserves and funds during quarter one as detailed in Appendix 2; and
- 3) Approve the changes to the capital programme included in paragraph 2.4.

**8 ANNUAL REPORT OF THE SENIOR INFORMATION RISK OWNER 2021/22**

Consideration was given to a report of the Director of Corporate Resources and S151 Officer, which had been circulated prior to the meeting, which presented the senior information risk owner annual report to members.

**RESOLVED:**

To note the annual report of the Senior Information Risk Owner 2021/22.

**9 STRATEGIC REVIEW - COMMUNITY FACILITIES**

Consideration was given to a report of the Corporate Director, which had been circulated prior to the meeting, to seek Cabinet approval for the proposed strategic review of community facilities and associated budget arrangements for this.

**RESOLVED** to:

- 1) Approve the outline approach for the strategic review; and
- 2) Approve the establishment by virement of a budget of £90,000 for the strategic review to be funded from the earmarked Leisure Strategy reserve

**10 ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT**

None.

The meeting finished at 2.45 pm

Signed by Chair:  
Date:

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## **Report to Cabinet**

**Subject:** Forward Plan

**Date:** 6 October 2022

**Author:** Democratic Services Manager

### **Wards Affected**

All

### **Purpose**

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

### **Key Decision**

This is not a Key Decision.

### **Recommendation(s)**

**THAT:**

**Cabinet notes the contents of the draft Forward Plan making comments where appropriate.**

#### **1 Background**

- 1.1 The Council is required by law to give notice of key decisions that are scheduled to be taken by the Executive.
- 1.2 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.
- 1.3 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 six months and must be

updated on a rolling monthly basis. All items have been discussed and approved by the Senior Leadership Team.

## **2 Proposal**

- 2.1 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.

## **3 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.

## **4 Financial Implications**

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

## **5 Legal Implications**

- 5.1 There are no legal implications directly arising from this report.

## **6 Equalities Implications**

- 6.1 There are no equalities implications arising from this report.

## **7 Carbon Reduction/Environmental Sustainability Implications**

- 7.1 There are no carbon reduction/sustainability implications arising from this report.

## **8 Appendices**

- 8.1 Appendix 1 – Forward Plan

## **9 Background Papers**

- 9.1 None identified

## **10 Reasons for Recommendations**

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

**Statutory Officer approval**

**Approved by:**

Chief Financial Officer

**Date:**

31/8/2020 (report content)

**Approved by:**

Monitoring Officer

31/8/2020 (report content)

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## **FORWARD PLAN FOR THE PERIOD 1 SEPTEMBER 2022 TO 28 FEBRUARY 2023**

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 six months.

The current members of the Executive Cabinet are:

Councillor John Clarke – Leader of the Council

Councillor Michael Payne – Deputy Leader and Portfolio Holder for Corporate Resources and Performance

Councillor David Ellis – Portfolio Holder for Local Pride, Community Engagement, and Supporting the Vulnerable

Councillor Kathryn Fox - Portfolio Holder for Diverse Communities and Life Chances

Councillor Jenny Hollingsworth – Portfolio Holder for Sustainable Growth and Economy

Councillor Ron McCrossen – Portfolio Holder for Environment

Councillor Viv McCrossen – Portfolio Holder for Young People and Equalities

Councillor Henry Wheeler – Portfolio Holder for Lifestyles, 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?
<p><b>Journey to Net Zero - Climate Change Culture and Behaviours</b> To update members on the measures taken to promote and enhance a positive culture throughout the organisation in relation to climate change and to seek approval of an Environmental policy Statement demonstrating the Council's commitment to deliver on the Carbon Management Strategy and zero carbon emission targets.</p>	<p><b>6 Oct 2022 Cabinet</b></p>	<p>Sam Palmer, Food, Health and Housing Manager, Sim Duhra, Climate Change Officer</p>	<p>Officer Report</p>	<p>Portfolio Holder for Environment</p>	<p>Open  No</p>
<p><del><b>Review of complaints received by the Council and Annual Review Letter - Local Government and Social Care Ombudsman 2021/22</b></del> <del>To confirm the receipt of the Annual Review letter from the Office of the Local Government &amp; Social Care Ombudsman and the complaints dealt with by the Council via the internal complaints procedure during the last year</del></p>	<p><b>6 Oct 2022 Cabinet</b></p>	<p>Francesca Whyley, Head of Governance and Customer Services</p>	<p>Officer Report</p>	<p>Portfolio Holder for Corporate Resources and Performance</p>	<p>Open  No</p>
<p><b>Gedling Borough Council Interim Planning Policy Statement: First Homes</b> To seek approval to introduce the Gedling Borough Council Interim Planning Policy Statement on First Homes.</p>	<p><b>6 Oct 2022 Cabinet</b></p>	<p>Graeme Foster, Principal Planning Officer</p>	<p>Officer Report</p>	<p>Portfolio Holder for Sustainable Growth and Economy</p>	<p>Open N/A Yes</p>
<p><b>Five Year Land Supply</b> To note the Council's updated Five Year Land Supply</p>	<p><b>6 Oct 2022 Cabinet</b></p>	<p>Jo Gray, Planning Policy Manager</p>	<p>Officer Report</p>	<p>Portfolio Holder for Sustainable Growth and Economy</p>	<p>Open  No</p>
<p><b>PASC Commercial Tree Team Service</b> To seek approval to close the PASC Commercial Tree Team Service for the reasons set out in this report.</p>	<p><b>6 Oct 2022 Cabinet</b></p>	<p>Melvyn Cryer, Head of Environment</p>	<p>Officer Report</p>	<p>Portfolio Holder for Environment</p>	<p>Open  Yes</p>

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?
<b>Modern Slavery</b> to brief Cabinet on the latest modern slavery updates	<b>3 Nov 2022 Cabinet</b>	Mike Hill, Chief Executive	Officer Report	Leader of the Council	Open  Yes
<b>Local scheme of validation for planning applications</b> To inform Cabinet of the local scheme of validation for planning applications	<b>3 Nov 2022 Cabinet</b>	Nigel Bryan, Principal Planning Officer	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open  Yes
<b>Prudential Code Indicator Monitoring 2022/23 and Quarter 2 Treasury Activity Report</b> To inform Members of the performance monitoring of the 2022/23 Prudential Code indicators and to advise Members of the Quarterly Treasury activity as required by the Treasury Management Strategy	<b>3 Nov 2022 Cabinet</b>	Paul Adcock, Head Of Finance and IT	Officer Report	Portfolio Holder for Corporate Resources and Performance	Open  No
<b>Budget Monitoring (Q2) and virement report</b> To update Members on financial information for the first quarter of the 2022/23 year	<b>3 Nov 2022 Cabinet</b>	Paul Adcock, Head Of Finance and IT	Officer Report	Portfolio Holder for Corporate Resources and Performance	Open  Yes
<b>Gedling Plan Q2 performance report</b> Gedling Plan Q1 performance report	<b>3 Nov 2022 Cabinet</b>	David Archer, Head of Human Resources Performance and Service Planning	Officer Report	Leader of the Council	Open  No
<b>Carbon reduction action plan update</b> To update members on the progress of the carbon reduction action plan	<b>3 Nov 2022 Cabinet</b>	Melvyn Cryer, Head of Environment	Officer Report	Portfolio Holder for Environment	Open  Yes
<b>Sport and Physical Activity Strategy</b> The sport and physical activity strategy for Gedling Borough Council 2021	<b>3 Nov 2022 Cabinet</b>	Lance Juby, Head of Communities and Leisure	Officer Report	Portfolio Holder for Lifestyles, Health and Wellbeing	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?
<b>Authority Monitoring Report 2021 - 2022</b> To note the Council's Authority Monitoring Report for the period 2021 - 22	<b>8 Dec 2022 Cabinet</b>	Jo Gray, Planning Policy Manager	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open  No
<b>Infrastructure Funding Statement 2021/22</b> To provide Members with information on the monies collected through the Community Infrastructure Levy (CIL) and Section 106 Planning Obligations and to seek approval for the publication of the Infrastructure Funding Statement for 2021/22 attached in Appendix A.	<b>8 Dec 2022 Cabinet</b>	Lewis Widdowson, Planning Officer	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open  Yes
<b>Community Infrastructure Levy (CIL) Non-Parish Funding - Local Infrastructure Schedule Project Assessments and Proposed Funding 21/22</b> To approve the Community Infrastructure Levy Non-Parish Funding awards for 2020/21.	<b>8 Dec 2022 Cabinet</b>	Lewis Widdowson, Planning Officer	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open  Yes
<b>Greater Nottingham Strategic Plan</b> To agree the next stage of the Greater Nottingham Strategic Plan for consultation	<b>8 Dec 2022 Cabinet</b>	Jo Gray, Planning Policy Manager	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open  Yes
<b>Gedling plan Q3 performance report</b> To inform Cabinet in summary of the position against Improvement Actions and Performance Indicators in the 2022/23 Gedling Plan for the most recent quarter	<b>26 Jan 2023 Cabinet</b>	David Archer, Head of Human Resources Performance and Service Planning	Officer Report	Leader of the Council	Open  No

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?
<b>Prudential Code Indicator Monitoring 2022/23 and Quarter 3 Treasury Activity Report</b> To inform Members of the performance monitoring of the 2022/23 Prudential Code Indicators, and to advise Members of the quarterly Treasury activity as required by the Treasury Management Strategy.	<b>26 Jan 2023 Cabinet</b>	Paul Adcock, Head Of Finance and IT	Officer Report	Portfolio Holder for Corporate Resources and Performance	Open  No
<b>Budget monitoring (Q3) and virement report</b> To update members on financial performance information for the 3rd quarter of the 2022/23 year	<b>26 Jan 2023 Cabinet</b>	Paul Adcock, Head Of Finance and IT	Officer Report	Portfolio Holder for Corporate Resources and Performance	Open  Yes
<b>Local Labour Agreement Supplementary Planning Document</b> To adopt the Local Labour Agreement SPD	<b>9 Feb 2023 Cabinet</b>	Jo Gray, Planning Policy Manager	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open  Yes
<b>Open Space Supplementary Planning Document</b> Adoption of Open Space Supplementary Planning Document	<b>9 Feb 2023 Cabinet</b>	Jo Gray, Planning Policy Manager	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open  Yes
<b>Calverton Conservation Area Appraisal and Management Plan</b> Approve revised Calverton Conservation Area Appraisal and Management Plan	<b>9 Feb 2023 Cabinet</b>	Jo Gray, Planning Policy Manager	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open  No
<b>Gedling Conservation Area Appraisal and Management Plan</b> Approve Gedling Conservation Area Appraisal and Management Plan	<b>9 Feb 2023 Cabinet</b>	Jo Gray, Planning Policy Manager	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open  No

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## Report to Cabinet

**Subject:** Journey to Net Zero - Climate Change Culture and Behaviours

**Date:** 6 October 2022

**Author:** Climate Change Officer & Food Health and Housing Manager

**Wards Affected** None

### Purpose

To update members on the measures taken to promote and enhance a positive culture throughout the organisation in relation to climate change and to seek approval of an Environmental policy Statement demonstrating the Council's commitment to deliver on the Carbon Management Strategy and zero carbon emission targets.

### Key Decision

No

### Recommendation(s)

**THAT Cabinet:**

- 1. Notes the actions currently being taken to address organisational culture in respect of climate change.**
- 2. Approves the Environmental Policy Statement at Appendix A.**

## 1 Background

- 1.1 In February 2018 Gedling Borough Council became a plastic clever council and introduced a corporate working group to phase out the use of single use plastic products.
- 1.2 In November 2019 the council declared a climate emergency and made a pledge to achieve net zero carbon emissions by 2030. Since this date the corporate plastic clever group refocussed its attention to co-ordinate corporate environmental and sustainability actions, projects and initiatives.
- 1.3 On 20<sup>th</sup> April 2021 UK Government announced it "will set the world's most ambitious climate change target" to reduce emissions by 78% by 2035 compared to 1990 levels. The Climate Change Act 2008 committed to an

80% reduction of greenhouse gas emissions compared to 1990. The act was amended in 2019 to increase the commitment to 100% reductions in emissions by 2050 also known as 'net zero'.

1.4 In October 2021 the council adopted a draft Carbon Management Strategy and action plan which was subject to a public consultation to seek views from stakeholders before adopting the final version in March 2022. The Council has recently employed a new corporate Climate Change Officer and has set aside a corporate capital budget for climate change work. The strategy and action plan lists over a 100 initiatives and programmes of work to ensure the Council and community achieve net zero Carbon emissions by 2030. The Climate Change Officer has undertaken a series of meetings with Heads of Service to go through actions within the Carbon Management Strategy relevant to individual service areas to support implementation and timescales for delivery.

1.5 In order to achieve the Council's targets, cultural and behaviour change within the Council is integral for success going forward. A number of proposals to facilitate this change have been taken to Senior Leadership team and are currently being progressed, the proposals include the following:

- Changes to the Gedling Employee/Manager/Leader Standards to include the following: "***will behave in a way that protects the environment and enhances the environment for present and future generations***". This change requires consultation through the unions and would ultimately be approved by the Head of Paid Service. This change to behavioural standards demonstrates the commitment the organisation and its staff would make to enhance the environment.
- Inclusion of a specific section in performance development review (PDR) forms for staff to suggest initiatives to support the Council's targets in respect of climate change. PDRs are conducted annually for all employees and inclusion of this section would enable staff initiatives to be identified and progressed where appropriate.
- The provision of Carbon Literacy Training to members, Senior Leadership team, Heads of Service and Managers (provided September 2022) with further corporate online training to be developed for all staff and included as part of the induction process for new starters.
- The creation of a corporate Environmental group chaired by the Director responsible for Environment to assist delivery of the Council's targets in respect of climate change.

1.6 In addition to the measures listed above, the Climate Change Officer has worked with Senior Leadership team and Heads of Service to develop an Environmental Policy Statement. This statement is intended to

demonstrate how the Council's commitment to fulfil its ambitions in relation to zero carbon emissions and delivery of the Carbon management Strategy. The document also sets out how the Council will embed a culture within the organisation that sets climate change as a priority. The document has been prepared in consultation with Directors and Heads of Service and demonstrates how the organisation will commit to tackle climate change through provision of services and functions.

- 1.7 The council has shown in its response to the coronavirus pandemic that in a crisis resources can be mobilised to protect public health. The council has developed a reputation as a leading district council during the pandemic. There are many lessons to be learnt from the pandemic and one key strength is that through effective team work and good communication successful outcomes can be achieved. The climate crisis is regarded as one of the greatest threats to public health and urgent action is required from everyone to reduce man-made greenhouse gas emissions. The Environmental Policy Statement sets out the Council's stance and commitment to change for the benefit of all who work and live in the borough.

## **2 Proposal**

- 2.1 It is proposed that cabinet note the work already in progress in relation to delivery of the Carbon management Strategy and implementation of culture change across the organisation including the actions underway in relation to behavioural standards, training and the establishment of a corporate environmental group.
- 2.2 Members approve the Environmental Policy Statement at Appendix A which sets out the organisations approach to climate change. At appendix B, by way of guidance only, some practical steps resulting from the policy statement have been shown to demonstrate how the commitment will be put into practice.

## **3 Alternative Options**

- 3.1 Members could chose not to approve this policy statement or consider alternative commitments. This statement has been drafted in consultation with SLT and Heads of Service and is considered realistic but still proactive in terms of demonstrating the Council's commitment to deliver on the ambitious target of net zero by 2030.

## **4 Financial Implications**

- 4.1 The costs of the actions being taken to address organisational culture in respect of climate change as set out in the report are expected to be met from existing budgets. Should additional budget be required then the necessary approval would be sought.

## **5 Legal Implications**

- 5.1 Although currently there are no direct legal obligations on the council to change its behaviour and culture to tackle climate change the council has voluntarily pledged to achieve net zero by 2030 and declared a climate emergency. Whilst these are not legally binding ambitions the Policy Statement does demonstrate the Council's commitment to deliver on its targets and gives staff clarity around how the Council is expected to deliver services.

Consultation with the public is not a statutory requirement and as this policy relates to the organisational stance, consultation was undertaken internally prior to presentation to members.

## **6 Equalities Implications**

- 6.1 There are no negative benefits identified from this report and the benefits accrued are expected to have a positive impact for many protected characteristics from an equalities perspective. See equalities impact assessment in Appendix C.

## **7 Carbon Reduction/Environmental Sustainability Implications**

- 7.1 Climate change is one of the greatest threats to the human race and ecosystems and if humans do not change their behaviour and reduce the use of fossil fuels and greenhouse gas emissions the impact on society will be catastrophic. The greatest impacts will be felt in poorer and developing countries which in a global economy will be felt in Gedling were many of our residents rely on imported goods and services. Gedling residents will feel direct effects of climate change through extreme weather events e.g. floods or droughts which can have a direct impact. Lower income households may struggle with financing goods and services.

The recommendations of this report are likely to have a positive impact on the wider environmental culture at the council and it is envisaged through raised awareness and embedding a corporate approach that the council will take steps to adopt sustainable practices and reduce its long term impact on the environment. Without a corporate change in approach and behaviour it is unlikely the council would achieve net zero by 2030.

## **8 Appendices**

- 8.1 Appendix A – Corporate Environmental Policy Statement.  
Appendix B – Equalities Impact Assessment

## **9 Background Papers**

### **9.1 Carbon Management Strategy**

## **10 Reasons for Decision**

- 10.1 To demonstrate the council's commitment to delivery of climate change targets and to provide staff and residents with assurance on the Council's position.

### **Statutory Officer approval**

**Approved by:**

**Date:**

**On behalf of the Chief Financial Officer**

**Approved by:**

**Date:**

**On behalf of the Monitoring Officer**

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## **Environmental Policy Statement**

Gedling Borough Council declared a climate change emergency alongside a pledge to achieve net-zero carbon emissions by 2030.

We are committed to minimising the Council's adverse environmental impacts while enhancing the quality of life for the people of Gedling Borough Council.

### **Our Commitment:**

**Positive Environmental Culture** – All employees and members of the council are committed to act and behave in a way that protects and enhances the environment for present and future generations.

**Built Environment & Transport:** We will follow best practice regarding the sustainable design of new builds, renovations, conversions and use of buildings. Our designs and construction work will seek to limit environmental impact wherever possible by using sustainable designs and materials. We will work to decarbonise our own buildings and fleet and work with partners to improve our transport infrastructure.

**Energy, Natural Resources & Climate Change:** We will monitor and implement energy, water and fuel saving techniques and technologies for our own business practices in order to support and improve upon the aims of the government targets and locally set objectives. We will source our energy from renewable sources where possible and seek out ways to reduce our use of energy and natural resources, including water.

**Environmental Awareness:** We will support community groups, schools, businesses and partner organisations to help improve the quality of the local environment by ensuring staff, volunteers and students are trained and developed to understand this policy and ensure the commitments are met.

**Waste Reduction & Recycling:** We will work with business and suppliers to reduce waste. In our own operations we will progressively reduce- reuse-repair-recycle our waste and prevent landfill in the future.

**Blue-Green Infrastructure/Biodiversity:** By managing our assets, we will conserve existing wildlife and enhance existing wildlife. We will work to enrich open spaces and watercourses to serve the local community so that they are accessible to all.

**Procurement & Purchasing:** We will consider the environmental impact of procured goods made for and on behalf of the Council. Our procurement processes will be assessed to assist with reducing significant environmental impacts whilst also maintaining a balance between the social and economical needs of the wider community.

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# Equality Impact Assessment

Name of project, policy, function, service or proposal being assessed:		Journey to Net Zero - Climate Change Culture and Behaviours			
The main objective of (please insert the name of accessed document stated above):		Measures taken to promote and enhance a positive culture throughout the organisation in relation to climate change and to seek approval of an Environmental policy Statement demonstrating the Council's commitment to deliver on the Carbon Management Strategy and zero carbon emission targets.			
<p>What impact will this (please insert the name) have on the following groups? Please note that you should consider both external and internal impact:</p> <ul style="list-style-type: none"> <li>• External (e.g. stakeholders, residents, local businesses etc.)</li> <li>• Internal (staff)</li> </ul>					
Please use only 'Yes' where applicable		<b>Negative</b>	<b>Positive</b>	<b>Neutral</b>	<b>Comments</b>
<b><u>Gender</u></b>	External			Yes	
	Internal			Yes	
<b><u>Gender Reassignment</u></b>	External			Yes	
	Internal			Yes	
<b><u>Age</u></b>	External		Yes		Conserving the environment in a sustainable way should help protect future generations of older and younger people.
	Internal		Yes		Staff of all ages can help contribute to protecting the environment

<b><u>Marriage and civil partnership</u></b>	External			Yes	
	Internal			Yes	
<b><u>Disability</u></b>	External			Yes	With a reduction in pollutants in the atmosphere, there is a potential that some residents in the borough with certain health/ disabilities could experience a positive improvement to health. Individual projects can be assessed as they are developed and taken forward to ensure this continues to be the case.
	Internal			Yes	
<b><u>Race &amp; Ethnicity</u></b>	External			Yes	
	Internal			Yes	
<b><u>Sexual Orientation</u></b>	External			Yes	The climate change Culture and Behaviours policy should not impact differently on different sex, those with gender reassignment or sexual orientation. We will

					continue to screen the impacts of individual actions to ensure this continues to be the case
	Internal			Yes	
<b><u>Religion or Belief (or no Belief)</u></b>	External			Yes	At this stage, there are no actions suggested within the policy that should specifically impact any religion
	Internal			Yes	As above
<b><u>Pregnancy &amp; Maternity</u></b>	External			Yes	There are no actions suggested within the policy that will impact this group compared to others. Individual projects can be assessed as they are developed and taken forward to ensure this continues to be the case.
	Internal			Yes	As above
<b>Other Groups</b> (e.g. any other vulnerable groups, rural isolation, deprived areas, low income staff etc.)  Please state the group/s:  _____ _____	External		Yes		All areas within the borough should benefit from a positive change to the environmental quality.
	Internal				


Is there is any evidence of a high disproportionate adverse or positive impact on any groups?	Yes	No	Taking positive action to address environmental impacts protects the borough for future generations. Delaying action will place further burdens on children & the young who would otherwise experience more of the consequences of climate change. The culture and behaviours are likely to have a positive impact on the environment for the benefit of Gedling residents, businesses and the community.
Is there an opportunity to mitigate or alleviate any such impacts?	Yes	No	The impacts are positive to mitigate the effects of climate change.
Are there any gaps in information available (e.g. evidence) so that a complete assessment of different impacts is not possible?	Yes	No	The culture and behaviours will be monitored on specific projects delivered.
In response to the information provided above please provide a set of proposed action including any consultation that is going to be carried out:			
<b>Planned Actions</b>	<b>Timeframe</b>	<b>Success Measure</b>	<b>Responsible Officer</b>
To review the implementation of the culture and behaviours to ensure it remains current	On-going	Actions successfully implemented from the Carbon Management Strategy.	Sim Duhra, Climate Change Officer

**Authorisation and Review**

<b>Completing Officer</b> <b>Authorising Service Manager</b> <b>Date</b>	<b>Climate Change Officer</b>
	<b>Food, Health and Housing Manager</b>
	<b>06/09/22</b>

**Review date ( if applicable)**

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## Report to Cabinet

**Subject:** Review of complaints received by the Council and Annual Review Letter - Local Government and Social Care Ombudsman 2021/22

**Date:** 6 October 2022

**Author:** Head of Corporate Governance and Customer Services

### Wards Affected

All Wards

### Purpose

To inform Members of the receipt of the Annual review letter from the office of the Local Government and Social Care Ombudsman and the complaints dealt with by the Council through the internal complaints procedure during the year 2021/22.

### Key Decision

This is not a key decision.

### Recommendation

#### THAT Cabinet:

- 1) Notes the details of the Annual Review letter from the Local Government and Social Care Ombudsman and the information in relation to the number of complaints dealt with by the Council through the internal complaints procedure in 2021/22.

## 1 Background

- 1.1 Members will be aware of the Council's arrangements for dealing with formal complaints, full details of which are available on the website and provided in the Council's Complaints, Compliments and Comments Policy ("the Policy").
- 1.2 The departmental analysis of complaints and compliments appears below.

1.3 Between 1 April 2021 and 31 March 2022, the Council received a total of 511 complaints (an increase of 1 from 2020/21 but an increase of 132 from 2019/20) and 234 compliments (a decrease of 163 from 2020/21). Of all complaints received 32% were upheld or partially upheld at stage 1 (same percentage as 2020/21). The breakdown of complaints and compliments is set out below;

<b>Service</b>	<b>Complaints received</b>	<b>Upheld/ partially upheld</b>	<b>Compliments</b>
Benefits	4	2	4
Communications	1	0	0
Community Relations	0	0	12
Customer Services	12	2	16
Elections and Member Services	0	0	3
Housing	17	3	11
Legal Services	4	0	0
Leisure	16	15	71
Organisational Development	0	0	1
Parks & Street Care	49	25	46
Planning	36	4	7
Property Services	6	3	8
Public Protection	18	0	11
Revenues Services	54	22	4
Waste	291	87	31
<b>Total</b>	<b>511</b>	<b>163</b>	<b>234</b>

1.4 Where a complaint is not upheld in full or in part, the complainant may ask for it to be considered further under stage 2 of the complaints procedure. 41 complaints were considered under stage 2 between 1 April 2021 and 31 March 2022 (an increase of 25 from 2020/21) and 22% of complaints were upheld at stage 2 (a decrease from 37.5% upheld in 2020/21). The breakdown of stage 2 complaints is as follows;

<b>Service</b>	<b>Stage 2 complaints</b>	<b>Upheld/ partially upheld</b>	<b>Not Upheld</b>
Benefits	0	0	0
Communications	1	1	0
Community Relations	0	0	0
Customer Services	2	0	2
Economic Growth & Regeneration	0	0	0
Election and Member Services	0	0	0
Housing	0	0	0
Legal Services	4	0	4
Leisure	1	0	1
Organisational Development	0	0	0
Parks and Street Care	3	1	2
Planning	7	0	7
Property Services	0	0	0
Public Protection	8	1	7
Revenues Services	7	1	6
Waste	8	3	5
<b>Total</b>	<b>41</b>	<b>7</b>	<b>34</b>

1.5 Members should note that complaints and compliments data is analysed and reported to Senior Leadership Team (SLT) quarterly as part of performance monitoring, to ensure that any trends can be identified and appropriate action taken. SLT scrutinise complaints data quarterly to ensure appropriate action is taken when required. Details of complaints are also reported annually through the Overview and Scrutiny Committee.

1.6 In general terms, whilst the number of complaints into the Council has remained similar to last year, there was an increase in the number of complaints from 2019/20 – 2020/21 of 131, and this increase is maintained. In terms of individual departments, Waste Services are recording the largest number of complaints at 291, this is actually a reduction from last year's figure of 328. Waste are currently keeping all complaints under review to try and resolve any trends and respond, in addition options for a new waste management system are being explored which should improve the customer experience, enable accurate data gathering and reporting on missed bins and reduce complaints. Other service areas seeing a slight reduction in complaints from last year include PASC and Public Protection. Other service areas

have all seen a slight increase in complaints in 2021/22.

- 1.7 If the complainant is not happy with the response at stage 2, they are entitled to refer their complaint to the Local Government and Social Care Ombudsman (“LGSCO”). Between 1 April 2021 and 31 March 2022, the Council received 13 complaints from the LGSCO. This is an increase from the 2 complaints received by the Council via the LGSCO in 2020/21, and an increase from the 8 complaints received in 2019/20, although it should be noted that due to the Covid-19 pandemic, the LGSCO did not investigate complaints for a period of 3 months in 2020/21. A summary of the decisions of the LGSCO made in 2021/22 appear in the table below.

<b>Service</b>	<b>Decision of LGO</b>
Housing	Upheld: maladministration and injustice
Benefit and Tax *	Referred back for local resolution
Benefits and Tax	Closed after initial enquiries
Environmental Services and Public Protection*	Incomplete/Invalid
Environmental Services and Public Protection	Referred back for local resolution
Benefits and Tax	Upheld: maladministration and injustice
Benefits and Tax*	Referred back for local resolution
Planning	Closed after initial enquiries
Planning	Referred back for local resolution
Planning	Not Upheld
Planning	Closed after initial enquiries
Corporate Services*	Referred back for local resolution
Environmental Services and Public Protection	Closed after initial enquiries
Planning	Closed after initial enquiries
Benefits and Tax	Closed after initial enquiries
Corporate Services	Closed after initial enquiries
Environmental services and Public Protection*	Incomplete/Invalid
Environmental Services and Public Protection	Closed after initial enquiries
Environmental Services and Public Protection*	Incomplete/Invalid

- 1.8 As Members will note, whilst 13 complaints were received by the Council from the LGSCO in 2021/22, the LGSCO actually determined 19 complaints. The first complaint listed, which was upheld and related to housing was a complaint received by the Council from the LGSCO in

2020/21 which was not determined by the LGSCO until 2021/22. The complaints marked with an \* are complaints which were determined by the LGSCO without ever coming to the Council, this is often the case where the complainant has not been through the Council's internal complaint's process, the LGSCO will simply reject the complaint and refer the complainant to the Council without ever notifying the Council of the complaint. Of the 13 complaints received by the Council from the LGSCO in 2021/22, 12 have been determined by the LGSCO in 2021/22 and are included in the table above. One complaint was determined in 2022/23 and will be reported in next year's figures.

- 1.9 Members will note that there has been two complaints determined by the LGSCO in 2021/22 which were upheld, and led to findings of maladministration and injustice. Members may recall that both these determinations have previously been reported to Cabinet by the Monitoring Officer in accordance with s.5A of the Local Government Housing Act 1989. The first complaint, reported to Cabinet 5<sup>th</sup> August 2021 and made by Ms X, was about the Council's assessment of her priority on the Housing Register and her bids for social housing. The Ombudsman concluded that there was fault in the way the Council communicated its housing review decision to Ms X in September 2020, however did find that in one review letter sent to Ms X, there were errors which would have led to confusion by Ms X about her banding.

The LGSCO:

- Noted that the Council apologised for this error and took steps to improve the quality of review letters.
- Has not suggested any further remedy, due to the actions already taken.
- Only upheld this element of the complaint.
- Found no fault in the decision in relation to priority banding or the way in which the complainant's bids for properties were considered and ranked.

Cabinet recommended no further action be taken in relation to this complaint.

- 1.10 The second complaint upheld by the LGSCO with a finding of maladministration with injustice was reported to Cabinet in February 2022 and related to a complaint by Mr M about the way the Council had dealt with his application for an Additional Restrictions Grant (ARG), one of the Covid-19 business grant schemes administered by the Council. Following investigation, the LGSCO determined that there was no fault in the way the Council had considered the complainant's application for ARG, however during the handling of the application, the Council had sent out an email to

Mr M in error, advising him he was eligible to apply for a different grant as he had been awarded ARG. The Council had not actually made a determination in relation to Mr M's ARG at this point. The Council sent an email the following day apologising and explaining the mistake.

The LGSCO:

- Noted that the Council acted quickly to rectify and apologise for the email sent in error on 2 March 2021.
- Has not suggested any further remedy, due to the actions already taken by the Council.
- Only upheld this element of the complaint.
- Found no fault in the way the Council had considered Mr M's application for ARG, or any of his other grant applications.
- Found that whilst there was some delay in determining the ARG application, this was partly down to requiring additional information from Mr M and the delay was not considered to be a significant point.

Cabinet recommended no further action be taken in relation to this complaint.

- 1.11 The Annual Review letter for the year ending 31 March 2022 is attached at Appendix 1. Members will note that of the 19 complaints determined by the LGSCO in 2021/22, only three progressed to formal investigation. Two investigations resulted in the complaint being upheld, the details of which are reported above, one complaint was not upheld after investigation. As a result, the percentage of complaints upheld for the Council appears to be above average at 67% (average 51%). As explained, this figure relates to only three complaints that proceeded to investigation.
- 1.12 Since April 2013, the LGSCO has been publishing all decisions on complaints they receive. Decision statements are published on the Ombudsman website at [www.lgo.org.uk](http://www.lgo.org.uk) no earlier than three months after the date of the final decision. The information published does not name the complainant or any individual involved with the complaint. The LGSCO also retains discretion not to publish a decision, for example where it would not be in the interests of the person complaining to publish or where there's a reason in law not to.
- 1.13 The data contained in the Annual Review letter has been uploaded onto the Ombudsman's interactive map, also available on the LGSCO website, which shows the annual review data for all Councils.
- 1.14 The Council's Complaints, Compliments and Comments Policy and Unreasonably Persistent Complainant's Policy was reviewed and updated by Cabinet in October 2022. Since this review, in 2021/22 there have been a number of complaints dealt with by the Council that have been particularly

complex and involved a large amount of resource. There have been two occasions where the Unreasonably Persistent Complainant's Policy has been applied. There has also been an increase in customers contacting the Council who have not got a complaint, but have expressed frustration and on occasion aggression with members of staff. For this reason, a further review of the two policies is underway to ensure they remain robust, ensure timescales for response remain achievable and ensure that for those officers handling complaints and customers generally, it is clear what level of conduct is expected from both officers and customers. In addition, the Council's Customer Promise is also under review. Both reviews will involve consultation with staff and updated policies will be reported to Cabinet for approval in due course.

## **2 Proposal**

- 2.1 It is proposed that Cabinet note the contents of the report in respect of complaints data and the Local Government and Social Care Ombudsman's annual letter for 2021/22.

## **3 Alternative Options**

- 3.1 This information could no longer be reported to members, however, it is considered important that members are informed of the number and origin of complaints on an annual basis, including details of the Annual Review letter, to enable proper assessment of performance.

## **4 Financial Implications**

- 4.1 In terms of the financial implications, there were no compensatory payments to complainants resulting from upheld complaints in 2021/22. There is an impact across the Council on capacity, when resources are diverted to dealing with and investigating complaints. Work is currently being undertaken to try and quantify this impact on resource and the resulting cost in terms of staff time. It is recognised that efficient use of complaints data can unlock some key trends in complaints and identify where solutions to reduce complaints could be found.

## **5 Legal Implications**

- 5.1 The Local Government and Social Care Ombudsman is the independent body responsible for investigating complaints made against public bodies where it is alleged there has been maladministration causing injustice. The powers of the Local Government and Social Care Ombudsman come from the Local Government Act 1974. The LGSCO will generally only investigate a complaint against a public body where the complaint has firstly been taken through that body's internal complaints procedure. It is therefore essential that the Council maintains a robust complaints process. The LGSCO does have the power to make recommendations to a public authority following a complaint however the recommendations are not mandatory, findings and recommendations are however published by the LGSCO. Where the LGSCO makes a finding of maladministration with injustice following an investigation, by virtue of s.5A of the Local Government and Housing Act 1989, the Monitoring Officer is required to prepare a report to the Executive. This process was followed in relation to both findings highlighted above.

## **6 Equalities Implications**

- 6.1 The Council's Complaints process is designed to enable accessibility for all as complaints are invited by a variety of methods, including; by telephone, in writing, by email, via a councillor, in person and online. The review of the policies relating to this process will be undertaken with a view to ensuring that accessibility is paramount.

## **7 Carbon Reduction/Sustainability Implications**

- 7.1 There are no carbon reduction/sustainability implications arising from this report.

## **8 Appendices**

- 8.1 Appendix 1 – Local Government and Social Care Ombudsman Annual review Letter.

## **9 Background Papers**

- 9.1 None

**10 Reasons for Recommendations**

- 10.1 To alert the Executive to the contents of the Local Government Ombudsman Annual Review Letter and raise awareness of the complaints received by the Council during 2021/22.

**Statutory Officer approval**

**Approved by:**

**Date:**

**On behalf of the Chief Financial Officer**

**Approved by:**

**Date:**

**On behalf of the Monitoring Officer**

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20 July 2022

*By email*

Mr Hill  
Interim Chief Executive  
Gedling Borough Council

Dear Mr Hill

### **Annual Review letter 2022**

I write to you with your annual summary of complaint statistics from the Local Government and Social Care Ombudsman for the year ending 31 March 2022. The information offers valuable insight about your organisation's approach to complaints. As such, I have sought to share this letter with the Leader of your Council and Chair of the appropriate Scrutiny Committee, to encourage effective ownership and oversight of complaint outcomes, which offer such valuable opportunities to learn and improve.

### **Complaint statistics**

Our statistics focus on three key areas that help to assess your organisation's commitment to putting things right when they go wrong:

**Complaints upheld** - We uphold complaints when we find fault in an organisation's actions, including where the organisation accepted fault before we investigated. We include the total number of investigations completed to provide important context for the statistic.

**Compliance with recommendations** - We recommend ways for organisations to put things right when faults have caused injustice and monitor their compliance with our recommendations. Failure to comply is rare and a compliance rate below 100% is a cause for concern.

**Satisfactory remedy provided by the authority** - In these cases, the organisation upheld the complaint and we agreed with how it offered to put things right. We encourage the early resolution of complaints and credit organisations that accept fault and find appropriate ways to put things right.

Finally, we compare the three key annual statistics for your organisation with similar authorities to provide an average marker of performance. We do this for County Councils, District Councils, Metropolitan Boroughs, Unitary Councils, and London Boroughs.

Your annual data, and a copy of this letter, will be uploaded to our interactive map, [Your council's performance](#), on 27 July 2022. This useful tool places all our data and information about councils in one place. You can find the detail of the decisions we have made about your Council, read the public reports we have issued, and view the service improvements your Council has agreed to make as a result of our investigations, as well as previous annual review letters.

### **Supporting complaint and service improvement**

I know your organisation, like ours, will have been through a period of adaptation as the restrictions imposed by the pandemic lifted. While some pre-pandemic practices returned, many new ways of working are here to stay. It is my continued view that complaint functions have been under-resourced in recent years, a trend only exacerbated by the challenges of the pandemic. Through the lens of this recent upheaval and adjustment, I urge you to consider how your organisation prioritises complaints, particularly in terms of capacity and visibility. Properly resourced complaint functions that are well-connected and valued by service areas, management teams and elected members are capable of providing valuable insight about an organisation's performance, detecting early warning signs of problems and offering opportunities to improve service delivery.

I want to support your organisation to harness the value of complaints and we continue to develop our programme of support. Significantly, we are working in partnership with the Housing Ombudsman Service to develop a joint complaint handling code. We are aiming to consolidate our approaches and therefore simplify guidance to enable organisations to provide an effective, quality response to each and every complaint. We will keep you informed as this work develops, and expect that, once launched, we will assess your compliance with the code during our investigations and report your performance via this letter.

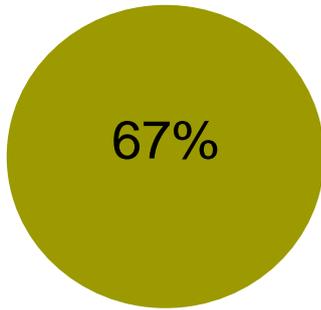
An already established tool we have for supporting improvements in local complaint handling is our successful training programme. We adapted our courses during the Covid-19 pandemic to an online format and successfully delivered 122 online workshops during the year, reaching more than 1,600 people. To find out more visit [www.lgo.org.uk/training](http://www.lgo.org.uk/training).

Yours sincerely,



Michael King  
Local Government and Social Care Ombudsman  
Chair, Commission for Local Administration in England

### Complaints upheld



**67%** of complaints we investigated were upheld.

This compares to an average of **51%** in similar organisations.

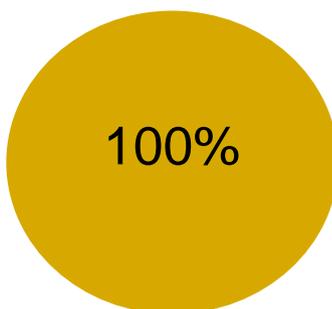
**2**  
upheld decisions

Statistics are based on a total of **3** investigations for the period between 1 April 2021 to 31 March 2022

### Compliance with Ombudsman recommendations

No recommendations were due for compliance in this period

### Satisfactory remedy provided by the organisation



In **100%** of upheld cases we found the organisation had provided a satisfactory remedy before the complaint reached the Ombudsman.

This compares to an average of **20%** in similar organisations.

**2**  
satisfactory remedy decisions

Statistics are based on a total of **2** upheld decisions for the period between 1 April 2021 to 31 March 2022

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## Report to Cabinet

**Subject:** Gedling Borough Council Interim Planning Policy Statement: First Homes

**Date:** 6<sup>th</sup> October 2022

**Author:** Head of Development and Place

### Wards Affected

All

### Purpose

To seek approval of the attached Gedling Borough Council Interim Planning Policy Statement on First Homes.

### Key Decision

This is a Key Decision as it is likely to have a significant effect on communities living or working in an area comprising of two or more wards.

### Recommendation(s)

#### THAT Cabinet

- 1) Approves the Gedling Borough Council Interim Planning Policy Statement: First Homes appended to this report.**

## 1 Background

- 1.1 First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. First Homes are the Government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations. The National Planning Policy Framework also states that affordable home ownership products must represent 10% of new homes on major sites (10 dwellings or more), unless this would exceed the level

of affordable housing required in the area

- 1.2 The national policy requirement for First Homes is set out in a Written Ministerial Statement (May 2021) and subsequent changes to the National Planning Policy Framework and National Planning Practice Guidance. Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Written Ministerial Statement (May 2021) and National Planning Practice Guidance (PPG) postdate the adoption of the Local Plan and are material considerations when determining planning applications in relation to affordable housing. In order to ensure First Homes are delivered within the Gedling Borough Council area in a manner that reflects its particular circumstances, an Interim Planning Policy Statement is required which will take immediate effect on its publication and will be a material consideration when determining affordable housing requirements.
- 1.3 New evidence has been commissioned about the application of First Homes policy in the local housing market area. The final report from the consultants (ICENI) was received in August 2022 and recommendations set out in the report have been used to inform this Interim Planning Policy Statement.
- 1.4 The Government has set out the following criteria which must be met in order for a dwelling to be considered a First Home. A First Home:
  - must be discounted by a minimum of 30% against the market value;
  - must be sold to a person or persons meeting the First Homes eligibility criteria (household income should not exceed £80,000);
  - on its first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and
  - after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London).
- 1.5 Local planning authorities have discretion to increase the discount above the national minimum of 30%, vary the price cap and include additional eligibility criteria.
- 1.6 As referred to above, ICENI have undertaken a study of the application of First Homes policy in the local housing market (First Homes Assessment, Greater Nottingham ICENI Projects Ltd. August 2022). This study

emphasised that in Gedling Borough the priority should be to secure affordable housing for rent. With regard to First Homes the study makes a number of recommendations:

- There is no strong evidence to support an increase in the 30% discount for First Homes;
- There is strong justification to support capping the price of a First Home on the initial sale at £173,000;
- The household income cap should be £38,800 ;
- A local connection test is recommended.

1.7 The attached draft Interim Planning Policy Statement on First Homes responds to the above recommendations. The document accords with and provides an interpretation of the First Homes Policy set by National Government and supplements the affordable housing policies in the Local Plan. The draft Interim Planning Policy Statement reiterates National Planning Policy / Planning Policy Guidance on First Homes and in accord with this national policy includes local policies where these are justified by local circumstances. Subject to cabinet approval the Interim Planning Policy Statement is a material planning consideration and needs to be read in conjunction with Gedling Borough Council's Affordable Housing Supplementary Planning Document (2009). The attached document sets out the background, planning policy context and evidence for First Homes in Part 1. Part 2 sets out Gedling Borough Council's requirements for First Homes in a series of policy statements. This includes:

Interim Planning Policy Statement 1:

- Gedling Borough Council will negotiate affordable homes on major sites comprising 10 – 14 dwellings on the basis that 10 % of the total number of proposed dwellings on site should be for First Homes.
- Gedling Borough Council will negotiate affordable homes on major sites comprising 15 or more dwellings on the following basis:
  - After applying the 10%, 20% or 30% target for affordable homes requirement depending on location in accordance with LPD Policy 36, the calculation of tenure split will ensure that 10% of the total number of dwellings proposed on site should be for First Homes and that First Homes account for at least 25% of the affordable housing units delivered on site. The remaining requirement for affordable housing should be for affordable housing for rent.
- Interim Planning Policy Statement 2: confirms the nationally set

discount of 30% applies; the initial sale price is capped at £173,000 to reflect local house prices for affordable housing;

- Interim Planning Policy Statement 3: household income is set at a maximum not exceeding £38,830 to reflect the local situation; and
- Interim Planning Policy Statement 4: sets out a local connection test for applicants which is the same as that used for applicants on Gedling Borough Council's self-build and custom build register Part 1.

- 1.8 It should be noted that the National Planning Policy Framework at paragraph 62 requires 10% of all housing on major sites to be for affordable home ownership. Therefore the approach taken in Policy 1 above, is that after applying the percentage targets for affordable homes set out in LPD Policy 36 which vary by location, the calculation of tenure split will ensure that 10% of the total housing number on site would be for First Homes with the remainder being for affordable rent. This approach also ensures that the NPPF requirement that 25% of the affordable homes contribution on a particular site should be for First Homes and this would be the case in all the locations specified in LPD Policy 36.
- 1.9 In line with the National Planning Policy Framework it is also proposed to seek affordable housing contributions in the form of First Homes on major sites of 10 – 14 dwellings as the Gedling Borough Affordable Housing supplementary planning document 2009 includes a threshold of 15 homes or more and is not consistent with national planning policy in this regard. (Examples of how the calculations would work in practice are set out in the appendix to the attached Interim Planning Policy Statement).
- 1.10 The First Homes will be secured through a planning obligation (Section 106 Agreement) on qualifying developments as for other types of affordable housing.

## **2 Proposal**

- 2.1 It is proposed that Cabinet approves the Interim Planning Policy Statement: First Homes appended to this report which needs to be read in conjunction with Gedling Borough Council's Affordable Housing Supplementary Planning Document (2009)

## **3 Alternative Options**

- 3.1 Alternative options have been considered. These include firstly, not preparing any policy guidance and relying on national planning policy. However, it is considered that this option is not appropriate given the need to deliver First Homes in a manner that reflects Gedling Borough Council's specific local circumstances and also the need to apply First Homes

planning policies alongside existing adopted planning policies for affordable homes in the Local Plan.

- 3.2 Secondly, the option of preparing either a new supplementary planning document or reviewing the existing Supplementary Planning Document Affordable Housing 2009 has been considered. However, it is considered that as First Homes is new national planning policy and needs to be implemented quickly, an Interim Planning Policy Statement would suffice initially and consideration will be given as to whether this Interim Planning Policy Statement should be reproduced as a Supplementary Planning Document or incorporated in as part of a revised Affordable Housing Supplementary Planning Document at some point in the future. In the meantime, the chosen option is to prepare an interim planning policy statement which reflects Paragraph: 009 Reference ID: 70-009-20210524 of the national Planning Policy Guidance.

#### **4 Financial Implications**

- 4.1 None. The resources needed to prepare the Gedling Borough Council Interim Planning Policy Statement: First Homes can be met from existing budgets.

#### **5 Legal Implications**

- 5.1 The Town and Country Planning Act 1990 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Gedling Borough Council's Local Plan Part 1 was adopted on 10th September 2014 and Part 2 Local Plan on the 18<sup>th</sup> July 2018. The Written Ministerial Statement (May 2021) and National Planning Practice Guidance (PPG) are material considerations when determining planning applications in relation to affordable housing.
- 5.2 The National Planning Practice Guidance envisages that local authorities set out their local requirements for First Homes through publication of an interim policy statement or by updating relevant local plan policies. The proposal here therefore accords with the NPPG.
- 5.3 The Interim Planning Policy Statement will form part of the Council's planning policy guidance documents and be a material planning consideration when determining planning applications which trigger the requirement for affordable housing. The Interim Planning Policy Statement would take precedence over the requirements contained in the Gedling Borough Affordable Housing Supplementary Planning Document (2009).
- 5.4 The publication of the Interim Planning Policy Statement: First Homes will facilitate the Council in meeting its statutory obligations with regard to the

delivery of this new affordable housing tenure in the Borough

## **6 Equalities Implications**

- 6.1 First Homes delivered through section 106 agreements will involve the substitution of First Homes for other types of affordable housing. The equality impacts arising from the introduction of First Homes as required under national planning policy has been assessed by Central Government and it is not necessary to repeat this exercise for those aspects of national policy that is being delivered through the Gedling Borough Interim Planning Policy Statement.
- 6.2 However, the Gedling Borough Interim Planning Policy Statement is seeking to exercise the flexibilities set out within the Ministerial Statement and national planning policy and guidance in relation to a local connection test, local price cap for a First Home and a local income cap. Turning to the local connection test this applies criteria equally to both people with protected characteristics and those with non-protected characteristics and it is considered to be neutral in effect. In relation to the local price cap, this should ensure that the cost of a home is genuinely affordable to those in most housing need who would otherwise not be able to afford to purchase a home. Linked to this is the setting of a local income cap to help ensure that housing is provided to those in greatest housing need. People earning in excess of the local income cap are likely to be able to buy a home without the need for a discount.
- 6.3 Evidence set out in the Gedling Borough Equality Information publication for 2019/20 indicates that over 75% of applicants to the Homeseach scheme have declared disabilities, over 11% of applicants were young adults aged 18-24, 36% were aged 25-44, 69% are female and 4% of applicants were pregnant. This evidence of the use of the Homeseach Scheme indicates that people with protected characteristics often have more acute needs for affordable housing. Although First Homes are a particular form of discounted homeownership for first time buyers it is considered likely that the local flexibilities introduced by the Interim Planning Policy Statement would benefit some local people with protected characteristics by making home ownership more affordable to them. Overall it is considered that there would be some positive benefits in terms of equality.

## **7 Carbon Reduction/Environmental Sustainability Implications**

- 7.1 None. The policy does not have any implications for carbon reduction or environmental sustainability as all homes regardless of tenure are subject to Local Plan policies seeking to reduce carbon and to protect and enhance environmental sustainability.

## **8 Appendices**

- 8.1 **Appendix:** Gedling Borough Council Interim Planning Policy Statement: First Homes.

## **9 Background Papers**

- 9.1 First Homes Assessment, Greater Nottingham ICENI Projects Ltd available here:

[Adopted local plan and policy documents - Gedling Borough Council](#)

## **10 Reasons for Recommendations**

- 10.1 To approve the Gedling Borough Council's Interim Planning Policy Statement on First Homes.

### **Statutory Officer approval**

**Approved by:**

**Date:**

**On behalf of the Chief Financial Officer**

**Approved by:**

**Date:**

**On behalf of the Monitoring Officer**

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# **Appendix**

## **Gedling Borough Council**

### **Interim Planning Policy Statement: First Homes**

**6<sup>th</sup>. October 2022**

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## Gedling Borough Council

### Interim Planning Policy Statement on First Homes

#### **Executive Summary**

1. This Interim Planning Policy Statement on First Homes has been prepared by Gedling Borough Council to help the Council secure this type of affordable housing tenure. It accords with Government Policy on First Homes and it is also consistent with and adds detail to the adopted Gedling Borough Council Local Plan policies on affordable housing.
2. First Homes are the Government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations. They are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. They must be sold with a minimum discount of 30% of their market value. They should be indistinguishable from the market housing on site in terms of quality and size.
3. Purchasers are required to meet eligibility criteria set out by Government. Local authorities have some discretion to require a higher minimum discount, lower the price cap if they can demonstrate a need for this and may include additional local eligibility criteria.
4. Gedling Borough Council along with Broxtowe Borough Council, Nottingham City Council and Rushcliffe Borough Council commissioned consultants to prepare an assessment of the affordability of First Homes (First Homes Assessment, Greater Nottingham ICENI Projects Ltd.) and the final report is available here:

[Greater Nottingham Planning Partnership \(gnplan.org.uk\)](http://gnplan.org.uk)

5. The recommendations and evidence set out in this assessment provide the justification for this Interim Planning Policy Statement. Based on this assessment, Gedling Borough Council will seek developer contributions towards affordable housing for sites of 15 or more dwellings on the basis of:
  - After applying the 10%, 20% or 30% target for the affordable homes requirement depending on location in accordance with LPD Policy 36, the calculation of tenure split will ensure that 10% of the total number of dwellings proposed on site should be for First Homes and that First Homes account for at least 25% of the affordable housing units delivered on site. The remaining requirement for affordable housing should be for affordable housing for rent.

6. In accordance with the NPPF paragraph 65, Gedling Borough Council will seek developer contributions to ensure that on sites of 10 – 14 dwellings 10% of the total number of homes should be for an affordable home product with the preference being these should be First Homes.

## **Introduction**

7. Since the adoption of the Local Plan (Aligned Core Strategy 2014, Part 1 Local Plan and Local Planning Document 2018, Part 2 Local Plan) Government has introduced new planning policy on First Homes which is set out in a Written Ministerial Statement (24<sup>th</sup> May 2021) and through subsequent changes to the National Planning Policy Framework and National Planning Practice Guidance. This Interim Planning Policy Statement sets out the approach to delivering First Homes within Gedling Borough. New evidence has also been commissioned about the application of First Homes policy in the local housing market area and this is used to inform this Interim Planning Policy Statement.
  
8. The document is prepared within the context of Government policy on First Homes in order to deliver the target of 25% of all affordable homes products to be First Homes and to set a target for the tenure type of the remaining requirement for affordable homes. The Interim Planning Policy Statement also applies local eligibility criteria for First Homes within the parameters set out in Government Policy. It supplements existing adopted planning policies in the Gedling Borough Local Plan which set out the overall targets for affordable housing sought across Gedling Borough. These affordable housing targets are set out in Aligned Core Strategy Policy 8 (Housing Mix and Tenure) and Local Planning Document Policy LPD 36 (Affordable Homes). This Interim Planning Policy Statement should also be read in conjunction with Gedling Borough Council's Affordable Housing Supplementary Planning Document (2009).
  
9. In line with Government planning guidance, planning policy on First Homes should be set out in Local Plans at the earliest opportunity. In the meantime Councils may set out the requirements for First Homes and other types of affordable homes tenures in Interim Policy Statements and Supplementary Planning Documents. This document sets out the Council's position until such time as the policy is set out in an adopted Supplementary Planning Document or Local Plan and should be read in conjunction with the Affordable Housing Supplementary Planning Document (2009).
  
10. The Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The Written Ministerial Statement (May 2021) and National Planning Practice Guidance (PPG) are material considerations when determining planning applications in relation to affordable housing. The interim policy which will take immediate effect on its publication and will form part of the Council's planning policy guidance documents to help facilitate the

Council in meeting its statutory obligations with regard to the delivery of this new affordable housing tenure.

11. This Interim Planning Policy Statement is set out in two Parts with **Part 1** setting out the background and evidence base for First Homes and **Part 2** sets out the requirements for First Homes from “qualifying” development to be sought through planning obligations

## **Part 1**

### **Background**

12. On 24<sup>th</sup> May 2021, the Government published a Written Ministerial Statement setting out the Government's policies for the delivery of First Homes. The Government has subsequently made changes to the National Planning Policy Guidance (NPPF) and the Planning Practice Guidance (PPG) to reflect the Written Ministerial Statement.
13. First Homes are the Government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations. The National Planning Policy Framework also states that home ownership products must represent 10% of new homes on major sites (sites of 10 dwellings or more).
14. The Community Infrastructure Levy (CIL) Regulations 2010 (as amended) make provisions for charging authorities to give relief or grant exemptions from the levy. These regulations allow developers of First Homes to obtain an exemption from the requirement to pay CIL.

### **Planning Policy Context**

#### National Planning Policy Framework and National Planning Practice Guidance

15. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) have been amended to reflect the Written Ministerial Statement on First Homes (24<sup>th</sup> May 2021) and include the following guidance on affordable housing and First Homes:
  - NPPF paragraph 62 states that affordable housing should be delivered on site unless off site provision or a financial contribution in lieu can be robustly justified.
  - NPPF paragraph 65 sets a requirement that where major development is proposed, at least 10% of the total number of homes should be available for affordable home ownership. Footnote 31 to this paragraph clarifies that this should be considered as part of the overall affordable housing contribution from the site.
  - PPG paragraph 006 states that First Homes should be physically indistinguishable from market houses in terms of quality and size and distributed through the development. Developers should obtain a valuation from a registered valuer in accordance with guidance published by the Royal Institution of Chartered Surveyors.
  - PPG paragraph 012 states that policies for First Homes should reflect the requirement that a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes.

- PPG paragraph 012 states that where cash contributions for affordable housing are secured instead of on-site units, a minimum of 25% of these contributions should be used to secure First Homes.
- PPG paragraph 013 notes that plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required.
- PPG paragraph 014 states that a policy compliant planning application should seek to capture the same amount of value as would be captured under the local authority's up-to-date published policy.
- PPG paragraph 015 states that once a minimum of 25% of First Homes has been accounted for, social rent should be delivered in the same percentage as set out in the local plan. The remainder of the affordable housing tenures should be delivered in line with the proportions set out in the local plan policy.
- PPG paragraph 023 notes that the 25% expected First Homes contribution can make up or contribute to the 10% of the overall number of homes expected to be an affordable home ownership product on major developments as set out in the NPPF (paragraph 65).

Extant Gedling Borough Council Local Plan Affordable Housing Policies and Affordable Housing SPD (2009)

Gedling Borough Council Aligned Core Strategy Policy 8

16. Aligned Core Strategy Policy 8 (Housing Size, Mix and Choice) Part 5 sets out targets for affordable housing to be sought through negotiation for each of the Aligned Councils. Gedling Borough Council's target is 10%, 20% or 30% depending upon location.

Local Planning Document Policy LPD 36

17. Local Planning Document (LPD) Policy 36 (Affordable Housing) conforms to Aligned Core Strategy Policy 8 above but provides more detail. It states that planning permission will be granted for new residential development on sites of 15 dwellings or more subject to the provision of affordable housing dependent upon location. Percentage targets are set at 10%, 20% or 30% depending on where sites are situated within Gedling Borough, as follows:
- a. Colwick / Netherfield: 10%
  - b. Newstead: 10%
  - c. Arnold / Bestwood: 20%
  - d. Calverton: 20%
  - e. Carlton: 20%
  - f. Arnold / Mapperley: 30%
  - g. Bestwood St Albans: 30%
  - h. Gedling Rural North: 30%
  - i. Gedling Rural South: 30%

18. Gedling Borough Council does not specify the exact size and mix of affordable dwellings in the Gedling Borough Council Affordable Housing Supplementary Planning Document, determining this through negotiation on a site by site basis (paragraph 5.28). However, in practice Gedling Borough Council has tended to require 70% of affordable homes for rent and 30% as intermediate housing (see glossary for definitions).

19. Paragraph 5.31 of Gedling Borough Council's Affordable Housing Supplementary Planning Document (2009) states:

“The Council expects the affordable housing to be integrated with the market housing on site. In larger schemes, the expectation will be that the affordable housing is provided in a number of small clusters, rather than one large grouping”.

20. With regard to the size of affordable homes, Gedling Borough Council has sought to ensure that affordable homes should reflect the whole development, meaning that if development is predominantly for three bed roomed detached houses then 50% of the affordable housing should be three bed detached houses, unless evidence indicates that a different housing mix is required in a particular locality. All of the above mentioned Gedling Borough Council Local Plans and policy documents are available here:

[Adopted local plan and policy documents - Gedling Borough Council](#)

### **First Homes Definition and Eligibility Requirements**

21. The Planning Practice Guidance states that First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. The Written Ministerial Statement sets out the following criteria for a dwelling to be considered a First Home. A First Home:

- must be discounted by a minimum of 30% against the market value;
- must be sold to a person or persons meeting the First Homes eligibility criteria;
- on its first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and
- after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London).

First Homes national standard eligibility criteria

22. The following national standard criteria apply and should also apply at all future sales of a First Home:
- a purchaser should be a first time buyer;
  - purchasers should have a combined household income not exceeding £80,000; and
  - a purchaser should have a mortgage or home purchase plan to fund a minimum of 50% of the discounted purchase price.
23. The Planning Practice Guidance advises that Local Authorities have some discretion to increase the discount above the minimum 30%, vary the price cap and include additional eligibility criteria. Such local flexibility is time limited to the first three months from the start date of marketing the property. Upon expiry of the three-month period any homes which have not been sold will revert to the national standard criteria.

### **First Homes Assessment for Greater Nottingham (ICENI Study June 2022)**

24. Gedling Borough Council along with Broxtowe Borough Council, Nottingham City Council and Rushcliffe Borough Council commissioned consultants to prepare an assessment of the affordability of First Homes (First Homes Assessment, Greater Nottingham ICENI Projects Ltd) and the final report is available here:

[Greater Nottingham Planning Partnership \(gnplan.org.uk\)](http://gnplan.org.uk)

25. The main findings of the First Homes Assessment undertaken by ICENI for Gedling Borough Council are as follows:
- There is no strong case for the Councils to seek a greater discount than the standard 30% discount for First Homes;
  - There is strong justification to support capping the price of a First Home at £173,000 within Gedling Borough;
  - The household income cap in Gedling Borough should be £38,800; and
  - A local connection test is recommended.
26. The Assessment concludes that there is a notable need for housing for social rent.

## **Part 2**

### **Requirement for First Homes**

27. Government policy requires a minimum of 25% of the affordable housing units to be provided as First Homes. On the basis that 25% of affordable housing units must be First Homes then 75% would be available for other affordable housing products.

28. The Ministerial Statement (24th May 2021) states:

“The Government recognises the importance of social rent as part of the affordable housing tenure mix. A local authority should prioritise securing their policy requirements on social rent, once they have secured the 25% First Homes requirement. Where other affordable housing units can be secured, these tenure-types should be secured in the relative proportions set out in the development plan”.

29. As stated above, the Local Plan and the Affordable Housing Supplementary Planning Document do not specify a tenure split but based on the evidence set out in the Nottingham Core Strategic Housing Market Assessment 2007, the Council has sought 70% affordable housing for rent and 30% intermediate housing (which includes shared ownership) through negotiation on a site by site basis. In this context, First Homes and social rented homes would make up 95% leaving only the possibility of providing 5% for other intermediate housing tenures. However, this ratio of a 70:30 split between housing for affordable rent and intermediate housing was based on housing market evidence which has now been updated through the publication of the First Homes Assessment, Greater Nottingham (ICENI report 2022) and the Greater Nottingham and Ashfield Housing Market Assessment (ICENI 2020). This new housing market evidence concerning affordable homes provision has been used to inform this Interim Planning Policy Statement, in particular the tenure split sought, and both studies are available here:

[Greater Nottingham Planning Partnership \(gnplan.org.uk\)](http://gnplan.org.uk)

30. The Greater Nottingham Housing Market Assessment October 2020, indicates that the priority need should be for housing for affordable rent. The same evidence does not show any basis to increase the provision of affordable home ownership above the 10% figure currently advised in the NPPF. As First Homes can make up the 10% requirement for affordable home ownership products (as a percentage of the total housing units on site) it is considered once this target is met no further requirement is needed for affordable home ownership products and the remainder should be for

affordable rent. In the case of Gedling Borough, the approach of achieving the target that 10% of all the homes on a site should be for affordable housing ownership products (i.e. First Homes) would satisfy the NPPF advice that at least 25% of the affordable homes contribution provided on site would be First Homes and this would be the case in all locations across Gedling Borough (i.e. the 10%, 20% or 30% affordable homes target areas as set out in LPD Policy 36).

31. The Interim Planning Policy Statement will also require First Homes on major sites comprising between 10 and 14 dwellings to accord with the NPPF paragraph 65 as the current approach set out in the Gedling Borough Affordable Housing Supplementary Planning Document 2009 which sets a threshold for affordable housing on sites of 15 dwellings or more. **Appendix 1** provides worked examples for sites of between 10 and 14 dwellings and for sites of 15 dwellings and above.

#### **Interim Planning Policy Statement 1: Gedling Borough Tenure Split**

**Gedling Borough Council will negotiate affordable homes on major sites comprising 10 -14 dwellings on the following basis:**

- **10% of the total number of proposed dwellings on site should be for First Homes.**

**Gedling Borough Council will negotiate affordable homes on major sites comprising 15 or more dwellings on the following basis:**

- **After applying the 10%, 20% or 30% target for affordable homes requirement depending on location in accordance with LPD Policy 36, the calculation of tenure split will ensure that 10% of the total number of dwellings proposed on site should be for First Homes and that First Homes account for at least 25% of the affordable housing units delivered on site. The remaining requirement for affordable housing should be for affordable housing for rent.**

32. Paragraph 006 of the Planning Practice Guidance states that First Homes should be physically indistinguishable from market houses in terms of quality and size and distributed through the development. Gedling Borough Council's Affordable Housing Supplementary Planning Document at paragraph 5.31 states:

"The Council expects the affordable housing to be integrated with the market housing on site. In larger schemes, the expectation will be that the affordable housing is provided in a number of small clusters, rather than one large grouping".

33. Paragraph 5.28 of the Gedling Borough Council Affordable Housing Supplementary Planning Document states that the Council will negotiate on the size and mix of affordable dwellings in the development on a site by site basis. The tenure mix sought is set out in Interim Planning Policy Statement 1 above. In terms of the size of dwellings, Gedling Borough Council will seek to ensure that the size of affordable housing units reflects the size of units on the development site as a whole.
34. The Council expects all housing, regardless of tenure, to meet high standards of design, layout and landscaping. Key Local Plan policies and guidance include:-
- Aligned Core Strategy Policy 8 (Housing Size, Mix and Choice)
  - Policy 10 (Design and Enhancing Local Identity),
  - Local Planning Document Policy 35 (Safe, Accessible and Inclusive Development),
  - paragraphs 5.33 – 5.37 of the Gedling Borough Affordable Housing Supplementary Planning Document, and
  - Gedling Borough Council’s policy guidance for low carbon development.

### **Level of Discount**

35. The First Homes Assessment (ICENI 2022) states there is no obvious case to seek a discount in excess of the nationally prescribed 30% discount, as many households in the area could already afford to buy a home in the local market subject to having sufficient funds for a deposit (paragraph 4.12). Providing a higher discount may well have an impact on viability, impacting on providing homes in other tenures such as affordable housing for rent which is more likely to be needed by those with more acute housing need. Gedling Borough Council accepts that the discount should be the same as the national discount of 30%.

### **First Homes Local Criteria**

36. The First Homes Assessment Greater Nottingham (ICENI 2022) also considered the issue of a maximum price cap for First Homes and concluded that all of the affordable prices (except the 4+ bedroom estimate for Rushcliffe) sit well below the £250,000 national price cap and a lower cap is appropriate. Table 4.7 of the ICENI 2022 report sets out a view of possible price caps for Councils in Greater Nottingham based on the upper end estimate of the 3 bedroom affordable price plus 10% to allow for some future proofing. For Gedling Borough the price cap would be £173,000.

### **Interim Planning Policy Statement 2: First Homes Criteria**

- 1. A First Home must be discounted by a minimum of 30% against the market value**
- 2. In Gedling Borough after the discount has been applied, the first sale must be at a price no higher than £173,000**
- 3. The home must be sold to a person who meets the First Homes eligibility criteria set out below in Interim Policy Statements 3 and 4.**

### **Local Eligibility Criteria**

#### Household Income

37. The First Homes Assessment Greater Nottingham (ICENI 2022) states that the national threshold of £80,000 is far too high for Greater Nottingham, as households with that level of income would be expected to buy a home in the area without any need for a discount (paragraph 4.17). Paragraph 4.17 of the First Homes Assessment suggests the upper end of the income figures set out at Table 4.8 are used, plus an additional 10% to provide flexibility and future proof the figures. The upper end of the income range for Gedling Borough is £35,300 and the recommended threshold is therefore 10% higher i.e. £38,800. For clarification the other national First Homes eligibility Criteria set out paragraph 007 of the National Planning Guidance would also apply being:

- A purchaser of a First Home should be a first time buyer;
- A purchaser should have a mortgage or home purchase plan to fund a minimum of 50% of the discounted purchase price; and
- The national standard criteria should also apply at all future sales of a First Homes (with the exception of the national criterion on annual household income which is set locally and stated in Interim Planning Policy Statement 3 below).

### **Interim Planning Policy Statement 3: Eligibility Criterion for Household Income**

**Purchasers of First Homes within Gedling Borough, whether individuals, couples or group purchasers, should have a combined annual household income not exceeding £38,800**

## **Local Connection Test**

38. The First Homes Greater Nottingham Report (ICENI 2022) recommends that a local connection test is applied to First Homes products. Gedling Borough Council agrees with this recommendation and considers it appropriate to apply the same test that is used for the Gedling Borough Council's self-build and custom build register Part 1 as set out in below. Guidance notes on the local connection test are available here:

[guidancenotes.pdf \(gedling.gov.uk\)](#)

### **Interim Planning Policy Statement 4: Local Connection Criteria**

**Applicants should either:**

- **have lived in Gedling Borough Council's administrative area for 3 of the last 5 years; or**
- **have immediate family member(s) who are living in Gedling Borough Council's administrative area; or**
- **have permanent employment within Gedling Borough Council's administrative area; or**
- **are in service of the regular or reserve armed forces of the Crown or have applied within five years of leaving.**

## **Section 106**

39. It is expected that affordable homes will be delivered on-site in accordance with NPPF paragraph 62, unless off site provision or a commuted sum in lieu can be robustly justified. The circumstances and methodology for commuted sums is set out in the Gedling Borough Council's Affordable Housing Supplementary Planning Document (2009) (paragraphs 5.7 – 5.14). This document also sets out guidance on the Section 106 process (paragraph 5.1), phasing (paragraph 5.15) and viability issues (paragraphs 5.20 – 5.27).

40. A Mortgagee Exclusion Clause should be present in all planning obligations which secure the delivery of First Homes, to ensure appropriate protection for lenders and encourage competitive lending rates. The Government has published a model template for planning obligations which includes an exemplar Mortgagee Exclusion Clause available and is available here:

[First Homes: Model Section 106 Agreement \(for developer contributions\) - GOV.UK \(www.gov.uk\)](#)

## **Monitoring**

41. The delivery of affordable housing is monitored and reported annually in the Council's Annual Monitoring Report, which is available on the Council's website.

[Monitoring Reports - Gedling Borough Council](#)

42. Monitoring will help to identify any future changes required to the policy, taking account of national or sub-regional initiatives or any review of the Borough's housing needs or strategy.

## Appendix 1: Worked examples

### Schemes of between 10 and 14 homes

**Example 1:** A scheme of 10 dwellings in Bestwood St Albans

Method	result
NPPF requirement for 10% of homes on site to be for home ownership	1
No target for affordable rent	0
25% First Homes	1 (rounded up to nearest whole number)
Conclusion	1 First Home required in order to meet the NPPF 10% requirement

Requirement 1 First Home

**Example 2:** A scheme of 14 dwellings in Arnold / Bestwood

Method	result
NPPF requirement for 10% of homes on site to be for home ownership	2 (rounded up to nearest whole number)
No target for affordable rent	0
25% First Homes	1 (rounded up to nearest whole number)
Conclusion	2 First Homes required in order to meet the NPPF 10% requirement

Requirement 2 First Homes

### Schemes of 15 dwellings or more

**Example 3:** A scheme of 15 dwellings in Arnold / Mapperley

Method	result
Affordable housing target 30%	5 (rounded up to nearest whole number)
25% First Home	2 (rounded up to nearest whole number)
75% affordable rent	3
NPPF requirement for 10% of homes on site to be for home ownership	2 (rounded up to nearest whole number)
Conclusion	The 2 First Homes requirement meets the NPPF 10% requirement.

Requirement = 2 First homes and 3 for affordable rent.

**Example 4:** A scheme for 50 dwellings in Calverton

<b>Method</b>	<b>result</b>
Affordable housing target 20%	10
25% First Home	3 (rounded up to nearest whole number)
75% affordable rent	7
NPPF requirement for 10% of homes on site to be for home ownership	5
Conclusion	The First Homes falls short of the NPPF 10% requirement by 2 dwellings which would need to be made up from the affordable rented tenure.

Requirement = 5 First Homes and 5 affordable rent

**Example 5:** A scheme for 150 homes at Colwick / Netherfield

<b>Method</b>	<b>result</b>
Affordable housing target 10%	15
25% First Home	4 (rounded up to nearest whole number)
75% affordable rent	11
NPPF requirement for 10% of homes to be for home ownership	15
Conclusion	The First Homes falls short of the NPPF 10% requirement by 11 dwellings which would need to be made up from the affordable rented tenure.

Requirement = 15 First Homes

Note: numbers are rounded up to the nearest whole number.

## Glossary

**Affordable Housing** is defined in the NPPF as follows:

**(a) Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

**(b) Starter homes:** is as specified in [sections 2 and 3 of the Housing and Planning Act 2016](#) and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

**(c) Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

**(d) Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement.

**Intermediate housing** - means Affordable Housing Units (which are not Affordable Housing for Rent) to be made available to Eligible Households either to buy at a discount of at least 20% of the local open market value or to rent or to rent to buy including but not limited to Intermediate Market Rent, Shared Ownership and Shared Equity or such other intermediate tenures as may be included in the definition of Affordable Housing from time to time.

**Shared ownership** a type of low cost home ownership (LCHO), in which the occupant buys a portion of a property from an RSL (e. g. 50% share) and pays rent for the remaining share. The occupant can buy further shares and eventually own their home outright. A well-established means of helping people get onto the property ladder, especially in high priced areas.

**Social renting** - Housing which is provided at below market price, by a Registered Social Landlord or Local Authority. Tenants have better security than private sector tenants, and rents are set in accordance with a national formula so that they stay affordable.



## Report to Cabinet

**Subject:** Five Year Housing Land Supply Assessment 2022

**Date:** 6 October 2022

**Author:** Planning Policy Manager

### Wards Affected

All

### Purpose

To note the latest five year housing land supply assessment

### Key Decision

No

### Recommendation(s)

**THAT Cabinet:**

- 1) Notes the Gedling Borough Five Year Housing Land Supply Assessment 2022**

## 1 Background

- 1.1 This report sets out the latest Gedling Borough's five year housing land supply position as at 31st March 2022, which is attached at **Appendix A**. The National Planning Policy Framework 2021 requires that local planning authorities update their five year housing land supply assessments on an annual basis.
- 1.2 The assessment includes the housing sites in the Local Planning Document which was adopted by Council on 18 July 2018. The five year period is 1 April 2022 to 31 March 2027. For clarity, this is the assessment against the housing requirement as calculated using the Government's standard methodology (published December 2020) as the

Aligned Core Strategy was adopted in September 2014 and the policies are yet to be reviewed.

- 1.5 A joint SHLAA methodology was first published in November 2020 by Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council. It is considered that a common approach is more robust and the methodology is intended to be more transparent and evidence based. The joint methodology comprises a common methodology document plus a separate appendix for each authority to justify the assumptions used for each SHLAA update ([www.gedling.gov.uk/shlaa](http://www.gedling.gov.uk/shlaa)).
- 1.6 The assessment shows that against the housing target as calculated using the standard methodology, Gedling Borough Council does have a five year plus 5% buffer supply of land for housing. The Council has a 7.25 year supply. This is an increase from the previous 2021 assessment's figure of 6.32 years' supply. The two main reasons for this increase are twofold. Firstly, the buffer that needs to be provided has reduced from 20% to 5% to reflect the results of the Housing Delivery Test published in January 2022. Secondly, there is a high level of completions anticipated from planning permissions relating to sites allocated in the Aligned Core Strategy and Local Planning Document.

## **2 Proposal**

- 2.1 To ask Cabinet to note the content of the Gedling Borough Five Year Housing Land Supply Assessment 2022 as set out in **Appendix A**.

## **3 Alternative Options**

- 3.1 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 latest five year housing supply assessment.

## **4 Financial Implications**

- 4.1 There are no financial implications arising out of producing the five year housing supply assessment which is met through existing budgets.

## **5 Legal Implications**

- 5.1 Paragraph 74 of the National Planning Policy Framework 2021 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’.

## **6 Equalities Implications**

- 6.1 None, this report monitors the supply of housing sites. An equalities impact assessment has already been undertaken on the Council’s policies (including housing allocations) through the assessment of the adopted version of the Local Plan.

## **7 Carbon Reduction/Environmental Sustainability Implications**

- 7.1 None, this report monitors the supply of housing sites. Consideration of carbon reduction/environmental sustainability implications has already been undertaken on the Council’s policies (including housing allocations) through the preparation of the adopted version of the Local Plan.

## **8 Appendices**

- 8.1 **Appendix A** – Gedling Borough Five Year Housing Land Supply Assessment 2022

## **9 Background Papers**

- 9.1 Background Paper 1 – SHLAA Joint Methodology Report (available from <https://www.gnplan.org.uk/evidence-base>)

## **10 Reasons for Recommendations**

- 10.1 To note the latest five year housing land supply assessment.

### **Statutory Officer approval**

**Approved by:**

**Date:**

**On behalf of the Chief Financial Officer**

**Approved by:**

**Date:**

**On behalf of the Monitoring Officer**

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# **Five Year Housing Land Supply Assessment 2022**

**Published October 2022**

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## **Introduction**

- 1 The five year housing land supply assessment is based on the Council's Strategic Housing Land Availability Assessment (SHLAA) 2022 update.
- 2 The purpose of this five year housing 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 local housing need where the strategic policies are more than five years old as required by the National Planning Policy Framework 2021.
- 3 The Department of Levelling Up, Housing and Communities published the results of the Housing Delivery Test for 2021 on 14 January 2022. The Housing Delivery Test result for 2021 for Gedling Borough Council is 85%. Following the Housing Delivery Test results for 2018, 2019 and 2020, the Council was required to publish an Action Plan and a buffer of 20% was added to the supply of deliverable sites for the purposes of housing delivery assessment. The Housing Delivery Test result for 2021 means that the Council must continue to prepare an action plan but no longer needs to apply a buffer of 20% to its five year housing land supply. For further information on the Housing Delivery Test and the Council's Action Plan, please see separate Gedling Borough Housing Delivery Action Plan 2022 which is available at the following web page  
[www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/monitoringreports](http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/monitoringreports).
- 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 74 of the National Planning Policy Framework 2021 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 recently adopted plan, to account for any fluctuations in the market during that year; or
  - c) 20% where delivery of housing taken as a whole over the previous three years has fallen below 85% of the requirement as set out in the last published Housing Delivery Test results.
- 7 Annex 2 of the National Planning Policy Framework 2021 defines deliverable sites as follows:-
- 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 71 of the National Planning Policy Framework 2021 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.

- 9 The Aligned Core Strategy sets a housing requirement of 7,250 homes for the plan period 2011-2028. As the Aligned Core Strategy was adopted in September 2014 and the policies are yet to be reviewed, this means that the housing requirement figure is out of date and the Council must now monitor and review the housing supply against the annual local housing need figure calculated using the standard method.
- 10 The annual local housing need for Gedling Borough is 497. **Appendix A** explains and provides the breakdown on how the figure was calculated using the standard method as published in December 2020.
- 11 The Use Classes Order 1987 (as amended) defines Use Class C2 (Residential Institutions) as residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres. National Planning Practice Guidance states that local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply based on the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and / or the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation. The Housing Delivery Test Measurement Rule Book published in July 2018 explains how the net homes delivered calculated with adjustments for net student accommodation and net other communal accommodation (calculated by applying nationally set ratios to the bedroom data of 2.5 and 1.8 respectively) for the Housing Delivery Test results.

## Methodology

- 12 The Council calculates the housing supply using the approach set out in the Greater Nottingham Planning Partnership's Joint Methodology Report for Strategic Housing Land Availability Assessments (SHLAAs) which can be found at the following web page [www.gedling.gov.uk/shlaa](http://www.gedling.gov.uk/shlaa). This will be referred to as the "SHLAA methodology report" throughout in this document.
- 13 The SHLAA methodology report was updated in 2022 and Appendix C to the SHLAA methodology report updates the evidence used to support Gedling Borough Council's approach to the SHLAA methodology which includes lead-in times and build-out rates, the windfall allowance and non-implementation rates.

### *Deliverable sites that make up the housing supply*

- 14 The sites that will make up the housing supply are those assessed to be deliverable within five years. The SHLAA methodology report explains that, in accordance with the NPPF, this consists of sites that are available now, suitable and achievable now. They include sites that are currently under construction, small sites with outline planning permission, sites with detailed planning permission and medium/large sites with outline planning permission with evidence that the site will be progressed within five years.
- 15 All sites in the assessment have been identified through the Council's SHLAA 2022 update and are listed in **Appendix B**. The appendix includes:-
  - All strategic sites in the Aligned Core Strategy and site allocations in the Local Planning Document.
  - Sites granted planning permission before 31 March 2022.
  - Updates to existing sites in the SHLAA database during the current financial year (i.e. since 1 April 2022) such as work starting on site, construction completing, a new planning permission being granted or a new planning application being submitted have been noted.
- 16 New sites that are not currently in the SHLAA and have been granted planning permission during the current financial year (i.e. since 1 April 2022) are not included in this assessment, but will be included in next year's assessment.
- 17 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 B** 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.
- 18 The approach taken to completion timescales and delivery rates is set out in the SHLAA methodology report.

- 19 Where allocated sites are complete or do not contribute towards the housing supply within the five year period, they are listed in **Appendix B** for the sake of completeness.
- 20 Where sites have already been granted planning permission, approved subject to s106 agreement or are the subject of a planning application, the number of homes permitted or proposed via the planning application form has been used.
- 21 **Appendix B** comprises separate tables for each locality for clarity as follows:-
- Strategic sites in the Aligned Core Strategy and site allocations in the Local Planning Document;
  - Sites that are currently under construction;
  - Sites with planning permission, which consists of small sites with outline planning permission, all sites with detailed planning permission and those medium/large sites with outline planning permission with evidence that the site will be progressed within five years; and
  - Sites with planning permission for communal accommodation.

*Future sources of supply (windfall allowance)*

- 22 Paragraph 71 of the National Planning Policy Framework 2021 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 National Planning Policy Framework 2021 defines windfall sites as sites not specifically identified in the development plan (which includes Local Plan).
- 23 Paragraphs 45-49 of the SHLAA methodology report explains the approach taken and concludes that a windfall allowance of 129 dwellings per annum will contribute to the housing supply from Year 4 onwards.

*Consideration of undersupply (under-delivery)*

- 24 Paragraph 31 of the National Planning Practice Guidance states that local planning authorities should aim to deal with any undersupply ('shortfall') within the next five years. However where the standard method for assessing local housing need is used instead, the standard method already factors in past under-delivery as part of the affordability ratio so there is no requirement to specifically address under-delivery when establishing the annual local housing need figure.

*5%, 10% or 20% buffer*

- 25 The Housing Delivery Test result for 2021 means that the Council will need to apply a buffer of 5% to its five year housing land supply by reason that paragraph 74 of the National Planning Policy Framework 2021 states that the

housing supply should include a buffer of 5% to ensure choice and competition in the market for land.

#### *Forward look approach*

- 26 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 2022 to 31 March 2027.

#### *Non-implementation (lapse) rates*

- 27 Paragraphs 51-52 of the SHLAA methodology report explain the approach taken to non-implementation rates which will be applied to the totalled figure of all unimplemented sites with planning permission i.e. sites where construction work has not started. The non-implementation rates are:-
- 9% for small sites (1-9 dwellings) and;
  - 1% for medium/large sites (10+ dwellings).

#### *Communal accommodation*

- 28 Paragraphs 16-19 of the SHLAA methodology report refer to counting other forms of accommodation including student housing and housing provided for older people in the housing supply. Currently there are no proposals for student accommodation within Gedling Borough. As there are sites with planning permission for other communal accommodation (for example residential care homes) within Gedling Borough the nationally set ratio applied to other communal accommodation will be based on the national average number of adults in all households and applying a ratio to the bedroom data of 1.8. Source data for the nationally set ratio is from the Census 2011 and the ratio will be updated following each Census when the data is publicly available.

#### *Five year land supply calculation*

- 29 In accordance with the advice of the Planning Advisory Service (PAS) and as set out in the SHLAA methodology report, the Council calculates its 5 year land supply as follows:-

[Local housing need for 5 year period] + [5%, 10% or 20% buffer] = 5 year housing target

5 year housing target ÷ 5 years = annual target

Housing supply for 5 year period (including the non-implementation rates for unimplemented sites with planning permission) including adjustments for student accommodation and other communal accommodation (calculated by applying nationally set ratios to the bedroom data of 2.5 and 1.8 respectively) ÷ annual target = supply in years

## Summary

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

- The sites that make up the housing supply include sites that are currently under construction, small sites with outline permission, all sites with detailed planning permission and those medium/large sites with outline planning permission with evidence that the site will be progressed within five years;
- The windfall allowance will contribute to the housing supply from Year 4 onwards;
- Addressing under-delivery is already built in to the annual local housing need figure;
- The Council adopts a 5% buffer due to the Housing Delivery Test result;
- The Council considers the five year period starting from the current financial year rather than taking a forward look approach;
- The non-implementation (lapse) rates are applied to unimplemented sites with planning permission; and
- Adjustments for student accommodation and other communal accommodation have been included within the housing supply;
- The methodology used to calculate the five year supply accords with PAS advice.

## Five year housing land supply assessment

- 31 The local housing need for the five year period is 2,485 homes. However as a result of the Housing Delivery Test 2021 result, a 5% buffer is applied which increases the housing target for the five year period to 2,609 homes.

Annual local housing need	497
Local housing need for five years (497 x 5 years)	2,485
5% buffer (rounded)	124
<b>Five year housing target</b>	<b>2,609</b>

- 32 Paragraphs 14 to 20 explain the sources of sites that make up the housing supply. The estimated housing supply for the five year period is shown in **Table 1**.

**Table 1: Estimated housing supply for the five year period**

	Allocations in the Local Plan <sup>#</sup>	Sites under construction	Small sites with permission	Medium/ large sites with permission	Total
Urban area	1,710	116	97	89	
Edge of Hucknall	618	0	0	0	
Bestwood Village	111	2	4	0	
Calverton	554	6	6	0	
Ravenshead	85	8	4	0	
Other villages	29	62	19	11	
Total	3,107	194	130	100	
Non-implementation (lapse) rates applied	N/A	N/A	9% rate applied	1% rate applied	
Revised total	3,107	194	118	99	3,518
Windfall allowance (129 x 2 years = 258)					258
Communal accommodation					7
<b>Housing supply</b>					<b>3,783</b>

<sup>#</sup> Aligned Core Strategy and Local Planning Document

- 33 **Appendix B** 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 using the assumptions from the SHLAA methodology report. For housing allocations without planning permission and where delivery information has not been provided, annual delivery information is not available as the assumptions do not apply to sites without planning permission. However, the sites are included in the table for the sake of completeness.

- 34 **Appendix C** 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**

- 35 Comparing the estimated housing supply of 3,783 homes to the five year housing target of 2,609 homes, there is an oversupply of 1,174 homes.

Housing supply for five years	3,783
Annual housing target (2,609 divided by five years) (rounded)	522
<b>No of years supply (rounded)</b>	<b>7.25 years</b>

- 36 The assessment shows that against the housing target, Gedling Borough Council has a **7.25** year supply.

## **Appendix A: Calculating the annual local housing need**

The minimum annual local housing need figure for Gedling Borough is calculated using the standard method as published in December 2020.

### **Standard method**

The standard method to calculate a minimum annual local housing need figure is set out in the national Planning Practice Guidance which can be found at the following web page <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>.

#### **Step 1 – Setting the baseline**

Set the baseline using national household growth projections (2014-based household projections in England, table 406 unitary authorities and districts in England) for the area of the local authority. Using these projections, calculate the projected average annual household growth over a 10 year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period).

The national household growth projections are available at the following web page <https://www.gov.uk/government/collections/household-projections>.

#### **Step 2 – An adjustment to take account of affordability**

Then adjust the average annual projected household growth figure (as calculated in step 1) based on the affordability of the area.

The most recent median workplace-based affordability ratios, published by the Office for National Statistics at a local authority level, should be used.

The most recent median workplace-based affordability ratios can be found at the following web page <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>.

No adjustment is applied where the ratio is 4 or below. For each 1% the ratio is above 4, the average household growth should be increased by a quarter of a percent.

Where an adjustment is to be made, the precise formula is as follows:

$$\text{Adjustment factor} = \left( \frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

### **Step 3 – Capping the level of any increase**

A cap is then applied which limits the increases an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.

Where these policies were adopted within the last five years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.

This also applies where the relevant strategic policies have been reviewed by the authority within the five year period and found to not require updating.

Where the relevant strategic policies for housing were adopted more than five years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- a. the projected household growth for the area over the 10 year period identified in step 1; or
- b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).

### **Step 4 – cities and urban centres liftoff**

A 35% uplift is then applied for those urban local authorities in the top 20 cities and urban centres list.

Whether a cities and urban centres uplift applies depends on whether the local authority contains the largest proportion of population for one of the 20 cities or urban centres in England within the list.

The cities and urban centres list is devised by ranking the Office for National Statistics list of Major Towns and Cities by population size using the latest mid-year population estimates (nomis, official labour market statistics).

The top 20 cities and urban centres list can be found at the following web page <https://www.ons.gov.uk/aboutus/transparencyandgovernance/freedomofinformationfoi/townsandcitiesintheuk>.

Note: where a cap is applied in Step 3, the 35% uplift is applied after the cap.

## **Calculating the annual local housing figure for Gedling Borough**

### **Step 1 – Baseline**

Latest household projections taken from Table 406 of the 2014-based household projections from the following web page <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>.

Household projections for 2022 = 53,817

Household projections for 2032 = 57,774  
Difference = 3,957  
Divided by 10 years = 395.7

Average annual household growth = 395.7 (not rounded).

## **Step 2 – Adjustment factor**

Latest ratio of median house price to median workplace-based earnings from Table 5C of the house price to workplace-based earnings ratio dataset (released on 23 March 2022) from the following web page  
<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>.

Ratio of median house price to median workplace-based earnings for 2020 = 8.09  
Adjustment =  $[(8.09 \text{ minus } 4) \text{ divided by } 4] = 1.0225$   
Multiply by 0.25 = 0.255625  
Add 1 = 1.255625

Multiply average annual household growth (395.7) (from step 1) by adjustment factor (1.255625) = 496.85

Annual local housing need = 497 (rounded).

## **Step 3 – should the cap be applied?**

The relevant strategic policies for housing are the housing requirement in the Aligned Core Strategy adopted in 2014 which is more than five years ago.

### a. 40% above projected household growth identified in step 1 (above)

Projected household growth over 10 year period is 3,957 or 395.7 homes per annum  
 $40\% \text{ of } 3,957 = 1,582.8$   
 $3,957 + 1,582.8 = 5,539.8$  or 553.98 per annum

### b) 40% above the average annual housing requirement set out in the most recently adopted strategic polices

Most recently adopted strategic polices = Aligned Core Strategy (2014)  
Housing requirement = 7,250 homes for plan period 2011-2028 or 426.47 per annum  
 $426.47 + 40\% = 170.59$   
 $426.47 + 170.59 = 597.06$  per annum

The annual local housing need calculated according to the standard method in steps 1 and 2 is 497. This figure does not exceed the higher of the two caps calculated in step 3 (i.e. 553.98 and 597.06) and therefore the cap does not apply.

## **Step 4 – should the uplift be applied?**

As at December 2020, the list of urban local authorities does not include Gedling and therefore the uplift does not apply.

**The annual local housing need for Gedling Borough is 497.**

## Appendix B: Schedule of deliverable sites in the plan period 2011 to 2028

### Urban Area

Net completions 1 April 2011 to 31 March 2022:-

Arnold = 704 homes  
 Carlton = 1,612 homes  
 Total = 2,316 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
ACS	Teal Close	Carlton	579	SHLAA consultation response 2022	SHLAA site G782. The site is allocated for 830 homes 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). Second housing phase of 353 homes is also currently under construction (2019/0152). Reserved matters for the third and final housing phase of 255 homes (2019/0560) granted in July 2022. Total figure granted to date is 807 homes. As at 31 March 2022, 228 homes have been built. 184 homes on phase 1 with 15 plots remaining and 44 homes on phase 2 have been built. Information from the SHLAA 2022 consultation provides the delivery rates for the whole site.	108	96	104	100	89	82
H1	Rolleston Drive	Arnold	131	Assumptions for build-out rates based on information from Jigsaw Homes Midlands website	SHLAA site G18. The site is allocated for 140 homes in the Local Planning Document (site H1). The site is currently under construction for 131 factory-built affordable homes (2020/1054).	100	31				
H2	Brookfields Garden Centre	Arnold	90	SHLAA consultation response 2021 for 32 homes. Delivery rates to be added when planning application is submitted or permission granted for the remainder of the site (58 homes)	SHLAA site G49. The site is allocated for 90 homes in the Local Planning Document (site H2). Outline planning permission for up to 32 homes on part of the site (to the rear of Brookfields Garden Centre) (2017/0155) granted in March 2020. No planning application has been received for the remainder of the site.			15	17		

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H3	Willow Farm	Carlton	110	SHLAA consultation response 2022 for the site not covered by planning application 2021/1398. Delivery rates to be added when planning permission granted.	SHLAA site G1225 (formerly part of SHLAA site G459). Site is allocated for 110 homes in the Local Planning Document (site H3). The landowner has promoted a wider site, including SHLAA sites G459 and G1225, for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2021 consultation states that subject to both sites being allocated in the new Local Plan, and with the new Local Plan being in place in 2023, the earliest start date for the site will be 2026/27. Full planning application for 28 houses on part of the site (2021/1398) was submitted in December 2021 and pending consideration. No planning application has been received for the remainder of the site.		5	20	20	20	15
H4	Linden Grove	Carlton	120	SHLAA consultation response 2022	SHLAA site G542. The site is allocated for 115 homes in the Local Planning Document (site H4). Site is currently under construction for 120 homes (2021/0694). Information from the SHLAA 2022 consultation provides the delivery rates for the site.	22	49	49			
H5	Lodge Farm Lane	Arnold	148	SHLAA consultation response 2022	SHLAA site G48. The site is allocated for 150 homes in the Local Planning Document (site H5). Resolution to grant outline planning application for up to 148 homes (2018/0347) in August 2019 subject to the signing of the s106. The landowner has promoted a wider site, including SHLAA sites G48 and G462, for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2022 consultation provides the delivery rates for the site.			20	20	20	20
H6	Spring Lane	Carlton			Site completed in April 2019.						
H7	Howbeck Road/ Mapperley Plains	Arnold	140	SHLAA consultation response 2021 for the majority of the site under construction. Delivery rates to be added when planning application is submitted or permission granted for the remainder of the site	The site (which consists of SHLAA sites G51 and G671) is allocated for 205 homes in the Local Planning Document (site H7). The majority of the site is currently under construction for 164 homes (2019/0213). As at 31 March 2022, 24 homes have been built. No planning application has been received for the remainder of the site. Information from the SHLAA 2022 consultation indicates that the land owner for the remainder of the site is seeking to sell the site to a house builder with a planning application anticipated later in the year.	50	64	26			

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H8	Killisick Lane	Arnold	230	Delivery rates to be added when planning application is submitted or permission granted	The site (which consists of SHLAA sites G50, G871, G872, G873 and G1032) is allocated for 230 homes in the Local Planning Document (site H8). 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 was scheduled to be complete by 2021, however due to COVID-19 the extraction of clay has been slower than expected and it is anticipated that extraction would now be completed by the end of 2022 with progressive restoration taking place following this.						
H9	Gedling Colliery/ Chase Farm	Carlton	625	SHLAA consultation response 2021	SHLAA site G131. 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). The site currently under construction for 508 homes on phase 1 (2015/1376, 2017/1018, 2017/1076, 2017/1275, 2018/0249, 2018/0392, 2019/0304, 2019/0586, 2019/0759 and 2020/0667). Reserved matters for the second housing phase of 433 homes (2021/1294) granted in March 2022. Total figure granted to date is 941 homes. Resolution to grant full planning application for 24 homes on the remainder part of the site (2022/0200) in June 2022 subject to the signing of the s106. As at 31 March 2022, 340 homes have been built.	102	82	81	86	85	84
X1	Daybrook Laundry	Arnold	45	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G477. The site is allocated in the Local Planning Document (site X1). Information from the SHLAA previous 2021 consultation indicates that there is interest with site acquisition. No planning application has been received.						
X2	West of A60 A	Arnold	72	SHLAA consultation response 2022	SHLAA site G479. The site is allocated for 70 homes in the Local Planning Document (site X2). Site is currently under construction for 72 homes (2016/0854). Information from the SHLAA 2022 consultation provides the delivery rates for the site.	60	12				
X3	West of A60 B	Arnold	157	SHLAA consultation response 2022	SHLAA site G778. The site is allocated for 150 homes in the Local Planning Document (site X3). Full planning application for 157 homes was submitted in January 2021 and pending consideration (2021/0072). Information from the SHLAA 2022 consultation provides the delivery rates for the site.		36	40	40	41	
<b>Total</b>						<b>442</b>	<b>375</b>	<b>355</b>	<b>283</b>	<b>255</b>	<b>201</b>

**Sites under construction (or complete during the current financial year)**

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G882	Beech Avenue (35, Land Adj To)	Arnold	3	Site visit	Site is currently under construction for three detached dwellings (2015/1037). Site visit in April 2022 indicates three dwellings are almost complete.	3					
G1185	Byron Street (64, Land Adj To)	Arnold	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2019/1192).	1					
G1113	Church Street (3)	Arnold	2	Assumptions for build-out rates	Site is currently under construction for change of use from offices to two apartments (2018/0749).	2					
G1048	Dairy Farm	Arnold	4	Assumptions for build-out rates	Site is currently under construction for change of use from farm buildings to three residential units (2021/0961).	1	2				
G1264	Gedling Road (6)	Arnold	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0863).	1					
G1049	Greys Road (1, Land Adj To)	Arnold	1	SHLAA consultation response 2020	Full planning permission for a new dwelling (2016/1264) granted in April 2017. Information from the previous SHLAA 2020 consultation indicates that the construction of the site is currently underway and that the applicant intends to develop the site in 2022/23.	1					
G1097	Sandfield Road (98)	Arnold	1	Assumptions for build-out rates	Site is currently under construction for three new dwellings (2019/0793). Plots 2 and 3 were built in November 2021.	1					
G1118	Barons Close (2, Land To The South Of)	Carlton	1	Council Tax	Site completed in June 2022.	1					
G735	Blenheim Avenue (21 and 23)	Carlton	1	Assumptions for build-out rates	1 plot completed in September 2017 (2014/0234). 1 remaining plot is currently under construction (2017/1084).	1					
G991	Broadway East (2)	Carlton	1	Building Control	Site completed in April 2022.	1					
G1230	Cornhill Road (50)	Carlton	9	Assumptions for build-out rates	Site is currently under construction for change of use from existing commercial to nine residential units (2021/1432).	3	3	3			
G1055	Earl Of Chesterfield	Carlton	23	SHLAA consultation response 2022	Site is currently under construction for 23 sheltered accommodation flats with one office (2019/1031). Information from the SHLAA 2022 consultation provides the delivery rates for the site.	23					
G689	Festus Street (2, Land Rear Of)	Carlton	2	Assumptions for build-out rates	Site is currently under construction for change of use to two residential units (2017/0363). Plot 2 was completed in November 2020.	1					
G1195	Freda Avenue (21)	Carlton	1	Building Control	Site completed in May 2022.	1					
G1208	Greenhill Rise (3, Flat 1)	Carlton	2	Assumptions for build-out rates	Site is currently under construction for conversion of existing garages to two new apartments (2020/0745).	2					
G1187	Hucknall Crescent (2A)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0070).	1					
G1260	Linden Grove (28)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new bungalow (2022/0018).	1					

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1107	Lymn Avenue (26, Land Adj To)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2017/1521).	1					
G1095	Marshall Road (Land Between 33 and 35)	Carlton	2	Assumptions for build-out rates	Site is currently under construction for a replacement dwelling with two existing dwellings, net gain of one dwelling (2022/0486). The existing dwelling has been demolished and work on the two dwellings have started.	2					
G737	Mile End Road (Electricity Sub Station)	Carlton	8	SHLAA consultation response 2022	Site is currently under construction for eight new flats (2020/0969). Information from the SHLAA 2022 consultation provides the delivery rates for the site.	8					
G1168	Pearson Street (1A)	Carlton	6	Building Control	Site completed in April 2022.	6					
G1231	Phoenix Avenue (94)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2018/0833).	1					
G990	Prospect Road (90)	Carlton	1	Site visit	Site is currently under construction for a new bungalow (2016/0748). Site visit in April 2022 indicates the bungalow is almost complete.	1					
G260	Sol Construction Ltd	Carlton	16	Building Control	Site completed in May 2022.	16					
G1235	The Phoenix	Carlton	26	SHLAA consultation response 2022	Full planning permission for demolition of existing pub house and construction of a new block of 26 flats (2020/0954) granted in July 2021. Information from the SHLAA 2022 consultation indicates that the construction of the site is currently underway and provides the delivery rates for the site.	26					
G1252	Westdale Lane West (315)	Carlton	1	Assumptions for build-out rates	Site is currently under construction for a change of use from a residential care home to a residential dwelling (2021/1130).	1					
G365	Wood Lane (31)	Carlton	1	SHLAA consultation response 2022	Construction work for a new chalet bungalow on site started in 2005 (2003/0923). Information from the SHLAA 2022 consultation provides the delivery rates for the site.					1	
<b>Total</b>						<b>107</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>0</b>

#### Sites with planning permission

##### Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1253	Arnot Hill Road (95)	Arnold	4	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of existing dwelling to five residential units, net gain of four dwellings (2021/1140) granted in January 2022.	4					
G1236	Birkland Avenue (31, Land Adj To)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2021/0559) granted in July 2021.	1					

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1205	Jermyn Drive (12 and 14)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of one existing dwelling to two dwellings, net gain of one dwelling (2020/0152) granted in April 2020.	1					
G119	Marlborough Road (34, Land Adj To)	Arnold	2	Assumptions for lead-in times and build-out rates	Outline planning permission for two new dwellings (2021/0747) granted in August 2021.		2				
G932	Newcombe Drive (4)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2021/1331) granted in February 2022.	1					
G1254	Redhill Road (10A)	Arnold	2	Assumptions for lead-in times and build-out rates	Full planning permission for two new dwellings (2020/0376) granted in January 2022.	2					
G1226	Redhill Road (69)	Arnold	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from retail unit and existing flat to two residential units, net gain of one dwelling (2020/0634) granted in April 2021.	1					
G1228	Sandfield Road (49, Land To Side & Rear Of)	Arnold	3	Assumptions for lead-in times and build-out rates	Full planning permission for three new dwellings (2020/0922) granted in May 2021.	3					
G69	Sunnyholme	Arnold	4	Assumptions for lead-in times and build-out rates	Full planning permission for four new dwellings (2022/0108) granted in April 2022.		2	2			
G1240	Arnold Lane (123)	Carlton	1	Assumptions for lead-in times and build-out rates for planning application 2021/1120	Full planning permission (2021/0712) granted in August 2021 for a replacement dwelling with two dwellings, net gain of one dwelling. Full planning application for similar scheme was submitted in September 2021 and pending consideration (2021/1120). Assume planning application 2021/1120 granted permission during 2022/23.		1				
G184	Broadway East (12A)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2019/0961) granted in December 2019.	1					
G1057	Burton Road (148)	Carlton	4	Assumptions for lead-in times and build-out rates	Full planning permission for four new dwellings (2019/1167) granted in September 2020.	2	2				
G1227	Carlton Hill (238)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2021/0147) granted in April 2021.	1					
G559	Carlton Hill (381)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission to return the upstairs of a commercial building back to residential use (2020/1074) granted in February 2021.	1					
G1213	Carlton Hill (92, Land Adj To)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for two new dwellings (2022/0086) granted in May 2022.		2				

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1062	Celia Drive (5, Land Adj To)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dormer bungalow (2020/0097) granted in April 2020.	1					
G1076	Elm Avenue (17, Rear Of)	Carlton	4	Assumptions for lead-in times and build-out rates	Full planning permission for four new dwellings (2021/0032) granted in March 2021.	2	2				
G1117	Gardenia Grove (35)	Carlton	5	Assumptions for lead-in times and build-out rates	Full planning permission for five dwellings (2022/0545) granted in June 2022.		2	2	1		
G1263	Kensington Garden (9)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for first floor side extension to create new dwelling (2021/1182) granted in December 2021.	1					
G1234	Lambley Lane (32, Land Rear Of)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2021/0284) granted in November 2021.	1					
G1177	Main Road (17)	Carlton	1	Assumptions for lead-in times and build-out rates for planning application 2022/0831	Full planning permission for erection of rear extension comprising ground floor offices with one flat above (2019/0646) granted in December 2019. Full planning application for similar scheme was submitted in July 2022 and pending consideration (2022/0831). Assume planning application 2022/0831 granted permission during 2022/23.		1				
G1215	Midland Crescent (5)	Carlton	3	Assumptions for lead-in times and build-out rates	Full planning permission for three new dwellings (2020/0556) granted in February 2021.	2	1				
G221	Mount Pleasant (12, Land Adj To)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2020/0839) granted in October 2020.	1					
G159	Nursery Drive (1) Plot A	Carlton	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new dwelling (2021/1375) granted in January 2022.	1					
G160	Nursery Drive (1) Plot B	Carlton	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new dwelling (2021/1377) granted in January 2022.	1					
G161	Nursery Drive (1) Plot C	Carlton	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new dwelling (2021/1378) granted in January 2022.	1					
G151	Old Brickyard (1-15)	Carlton	7	Assumptions for lead-in times and build-out rates	Full planning permission for change of use of ground floor storage units to seven additional new flats (2020/0602) granted in October 2020.	2	2	2	1		
G725	Plains Road (88, Land Rear Of)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission (2019/0721) granted in September 2021 for a replacement dwelling with two existing dwellings, net gain of one dwelling.	1					

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1040	Plains Road (96)	Carlton	9	Assumptions for lead-in times and build-out rates for planning application 2022/0774	The site boundary was amended in 2022 to reflect planning permission 2021/0737. Full planning permission for nine dwellings (2021/0737) granted in October 2021. Full planning application (2022/0774) for amendments to plot 1A approved under 2021/0737 was submitted in July 2022 and pending consideration. Assume planning application 2022/0774 granted approval during 2022/23.		3	3	3		
G1261	Plains Road (96) self-build plot	Carlton	1	SHLAA consultation response 2022	Full planning permission for a new self-build dwelling (2020/1266) granted in May 2021. Information from the SHLAA 2022 consultation provides the delivery rates for the site.	1					
G1096	Sandford Road (23)	Carlton	2	Assumptions for lead-in times and build-out rates	Outline planning permission for two new dwellings (2021/0675) granted in August 2021.		2				
G175	Sandford Road (44)	Carlton	3	Assumptions for lead-in times and build-out rates	Full planning permission (2019/0908) for a replacement dwelling with four detached dwellings, net gain of three dwellings granted in April 2020.	2	1				
G1090	Scotgrave Farm	Carlton	4	Assumptions for lead-in times and build-out rates	Full planning permission for four new detached dwellings (2019/0852) granted in January 2020.	2	2				
G1212	Simkin Avenue (145)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2020/1153) granted in January 2021.	1					
G71	Standhill Avenue (Land Corner Of)	Carlton	9	Assumptions for lead-in times and build-out rates	Full planning permission for nine new dwellings (2019/0435) in September 2020.	3	3	3			
G1179	Verne Close (12)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of the existing dwelling to two apartments (2019/0716) granted in January 2020.	1					
G1238	Victoria Road (Units 4 and 5)	Carlton	2	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from first floor retail storage area to two flats (2021/0465) granted in August 2021.	2					
G1250	Westdale Lane West (437)	Carlton	1	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from ground floor osteopaths to a flat (2021/1229) granted in December 2021. Information from the SHLAA 2022 consultation states the site is on the market and decision to whether the conversion to residential or keep as mixed as mixed use will be up to the new owner. Assume one year delay in lead-in times.		1				
G1164	Woodborough Road (876)	Carlton	7	Assumptions for lead-in times and build-out rates	Full planning permission for seven apartments (2019/0826) granted in February 2020. Information from the previous SHLAA 2021 consultation states that applicant intends to start construction work before the permission expires in February 2023.	2	2	3			
<b>Total</b>						<b>46</b>	<b>31</b>	<b>15</b>	<b>5</b>	<b>0</b>	<b>0</b>

Medium/large sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G820	Byron House	Arnold	12	Assumptions for lead-in times and build-out rates	The site had permitted development rights for change of use from first and second floor offices to 12 residential flats (2022/0319PN). Decision date is May 2022.		12				
G351	Calverton Road	Arnold	2	Assumptions for lead-in times and build-out rates	Remaining two plots on site - plots 49 and 62. Full planning application for 1 detached dwelling on plot 49 was submitted in October 2020 and pending consideration (2020/1002). Assume planning application for plot 49 granted permission during 2022/23. Full planning permission for 1 detached dwelling on plot 62 (9 Shotton Drive) was granted in January 2020 (2019/1117).	1	1				
G626	Fairacre and Mapperley Plains (335)	Arnold	9	Assumptions for lead-in times and build-out rates	Reserved matters for the replacement of two existing dwellings for 11 dwellings, net gain of nine dwellings (2021/0727) granted in September 2021.	9					
G1039	Chase Farm, Mapperley Plains	Carlton	46	Assumptions for lead-in times and build-out rates	Outline planning permission for residential development (2019/0764) granted in September 2020. An indicative plan submitted with the planning application demonstrates the site could be developed for 27 dwellings and 19 apartments (46 dwellings in total). Information from the SHLAA 2022 consultation indicates that the site has been sold subject to contract. Delivery rates based on assumptions for 46 homes with outline permission.		10	10	10	16	
G1255	Highclere Lodge	Carlton	20	Assumptions for lead-in times and build-out rates	Full planning permission for 20 dwellings (2020/1254) granted in June 2022.		10	10			
<b>Total</b>						<b>10</b>	<b>33</b>	<b>20</b>	<b>10</b>	<b>16</b>	<b>0</b>

Sites for communal accommodation with planning permission

SHLAA ref	Site name	Locality/area	Bed spaces	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G162	Briarbank Avenue (Land North)	Carlton	12	7 (based on ratio of 1.8)	SHLAA consultation response 2022	Site is currently under construction for two communal living accommodation cluster units with each cluster comprising of four bedrooms on ground floor and two 1-bed apartments at first floor (2019/0775). Information from the SHLAA 2022 consultation provides the delivery rates for the site.	7					
<b>Total</b>							<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Edge of Hucknall

Net completions 1 April 2011 to 31 March 2022:-

210 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
ACS	North of Papplewick Lane	Hucknall	83	Based on past build-out rates	SHLAA site G463. The site is allocated for up to 300 homes in the Aligned Core Strategy. The site is currently under construction for 255 homes including additional 18 homes (2017/0201 and 2020/0258). As at 31 March 2022, 172 homes have been built.	42	41				
ACS	Top Wighay Farm	Hucknall	805	Based on information from the SHLAA consultation response 2022	SHLAA site G989. The site is allocated for 1,000 homes in the Aligned Core Strategy and part of the site for 38 homes (2014/0950) is built. Outline planning permission for mixed-use development comprising 805 homes (2020/0050) granted in March 2022. Information received indicates that site has been acquired by a housebuilder and a reserved matters application is anticipated later in the year.		100	100	100	100	100
H10	Hayden Lane	Hucknall	135	SHLAA consultation response 2022	SHLAA site G460. The site is allocated for 120 homes in the Local Planning Document (site H10). Full planning application for 135 homes was submitted in April 2022 and pending consideration (2022/0501). Information from the SHLAA 2022 consultation provides the delivery rates for the site.	9	18	36	36	36	
<b>Total</b>						<b>51</b>	<b>159</b>	<b>136</b>	<b>136</b>	<b>136</b>	<b>100</b>

### Sites under construction (or complete during the current financial year)

None.

### Sites with planning permission

None.

## Bestwood Village

Net completions 1 April 2011 to 31 March 2022:-

98 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H11	The Sycamores	Bestwood Village	11	SHLAA consultation response 2021	SHLAA site G484. The site is allocated for 25 homes in the Local Planning Document (site H11). The site is currently under construction for 11 homes (2018/0650 and 2019/0678).	5	6				
H12	Westhouse Farm	Bestwood Village	198	SHLAA consultation response 2022	SHLAA site G26. The site is allocated for 210 homes in the Local Planning Document (site H12). Part of the site is currently under construction for 101 homes (2018/0823). As at 31 March 2022, 12 homes have been built. No planning application for phase 2 has been received. Information from the SHLAA 2022 consultation provides the delivery rates for the whole site.	20	20	20	20	20	20
H13	Bestwood Business Park	Bestwood Village	220	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G20. The site is allocated for 220 homes in the Local Planning Document (site H13). Outline planning permission for up to 220 homes (2014/0214) lapsed in March 2018. No planning application has been received.						
<b>Total</b>						<b>25</b>	<b>26</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>

### Sites under construction (or complete during the current financial year)

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G683	Bottom House Farm (Barn)	Bestwood Village	2	Assumptions for build-out rates	Site is currently under construction to convert a single barn into two dwellings (2019/1056).	2					
<b>Total</b>						<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Sites with planning permission**

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1248	Forge Farm	Bestwood Village	4	SHLAA consultation response 2022	Full planning permission for change of use from farm buildings to four dwellings (2021/0930) granted in November 2021. Information from the SHLAA 2022 consultation provides the delivery rates for the site.	4					
<b>Total</b>						<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Medium/large sites with planning permission

None.

Sites for communal accommodation with planning permission

None.

## Calverton

Net completions 1 April 2011 to 31 March 2022:-

206 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H14	Dark Lane	Calverton	57	SHLAA consultation response 2021	SHLAA site G130. The site is allocated for 70 homes in the Local Planning Document (site H14). The site is currently under construction for 57 homes (2017/1263).	5	15	15	15	7	
H15	Main Street	Calverton	79	SHLAA consultation response 2022	SHLAA site G544. The site is allocated for 75 homes in the Local Planning Document (site H15). Outline planning permission for up to 79 homes (2018/0360) granted in April 2021. No reserved matters application has been received. Information from the SHLAA 2022 consultation provides the delivery rates for the site.			5	20	20	20
H16	Park Road	Calverton	371	SHLAA consultation response 2022 for 351 homes on part of the site. Assumptions for lead-in times and build-out rates for 20 bungalows on the remainder of the site	The site (which consists of SHLAA sites G47, G662 and G665) is allocated for 390 homes in the Local Planning Document (site H16). Majority of the site is currently under construction for 351 homes (2020/0020). As at 31 March 2022, 1 dwelling has been built. Reserved matters application for a re-plan of reserved matters approval 2020/0020 which includes additional 13 homes taking the total number of units to 364 was submitted in May 2022 and pending consideration (2022/0584). Full planning permission for 20 bungalows on the remainder of the site (the car park at North Green) (2018/0817) granted in August 2021. Information from the SHLAA 2022 consultation provides the delivery rates for the 351 homes on site.	67	80	80	84	59	
X4	Flatts Lane	Calverton	82	Assumptions for build-out rates	SHLAA site G37. The site is allocated for 60 homes in the Local Planning Document (site X4). The site is currently under construction for 82 homes (2020/0822).	30	30	22			
<b>Total</b>						<b>102</b>	<b>125</b>	<b>122</b>	<b>119</b>	<b>86</b>	<b>20</b>

### Sites under construction (or complete during the current financial year)

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1028	Crookdole Lane (21)	Calverton	1	Building Control	Site completed in July 2022.	1					
G551	Main Street (145)	Calverton	1	Assumptions for build-out rates	Discharge of conditions (2014/1138DOC) confirms the commencement of development (2011/1268) in December 2014. Full planning permission for amendments to the dwelling approved in 2011 (2021/0654) granted in September 2021.	1					

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G948	Spring Farm Kennels (plot 1)	Calverton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2017/1097).	1					
G801	Spring Farm Kennels (plot 4)	Calverton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0370).	1					
G947	Spring Farm Kennels (plot 5)	Calverton	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2018/0726).	1					
G733	Spring Farm Kennels (plots 2 and 3)	Calverton	1	Assumptions for build-out rates	Site is currently under construction for change of use of kennel buildings to two dwellings (2012/0187). One of the two plots was built in December 2021.	1					
<b>Total</b>						<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### Sites with planning permission

##### Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1239	Crookdole Stud	Calverton	1	SHLAA consultation response 2022	Full planning permission for change of use from equestrian and workshop building to residential use (2021/1093) granted in November 2021. Information from the SHLAA 2022 consultation provides the delivery rates for the site.	1					
G1209	Main Street (130)	Calverton	2	Assumptions for lead-in times and build-out rates	Full planning permission for change of use from business premises to two new dwellings (2020/0245) granted in November 2020.	2					
G1244	St Wilfrids Square (14) first floor	Calverton	1	Assumptions for lead-in times and build-out rates	Full planning permission to create a new flat at first floor (2021/0309) granted in September 2021.	1					
G1259	The Baptist Church	Calverton	2	Assumptions for lead-in times and build-out rates	Full planning permission for change of use of existing church hall building to two dwelling houses (2021/0370) granted in February 2022. Information from the SHLAA 2022 consultation states the site is now in the process of being advertised for sale. Assume one year delay in lead-in times.		2				
<b>Total</b>						<b>4</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

##### Medium/large sites with planning permission

None.

##### Sites for communal accommodation with planning permission

None.

## Ravenshead

Net completions 1 April 2011 to 31 March 2022:-

123 homes

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H17	Longdale Lane A	Ravenshead	30	SHLAA consultation response 2022	SHLAA site G41. The site is allocated for 30 homes in the Local Planning Document (site H17). No planning application has been received. Information from the SHLAA 2022 consultation states a full planning application is anticipated in summer 2022 and provides the delivery rates for the site.		30				
H18	Longdale Lane B	Ravenshead	31	Delivery rates to be added when planning permission granted	SHLAA site G39. The site is allocated for 30 homes in the Local Planning Document (site H18). Resolution to grant outline planning application for up to 31 homes (2014/0273) in August 2018 subject to the signing of the s106.						
H19	Longdale Lane C	Ravenshead	47	SHLAA consultation response 2022	SHLAA site G40. The site is allocated for 70 homes in the Local Planning Document (site H19). Reserved matters for 47 homes (2017/1164) granted in December 2019. Information from the SHLAA 2022 consultation states that the construction of the site is currently underway and provides the delivery rates for the site.	4	43				
X5	Kighill Lane A	Ravenshead	12	Building Control for SHLAA site G166. Delivery rates to be added when planning application is submitted or permission granted for the remainder of SHLAA site G669. Assumptions for lead-in times and build-out rates for SHLAA site G841.	The site (which consists of SHLAA sites G166, G669 and G841) is allocated for 20 homes in the Local Planning Document (X5). <ul style="list-style-type: none"> <li>The west part of the site (land of 22 Kighill Lane) for six homes was completed in April 2022 (2020/0741) (SHLAA site G166). As at 31 March 2022, five dwellings have been built and the remaining sixth plot was built in April 2022.</li> <li>For the middle part of the site, a new dwelling 16 Kighill Lane was built on part of SHLAA site G669 in August 2019 (2018/1004).</li> <li>For the east part of the site (land adjacent to 16 Kighill Lane), outline planning application for up to seven homes (2020/1108) granted in May 2021 (SHLAA site G841).</li> </ul>	5	3				

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
X6	Kighill Lane B	Ravenshead	30	Delivery rates to be added when planning application is granted for the planning application 2022/0250. Delivery rates to be added when planning application is submitted or permission granted for the remainder of allocation (SHLAA site G1046).	The site (which consists of SHLAA sites G843, G845 and G1046) is allocated for 30 homes in the Local Planning Document (X6). Full application for 11 homes on part of the allocation site (SHLAA sites G843 and G845) was submitted in March 2022 and pending consideration (2022/0250). No planning application has been received for the remainder part of the allocation site (SHLAA site G1046).						
<b>Total</b>						<b>9</b>	<b>76</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Sites under construction (or complete during the current financial year)**

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1200	Chapel Lane (84 & 86)	Ravenshead	1	Based on past build-out rates	Site is currently under construction for the replacement of two existing dwellings with six dwellings, net gain of four dwellings (2019/0770). The two existing dwellings have been demolished. As at 31 March 2022, five dwellings have been built.	1					
G1088	Heavytrees Avenue (9)	Ravenshead	1	Council Tax	Site completed in June 2022.	1					
G1026	Longdale Craft Centre	Ravenshead	2	Assumptions for build-out rates	Site is currently under construction for three dwellings (2017/0960). Plot A was built in August 2020.	2					
G800	Longdale Lane (12)	Ravenshead	2	Assumptions for build-out rates	Site is currently under construction (2019/0748) for a replacement dwelling with four dwellings, net gain of three dwellings. The existing dwelling has been demolished. As at 31 March 2022, two dwellings have been built.	2					
G1101	Sheepwalk Lane (86)	Ravenshead	1	Assumptions for build-out rates	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					
G1180	Swinton Rise (1)	Ravenshead	1	Building Control	Site completed in June 2022.	1					
<b>Total</b>						<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Sites with planning permission**

Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G214	Chapel Lane (148, Land Rear Of)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a detached dwelling (2020/0734) granted in October 2020.		1				
G87	Main Road (120, Land Rear Of)	Ravenshead	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2019/0733) granted in June 2020.	1					
G1109	Vernon Crescent (81)	Ravenshead	2	Assumptions for lead-in times and build-out rates	Full planning permission (2021/1202) granted in March 2022 for a replacement dwelling with three dwellings, net gain of two dwellings.	2					
<b>Total</b>						<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Medium/large sites with planning permission

None.

Sites for communal accommodation with planning permission

None.

## Other Villages

Net completions 1 April 2011 to 31 March 2022:-

Burton Joyce	= 35 homes
Lambley	= 29 homes
Linby	= 5 homes
Newstead	= 9 homes
Papplewick	= 2 homes
Stoke Bardolph	= zero
Woodborough	= 23 homes
Total	= 103 homes

The sites in the tables are listed in alphabetical order by village name.

### Allocations in the Local Plan

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H20	Mill Field Close	Burton Joyce			Site completed in March 2022.						
H21	Orchard Close	Burton Joyce	14	Assumptions for lead-in times and build-out rates	SHLAA site G537. The site is allocated for 15 homes in the Local Planning Document (site H21). The site is part of a larger SHLAA site G31. Reserved matters for 14 homes (2021/0301) granted in August 2021.	4	10				
H22	Station Road	Newstead	40	Delivery rates to be added when planning application is submitted or permission granted	SHLAA site G132. The site is allocated for 40 homes in the Local Planning Document (site H22). Allocated in the Local Planning Document but not included in housing supply due to uncertainty over delivery, in part due to difficulties regarding access. The public house on site was demolished in early 2018. No planning application has been received.						
H23	Ash Grove	Woodborough	11	Assumptions for lead-in times and build-out rates for plot 2. Delivery rates to be added when planning application is submitted or permission granted for the remaining plots on site	SHLAA site G196. The site is allocated for 10 homes in the Local Planning Document (site H23). Reserved matters for 12 homes (2007/0831) granted in November 2007. Plot 1 (3 Ash Close) was built in May 2018 (2016/0888). Full planning permission for a dwelling on plot 2 (adjacent to 3 Ash Grove) (2019/1147) granted in March 2020. Work on the remaining plots have not started.		1				

Local Plan ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H24	Broad Close	Woodborough	14	SHLAA consultation response 2022	The site (which consists of SHLAA sites G776, G825 and G840) is allocated for 15 homes in the Local Planning Document (site H24). Resolution to grant full planning application for three detached houses on part of the allocation site (part of SHLAA site G776) to be accessed off Private Road (2019/1079) in August 2020 subject to the signing of the s106. Outline planning application for 11 residential houses on the remainder of the allocation site (i.e. remainder part of SHLAA site G776 and include SHLAA sites G825 and G840) to be accessed off Broad Close (2019/1080) was submitted in November 2019 and pending consideration. Information from the SHLAA 2022 consultation provides the delivery rates for the whole allocation site.	3	11				
<b>Total</b>						<b>7</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Sites under construction (or complete during the current financial year)**

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1247	Chesterfield Drive (48)	Burton Joyce	2	Assumptions for build-out rates	Site is currently under construction for a replacement dwelling with two dwellings, net gain of one dwelling (2021/1110). The existing dwelling has been demolished and work on the two dwellings have started.	2					
G1125	Chesterfield Drive (Free Church)	Burton Joyce	2	Assumptions for build-out rates	Site is currently under construction for two new dwellings (2018/0531).	2					
G539	Glebe Farm (Land At), Burton Joyce	Burton Joyce	14	Assumptions for build-out rates for 14 dwellings on part of the site	The site is in the Green Belt and adjacent to Burton Joyce village. Part of the site is currently under construction for 14 homes (2020/0475). For the remainder of the site, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan.	4	10				
G943	Lambley Lane (33A)	Burton Joyce	1	Building Control	Site completed in June 2022.	1					
G1229	Lambley Lane (35)	Burton Joyce	1	Assumptions for build-out rates	Full planning permission for a new dwelling (2021/1171) granted in November 2021. Information from the SHLAA 2022 consultation indicates that the construction of the site is currently underway.	1					
G1189	Lendrum Court	Burton Joyce	34	Building Control	Site completed in May 2022.	34					
G29	The Paddocks (4 & 5)	Burton Joyce	2	Assumptions for build-out rates	Site is currently under construction for two dwellings (2020/0857).	2					
G1025	Spring Lane (112)	Lambley	1	Assumptions for build-out rates	Site is currently under construction (2016/0071) for a replacement dwelling, net gain zero. The existing dwelling has been demolished and work on the replacement plot has started in January 2019.	1					
G997	Spring Lane (114)	Lambley	2	Assumptions for build-out rates	Four full planning permissions granted for total of four dwellings on site. Plot 4 is currently under construction (2020/0450). Plot 3 was completed in December 2019 (2017/1134). Plot 2 was completed in July 2020 (2018/0548). Plot 1 was completed in June 2022 (2018/0647).	2					

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1233	Bank Hill Farm	Woodborough	1	SHLAA consultation response 2022	Full planning permission for a new dwelling (2021/0071) granted in June 2021. Information from the SHLAA 2022 consultation indicates that the construction of the site is currently underway and provides the delivery rates for the site.	1					
G1211	Old Manor Farm (workshop)	Woodborough	1	Assumptions for build-out rates	Site is currently under construction for a new dwelling (2020/0528).	1					
G1172	Shelt Hill (45)	Woodborough	1	Assumptions for build-out rates	Site is currently under construction for a replacement dwelling (2019/0675). The existing dwelling has been demolished and work on the replacement plot has started.	1					
<b>Total</b>						<b>52</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Sites with planning permission

#### Small sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1249	Bridle Road (106)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of home gym and garden store to a new dwelling (2021/0385) granted in December 2021.	1					
G1243	Church Road (104)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for a new dwelling (2021/0550) granted in September 2021.	1					
G656	Land fronting 80 & 88 Bridle Road	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning application for a new dwelling (2020/0499) was refused in July 2020 and an appeal lodged (APP/N3020/W20/3259804). Appeal allowed in April 2021.	1					
G1214	Nottingham Road (228)	Burton Joyce	1	SHLAA consultation response 2022	Full planning permission for conversion of existing outbuilding to a new dwelling (2020/0885) granted in January 2021. Information from the SHLAA 2022 consultation provides the delivery rates for the site.	1					
G1246	St Helens Grove (4)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Outline planning permission for a new custom build dwelling (2021/0855) granted in September 2021.		1				
G487	Wellington Road (19)	Burton Joyce	1	Assumptions for lead-in times and build-out rates	Full planning permission for conversion of existing garage to a new dwelling (2020/1003) granted in January 2021.	1					
G1258	Willow Wong (6)	Burton Joyce	5	Assumptions for lead-in times and build-out rates	Full planning permission for a demolition of existing dwelling and construction of six residential units with office units on the ground floor (2021/0673) granted in February 2022.	2	2	2			
G1251	Park Lane Stables	Lambley	1	SHLAA consultation response 2022	Full planning permission for change of use of disused stable building to a residential dwelling (2020/0949) granted in November 2021. Information from the SHLAA 2022 consultation provides the delivery rates for the site.	1					

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G1038	The Riding Stables	Lambley	1	Assumptions for lead-in times and build-out rates	Full planning permission for a redevelopment of existing stable buildings to provide a new dwelling (2021/0946) granted in January 2022.	1					
G1242	Main Street (14, Land To Rear Of)	Linby	1	SHLAA consultation response 2022	Full planning permission for conversion of detached garage to a new dwelling (2020/1147) granted in August 2021. Information from the SHLAA 2022 consultation provides the delivery rates for the site.			1			
G1265	Old Manor Farm	Woodborough	4	Assumptions for lead-in times and build-out rates	The site had permitted development rights for change of use two former agricultural buildings to four dwelling houses (2020/0513PN). Decision date is July 2020.	2	2				
<b>Total</b>						<b>11</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>

Medium/large sites with planning permission

SHLAA ref	Site name	Locality/area	Units (remaining)	Housing delivery source	Assessment conclusion	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
G8	Ashdale	Burton Joyce	11	Assumptions for lead-in times and build-out rates for planning application 2021/1332	Outline planning application for 11 homes (2020/0238) was granted in August 2021. Reserved matters application for 11 homes (2021/1332) was submitted in November 2021 and pending consideration. Assume reserved matters application granted approval during 2022/23.		11				
<b>Total</b>						<b>0</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Sites for communal accommodation with planning permission

None.

**Appendix C: 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	A	Total
<b>Past completions (net)</b>	<b>275</b>	<b>227</b>	<b>321</b>	<b>311</b>	<b>174</b>	<b>198</b>	<b>237</b>	<b>286</b>	<b>360</b>	<b>310</b>	<b>357</b>								<b>3056</b>
Past completions (net) - urban area	183	199	296	206	120	104	193	218	287	232	278								2316
Past completions (net) – Edge of Hucknall	0	0	0	0	0	36	2	43	55	38	36								210
Past completions (net) - Bestwood Village	30	2	1	19	0	14	6	0	3	10	13								98
Past completions (net) - Calverton	16	3	10	64	56	10	17	15	3	8	4								206
Past completions (net) - Ravenshead	42	15	5	15	-5	21	4	4	7	10	5								123
Past completions (net) - Burton Joyce	0	2	1	0	2	7	0	3	1	9	10								35
Past completions (net) - Lambley	3	3	2	2	1	5	4	2	1	4	2								29
Past completions (net) - Linby	1	0	1	1	0	-1	2	0	1	0	0								5
Past completions (net) - Newstead	0	0	1	0	0	0	8	0	0	0	0								9
Past completions (net) - Papplewick	1	0	0	2	0	-1	0	0	0	0	0								2
Past completions (net) - Stoke Bardolph	0	0	0	0	0	0	0	0	0	0	0								0
Past completions (net) - Woodborough	-1	3	4	2	0	3	1	1	2	-1	9								23
<b>Urban area - ACS and LPD allocations</b>												<b>442</b>	<b>375</b>	<b>355</b>	<b>283</b>	<b>255</b>	<b>201</b>	<b>540</b>	<b>2451</b>
Teal Close									95	72	61	108	96	104	100	89	82		807
H1 - Rolleston Drive												100	31						131
H2 - Brookfields Garden Centre														15	17			58	90
H3 - Willow Farm													5	20	20	20	15	30	110
H4 - Linden Grove												22	49	49					120
H5 - Lodge Farm Lane														20	20	20	20	68	148
H6 - Spring Lane						27	64	55	4										150
H7 - Howbeck Road/Mapperley Plains											24	50	64	26					164

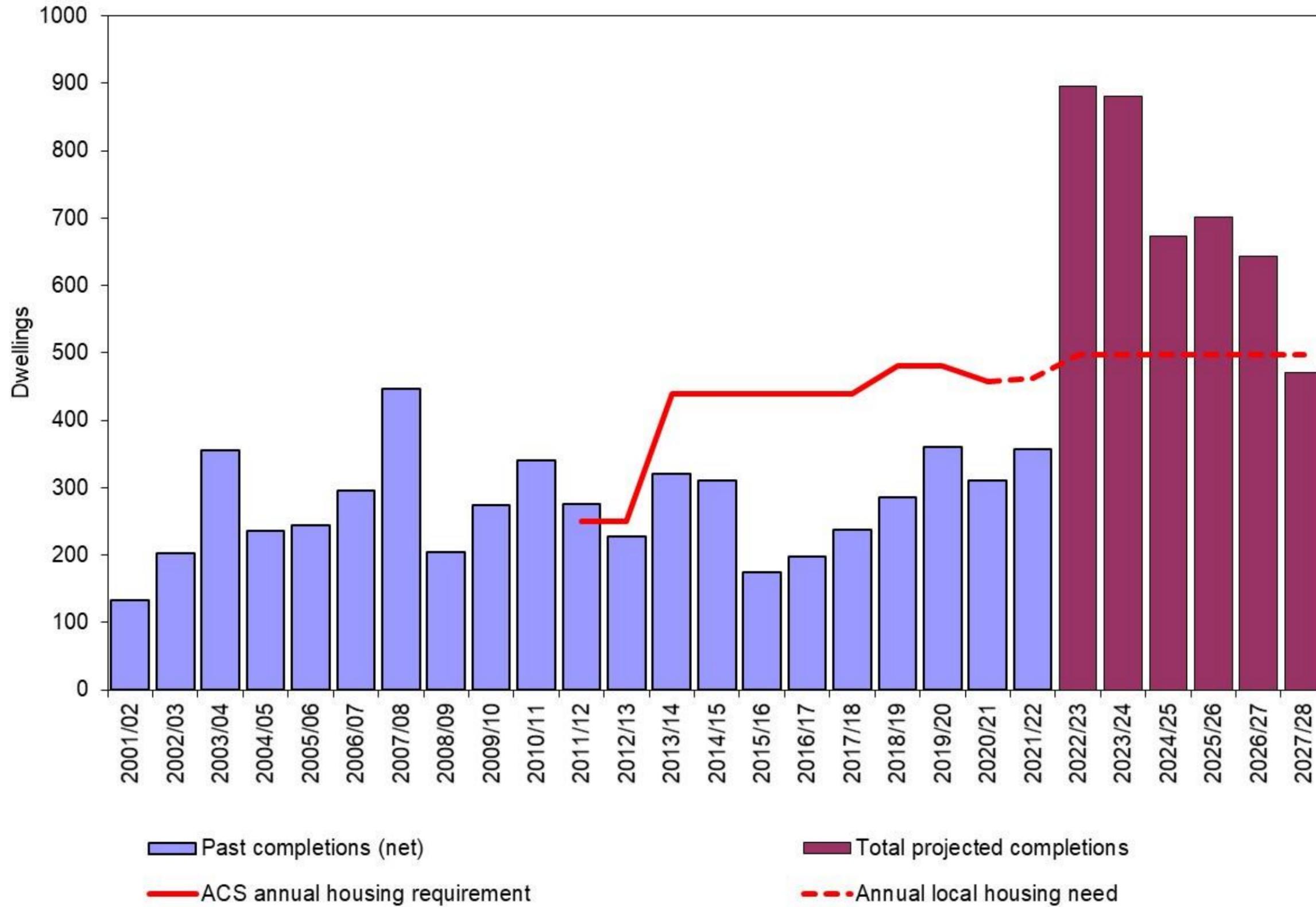
	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	A	Total
H8 - Killisick Lane																		230	230
H9 - Gedling Colliery/Chase Farm							25	65	96	64	90	102	82	81	86	85	84	105	965
X1 - Daybook Laundry																		49	49
X2 - West of A60 A												60	12						72
X3 - West of A60 B													36	40	40	41			157
<b>Urban area - sites under construction</b>												<b>107</b>	<b>5</b>	<b>3</b>		<b>1</b>			<b>116</b>
<b>Urban area - small sites with permission</b>												<b>46</b>	<b>31</b>	<b>15</b>	<b>5</b>				<b>97</b>
<b>Urban area - medium/large sites with permission</b>												<b>10</b>	<b>33</b>	<b>20</b>	<b>10</b>	<b>16</b>			<b>89</b>
<b>Edge of Hucknall - ACS and LPD allocations</b>												<b>51</b>	<b>159</b>	<b>136</b>	<b>136</b>	<b>136</b>	<b>100</b>	<b>305</b>	<b>1023</b>
North of Papplewick Lane								43	55	38	36	42	41						255
Top Wighay Farm						36	2						100	100	100	100	100	305	843
H10 - Hayden Lane												9	18	36	36	36			135
<b>Edge of Hucknall - sites under construction</b>																			<b>0</b>
<b>Edge of Hucknall - small sites with permission</b>																			<b>0</b>
<b>Edge of Hucknall - medium/large sites with permission</b>																			<b>0</b>
<b>Bestwood Village - LPD allocations</b>												<b>25</b>	<b>26</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>78</b>	<b>209</b>
H11 - The Sycamores												5	6						11
H12 - Westhouse Farm											12	20	20	20	20	20	20	78	210
H13 - Bestwood Business Park																			0
<b>Bestwood Village - sites under construction</b>												<b>2</b>							<b>2</b>
<b>Bestwood Village - small sites with permission</b>												<b>4</b>							<b>4</b>
<b>Bestwood Village - medium/large sites with permission</b>																			<b>0</b>
<b>Calverton - LPD allocations</b>												<b>102</b>	<b>125</b>	<b>122</b>	<b>119</b>	<b>86</b>	<b>20</b>	<b>14</b>	<b>588</b>

	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	A	Total
H14 - Dark Lane												5	15	15	15	7			57
H15 - Main Street														5	20	20	20	14	79
H16 - Park Road											1	67	80	80	84	59			371
X4 Flatts Lane												30	30	22					82
<b>Calverton - sites under construction</b>												6							6
<b>Calverton - small sites with permission</b>												4	2						6
<b>Calverton - medium/large sites with permission</b>																			0
<b>Ravenshead - LPD allocations</b>												9	76					67	152
H17 - Longdale Lane A													30						30
H18 - Longdale Lane B																		31	31
H19 - Longdale Lane C												4	43						47
X5 Kighill Lane A									1	4	1	5	3					6	20
X6 Kighill Lane B																		30	30
<b>Ravenshead - sites under construction</b>												8							8
<b>Ravenshead - small sites with permission</b>												3	1						4
<b>Ravenshead - medium/large sites with permission</b>																			0
<b>Other villages - LPD allocations</b>												7	22					10	39
H20 - Mill Field Close (Burton Joyce)										8	6								14
H21 - Orchard Close (Burton Joyce)												4	10						14
H22 - Station Road (Newstead)																			0
H23 - Ash Grove (Woodborough)								1					1					10	12
H24 - Broad Close (Woodborough)												3	11						14
<b>Other villages - sites under construction</b>												52	10						62

	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	A	Total
Other villages - small sites with permission												11	5	3					19
Other villages - medium/large sites with permission													11						11
Windfall allowance															129	129	129		387
Past communal accommodation completions (net)	0	53	29	0	-12	46	-13	-5	-14	37	-16								105
Communal accommodation												7							7
<b>Total projected completions</b>												896	881	674	702	643	470	1014	<b>5280</b>
<b>Cumulative completions</b>	275	555	905	1216	1378	1622	1846	2127	2473	2820	3161	4057	4938	5612	6314	6957	7427	8441	<b>8441</b>
<b>PLAN - annual housing target</b>	250	250	440	440	440	440	440	480	480	458	463	497	497	497	497	497	497		<b>7563</b>
PLAN - housing target (cumulative)	250	500	940	1380	1820	2260	2700	3180	3660	4118	4581	5078	5575	6072	6569	7066	7563	7563	
<b>MONITOR - number of dwellings above or below cumulative housing target</b>	25	55	-35	-164	-442	-638	-854	-1053	-1187	-1298	-1420	-1021	-637	-460	-255	-109	-136	878	
<b>MANAGE - annual housing target taking account of past/projected completions</b>	426	436	446	453	464	489	512	540	577	611	648	734	701	656	650	625	606		
Remaining years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1		

#### Notes

- The annual housing target figures include the Aligned Core Strategy's annual housing requirement from 2011/12 to 2019/20 and the annual local housing need figures calculated using the standard method from 2020/21 onwards.
- The remaining homes to come forward after 2028 on sites H5 Lodge Farm Lane, H9 Gedling Colliery/Chase Farm, H12 Westhouse Farm and H15 Main Street are provided in column A.
- No delivery rates have been provided for the remaining 58 homes on part of H2 Brookfields Garden Centre site, the remaining 30 homes on part of H3 Willow Farm, the remaining 48 homes on part of H7 Howbeck Road/Mapperley Plains site, the remaining 6 homes on part of X5 Kighill Lane A and the remaining 10 homes on part of H23 Ash Grove site. Delivery rates to be added when planning application is submitted or permission granted. The figures are provided in column A.
- No delivery rates have been provided for sites H8 Killisick Lane, X1 Daybrook Laundry, H13 Bestwood Business Park, H18 Longdale Lane B and X6 Kighill Lane B. Delivery rates to be added when planning application is submitted or permission granted. The Local Plan capacity figures are provided in column A.
- No delivery rates have been provided for site H22 Station Road because it is not expected the site will be developed by 2028. The projected completed columns are blank.
- The housing trajectory does not take account of the non-implementation (lapse) rates which are used for the purposes of the Five Year Land Supply Assessment.
- The "Cumulative completions", "MONITOR" and "MANAGE" rows include past communal accommodation completions. Note the figures in the "Cumulative completions" row differ from the Government's net additional dwellings due to the fact that the Government figure records past completions and communal accommodation completions separately.



**Notes**

The projected completions as shown in column A in the housing trajectory are not shown in the above chart as annual information on completions is not available.

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## Report to Cabinet

**Subject:** PASC Commercial Tree Team Service

**Date:** 06 October 2022

**Author:** Head of Environmental Services

### Wards Affected

All

**Purpose** To seek approval to close the PASC Commercial Tree Team Service for the reasons set out in this report.

### Key Decision

This is not a key decision.

### Recommendation(s)

#### THAT Cabinet:

- 1) Approves the closure of the PASC Commercial Tree Team Service.
- 2) Notes the background summary and financial impact of this report.
- 3) Notes that if approval is given, the resulting changes to staffing structures will be undertaken through normal report and consultation processes.

## 1. Background

- 1.1 To help alleviate additional operational demand, following the preparation and presentation of a business case in September 2017, the Council's Senior Leadership Team approved a commercial 'Invest to Gain' initiative in the Council's PASC Service, to introduce two arborist and one grounds maintenance team to carry out commercial work, and the Portfolio Holder agreed work for third parties could be undertaken.
- 1.2 The proposal envisaged a phased introduction of the teams with the first commercial tree team in April 2018 and a later launch of the other teams over time should the model prove successful.
- 1.3 At the time 'key risks' were identified in the business plan, particularly the fact that accurate income figures would only be known once the teams were

established and the service launched. Equally it was acknowledged that 'specialist arborists trained posts' pay rates were higher in the Commercial Sector, and that this could be an issue in future operating years. It was also identified that there was a real need to ensure the 'Invest to Gain' initiative did not adversely affect the reputation of the Council by safeguarding the quality of the services delivered.

- 1.4 Project costs were identified and a phased approach was planned to allow the teams to come 'on line' in a controlled manner. From initial project launch the robustness of the business model was under constant review via monthly operational and quarterly finance meetings to ensure that budgeted targets were achieved and to alert management staff to any arising problems so that they might be resolved swiftly.
- 1.5 Initially the operating model worked well with low levels of sickness and income targets being achieved, but as time progressed difficulties arose. Firstly, due to sickness within the Commercial Tree Team and an inability to swiftly recruit replacement arborists to infill around those team members, the Core Tree Team who usually worked on the Council's own tree stock, had to be used to assist the Commercial Tree Team on occasions, deflecting them from their core work.
- 1.6 Then, at peak times, for example when the Core Tree Team were busy installing the Council's seasonal decorations and were taken up with delivering this work, the Commercial Tree Team started falling behind due to increased workloads which led to 'reputational risk', as following quotations, lengthy time delays meant clients were not prepared to wait and sought alternative tree contractors elsewhere. As a result, a review meeting took place in September 2019 at Richard Herrod Centre chaired by the then Acting Chief Executive and attended by Corporate Director David Wakelin which led to the other two proposed 'Invest to Gain' teams not being launched in order to try to iron out the 'operating model' issues in an attempt to resolve them.
- 1.7 Finally as the Commercial Tree Team was only financially viable as a two man team with a ground worker. During periods of sickness, especially that brought on by the Covid-19 pandemic, the team had to suspend works for health and safety reasons. Working at height is highly skilled and a minimum of two qualified climbers are required to be deployed for all aerial work, so that aerial rescue can be carried out should the need arise. With at times only one arborist and a ground worker available, the team could not deploy. This was built into the business case as a potential risk, but over time became one that was underestimated, but which proved an important factor in ad-hoc periods of non-delivery of the service.
- 1.8 The above operating issues have resulted in a message being given to clients, that there is a delay due to a backlog of work and that we apologise but are not taking on any additional works at present. All against a backdrop of 'specialist arborists trained posts' pay rates rising even higher in the Commercial Sector, from rates of £27K in 2018 to upwards of £30K and in some cases up to £38K for contract work in 2022. For this reason the decision was made at management level to seek approval to close the Commercial Tree Team Service and shelve the 'Invest to Gain' project in order to be able to properly

concentrate on our Core PASC and Tree Team work, without the distraction of needing to deliver commercial work. We have 24 remaining customers who have received quotations for work in a backlog, who have been consulted with as regards finishing their quoted jobs and around the closure of the service and we have had no issues.

## 2. Proposal

### That Cabinet:

- 2.1 Approves the closure of the PASC Commercial Tree Team Service.
- 2.2 Notes the background summary and financial impact of this report.
- 2.3 Notes that any staffing restructure changes which may need to be implemented as a result of this decision will be dealt with in the usual way with appropriate consultation.

## 3. Alternative Options

- 3.1 An alternative option is to not close the PASC Commercial Tree Team Service and continue with delivery of the service. However, this is not recommended as it will not currently deliver the income target required and may result in reputational damage to the Council due to an inability to recruit fully qualified arborists.

## 4. Financial Implications

- 4.1 The Commercial Tree Team service operates with 2 FTE Arborists (Band 5), 1 FTE Ground Worker (Band 3) and 0.5 FTE Admin Support. The 2021/22 actuals and 2022/23 budget are set out in the table below.

Commercial Tree Teams	2021/22 Actuals	2022/23 Budget
Staffing	121,200	130,600
Vehicles	15,300	15,800
Other Running Costs	1,200	2,400
Depreciation (Chipper)	2,200	2,200
Total Costs	139,900	151,000
Income	(88,800)	(152,700)
Net (Surplus)/Deficit	51,100	(1,700)

- 4.2 Ceasing the Commercial Tree Team service would result in the 2 Arborist posts and the Ground Worker posts being deleted. This would result in a total annual saving of £94,100 in respect of the Arborists (£66,600) and Ground Worker (£27,500) posts. Redeployment opportunities exist for the individuals currently in these posts.

- 4.3 The remaining staffing budget of £36,500 is in respect of the 0.5 FTE Admin Support post plus an allocation of management and supervisor time. Although

the 0.5 FTE Admin Support post has been charged to the Commercial Tree Team service, it has been undertaking significant Waste Admin duties. This post could be transferred to the Waste Admin service and this will be addressed in a separate staffing report. The management and supervisor time currently being charged to the Commercial Tree Team service would then need to be charged to the other areas that the staff concerned will be supporting going forwards.

4.4 The closure of the Commercial Tree Team service would require the remaining non pay budgets to be adjusted accordingly.

4.5 Any decision to dispose of vehicles used by the Commercial Tree Team would produce a capital receipt which would be used to assist in the financing of the capital programme. Any disposal would be in accordance with 5.4.22 of Section 25 – Financial Regulations of the Council’s Constitution.

## **5 Legal Implications**

5.1 In this report Cabinet are being asked to approve the closure of the PASC Commercial Tree Team Service only. The proposal for closure of the service will have resulting staffing implications which will be considered by the Head of Paid Service and will form part of a future staffing report. Any legal implications of such proposals would be considered within those proposals.

Any disposal of assets from this closure would need to be in accordance with the Council’s Financial Regulations.

Whilst there is no statutory duty to consult in respect of the closure of this service and there are no potential new customers who may be impacted by the closure of the service, there are 24 remaining customers still awaiting works. They have all been contacted and informed that the Council will complete their quoted jobs and consultation has taken place with them around the closure of the service. Those impacted by the closure are minimal and all have been contacted and there are no issues. Any further implications in relation to the closure such as staffing implications will be reported and consulted upon separately.

## **6 Equalities Implications**

6.1 There are no Equalities implications arising from this Report, the implications in respect of staffing will be considered as part of that process. An equality impact assessment is attached at appendix A.

## **7 Carbon Reduction/Environmental Sustainability Implications**

7.1 In terms of carbon reduction and environmental sustainability implications, the change to the Council’s Parks and Street Care Service will see a reduction of the number of service vehicles and plant being used. This will in turn lead to reduced carbon emissions, but these are seen as negligible and will ‘cancel out’ across the borough as other providers move in to fill the vacated tree services market area.

## **8 Appendices**

Appendix A – Equality Impact Assessment

## **9 Reasons for Recommendations**

- 9.1 To give authority to close the service that will then lead to proposals to progress the staffing structure change to the Council's Parks and Street Care Service, in relation to the PASC Commercial Tree Team Service,
- 9.2 To ensure that the performance of the PASC Service is financially sound in terms of its financial performance in what is an economically turbulent time with increased competition from the Private Sector that is serving to drive up salaries in the arboricultural sector and to protect the council's reputation.
- 9.3 To keep Members updated on the progress of the operation of the Council's Parks and Street Care Service.

### **Statutory Officer Approval**

**Approved by: Chief Financial Officer**

**Date:**

**Approved by: Monitoring Officer**

**Date:**

# Equality Impact Assessment

Name of project, policy, function, service or proposal being assessed:	Closure of the Council's Commercial Arboricultural Service			
The main objective of the (please insert the name of accessed document stated above) and who it is intended to benefit from it:	Report to Cabinet [As attached Above] As Regards Closure of the Commercial Arboricultural Service			
<p>What impact will this Commercial Arboricultural Service Closure Report have on the following groups? Please note that you should consider both external and internal impact:</p> <ul style="list-style-type: none"> <li>External (e.g. stakeholders, residents, local businesses etc.)</li> <li>Internal (staff)</li> </ul>				
Please use only 'Yes' where applicable	<b>Negative</b>	<b>Positive</b>	<b>Neutral</b>	
<b>Gender</b>	External	None identified	None identified	There are no actions suggested within the report that will impact this group compared to others. As we wind down the service individual customers can be consulted with as regards the closure and its impacts.
	Internal	None identified	None identified	

<u>Gender Reassignment</u>	External	None identified	None identified	There are no actions suggested within the report that will impact this group compared to others. As we wind down the service individual customers can be consulted with as regards the closure and its impacts.
	Internal	None identified	None identified	
<u>Age</u>	External	None identified	None identified	There are no actions suggested within the report that will impact this group compared to others. As we wind down the service individual customers can be consulted with as regards the closure and its impacts.
	Internal	None identified	None identified	

<u>Disability</u>	External	None identified	None identified	There are no actions suggested within the report that will impact this group compared to others. As we wind down the service individual customers can be consulted with as regards the closure and its impacts.
	internal	None identified	None identified	
<u>Race</u>	External	None identified	None identified	There are no actions suggested within the report that will impact this group compared to others. As we wind down the service individual customers can be consulted with as regards the closure and its impacts.
	Internal	None identified	None identified	
<u>Disability</u>	External	None identified	None identified	There are no actions suggested within the report that will impact this group compared to others. As we wind down the service individual customers can be consulted with as regards the closure and its impacts.
	Internal	None identified	None identified	

<u>Race &amp; Ethnicity</u>	External	None identified	None identified	There are no actions suggested within the report that will impact this group compared to others. As we wind down the service individual customers can be consulted with as regards the closure and its impacts.
	Internal	None identified	None identified	
<u>Sexual Orientation</u>	External	None identified	None identified	There are no actions suggested within the report that will impact this group compared to others. As we wind down the service individual customers can be consulted with as regards the closure and its impacts.
	Internal	None identified	None identified	
<u>Religion or Belief (or no Belief)</u>	External	None identified	None identified	There are no actions suggested within the report that will impact this group compared to others. As we wind down the service individual customers can be consulted with as regards the closure and its impacts.
	Internal	None identified	None identified	

<u>Pregnancy &amp; Maternity</u>	External	None identified	None identified	There are no actions suggested within the report that will impact this group compared to others. As we wind down the service individual customers can be consulted with as regards the closure and its impacts.
	Internal	None identified	None identified	
Other Groups (e.g. any other vulnerable groups, rural isolation, deprived areas, low income staff etc.)  Please state the group/s: _____ _____	External	None identified	None identified	There are no actions suggested within the report that will impact this group compared to others. As we wind down the service individual customers can be consulted with as regards the closure and its impacts.
	Internal	None identified	None identified	

Is there is any evidence of a high disproportionate adverse or positive impact on any groups?		No	Comment: No negative aspects have been identified. The report is likely to have a neutral impact on the environment
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			for Gedling residents, businesses and the community as other providers of the service are available locally.
Is there an opportunity to mitigate or alleviate any such impacts?	Yes		Comment: Of those 24 remaining customers still awaiting works, they have all been contacted and informed that we will complete their quoted jobs and consultation has taken place with them around the closure of the service.
Are there any gaps in information available (e.g. evidence) so that a complete assessment of different impacts is not possible?		No	Comment: None

In response to the information provided above please provide a set of proposed action including any consultation that is going to be carried out:

Planned Actions	Timeframe	Success Measure	Responsible Officer
Of those 24 remaining customers still awaiting works, they have all been contacted and informed that we will complete their quoted jobs and consultation has taken place with them around the closure of the service.	Prior to 31 Dec 2022	No Measurable Negative Impact	Head Of Environment

## Authorisation and Review

<b>Completing Officer</b>	Head Of Environment
<b>Authorising Director</b>	
<b>Date</b>	12 September 2022
<b>Review date ( if applicable)</b>	N/A



## Report to Cabinet

**Subject:** East Midlands Devolution Deal

**Date:** 6 October 2022

**Author:** Chief Executive

### Wards Affected

Borough-wide.

### Purpose

To advise Cabinet about the devolution agreement that has been reached in principle between Government and the four upper tier authorities across Nottinghamshire and Derbyshire.

### Key Decision

This is not a key decision.

### Recommendation

#### THAT CABINET:

1. Note the progress to date on the devolution and joint working programme, including the announcement of a 'level 3' deal offer from Government on 30 August 2022.
2. Note the requirement for a formal public consultation process scheduled to take place over winter 2022.
3. Note the proposed formation of an East Midlands Mayoral Combined County Authority with a new elected Mayor, with elections expected to take place in Spring 2024.
4. Recommends that Council endorses the East Midlands devolution deal.

## 1 Background

- 1.1 As part of the Levelling Up White Paper that was published in February 2022, the Government committed to agree a devolution deal by 2030 with every part of England that wanted one.

- 1.2 Nine County areas were specifically named in the White Paper as places that Government wished to begin advanced negotiations with, including Nottingham and Nottinghamshire and Derby and Derbyshire.
- 1.3 The four authorities had expressed an interest the previous year in working together to progress a devolution agreement and began working towards an Autumn 2022 target date set by Government to agree a deal.
- 1.4 As things turned out, the so-named East Midlands Deal was put on an accelerated timetable which led to a flurry of activity over July and August and resulted in the Leaders of Derby City Council, Derbyshire County Council, Nottingham City Council and Nottinghamshire County Council signing up to a deal in principle at a launch event with Greg Clarke MP, the then Secretary of State for Levelling Up, Housing and Communities, on 30 August 2022.

## **2 Content of the East Midlands Devolution Deal**

- 2.1 The East Midlands Devolution Deal will include the first of a new type of combined authority, designed for two-tier areas, which will be established through new legislation by central government. The legislation would enable the formation of an East Midlands Mayoral Combined County Authority (EMMCCA).
- 2.2 The Devolution Deal is a 'level 3 deal', a reference to the different levels of deals offered through the Levelling Up White Paper, with level 3 offering the most local powers and funding in return for a new elected Mayor. Elections for the Mayor are currently expected to take place in Spring 2024. Governance and decision making for the EMMCCA is in the process of being determined.
- 2.3 The offer of a devolution deal, which is subject to ratification by all partners, will bring in much needed additional investment, funding and powers with more major decisions being made locally and a bigger voice for the region.
- 2.4 The headlines of the deal are set out below with the full East Midlands Devolution deal document being provided as an appendix to this report.
  - A new guaranteed investment fund of £1.14 billion, or £38 million a year over the next 30 years (50% capital, 50% revenue);
  - £18 million capital in this spending round period to support local housing and net zero priorities;
  - £17 million for the building of new homes on brownfield land in 2024/25;
  - Control over a range of budgets at a local level to ensure they are better tailored to the needs of people in our communities. This includes the Adult Education Budget;
  - New powers to improve and better integrate local transport and an integrated transport settlement starting in 2024/25;
  - A commitment from Government to work jointly with the EMMCCA and other relevant partners to tackle homelessness, domestic abuse, community safety, social mobility and to support young people through their journey to adulthood.
- 2.5 The agreement entered into is subject to ratification by each of the four upper tier Councils who are signatories to the deal. A period of public consultation will take place afterwards, likely to be in winter (November / December 2022) and the deal will

also be dependent on the passage through Parliament of primary and secondary legislation to enable the EMMCCA to be established.

- 2.6 While the accelerated timetable had the advantage of cutting out some of the bureaucracy that might otherwise have taken place, it limited the opportunity for engagement with Borough and District Councils that had originally been planned. Frustratingly, Government policy also restricted the sharing of the deal document beyond the upper tiers until the day of the formal launch.
- 2.7 In spite of these constraints, regular briefings were held with Borough and District Leaders and a number of officers represented Boroughs and Districts in deal negotiations with Government officials and through various working groups. As a result, and in the words of the deal document itself, “the deal respects the importance of the continued role of the eight Derbyshire and seven Nottinghamshire District and Borough Councils.” This extends to the proposed governance of the Combined Authority which includes Borough / District representation. It is worth drawing attention to paragraph 22 of the deal in particular, which provides reassurance that *“no local authority functions are being removed from any local authority in the area, excluding transport functions as agreed with the Constituent Councils.”*

### **3 Proposal**

- 3.1 It is proposed that Cabinet note the progress of the devolution deal to date, the information in relation to consultation and the proposed establishment of the EMMCCA as detailed further in the deal document. It is also proposed that cabinet recommend to Council endorsement of the East Midlands Devolution deal.

### **4 Alternative Options**

- 4.1 To do nothing. There is no requirement for Borough and District Councils to endorse the devolution deal – the agreement is between Government and the four upper tier authorities. Nevertheless, the Borough and District Councils have contributed to the content of the deal and will have a relationship with the new Mayor and Combined Authority. The deal document respects and recognises the distinct responsibilities of Boroughs and Districts and our endorsement is considered an appropriate expression of support for the principle of devolution and the specific content of the East Midlands deal.

### **5 Financial Implications**

- 5.1 There are no financial implications arising from this report, though the Council and its communities may well benefit in due course from some of the additional investment referred to above.
- 5.2 Any invitation to the Council to bid for funds related to the East Midlands Devolution deal will require a financial appraisal before submission to ensure that any associated risks are recognised and that this is in accordance with Council priorities.

### **6 Legal Implications**

- 6.1 There are no legal implications arising out of this report. As the legislation is passed through Parliament and the new authority established, legal advice will be provided

as appropriate including in relation to consequential governance impacts for the Council.

**7 Equalities Implications**

7.1 There are no equalities implications arising out of this report.

**8 Carbon Reduction/Sustainability Implications**

8.1 There are no carbon reduction/sustainability implications arising out of this report.

**9 Appendices**

9.1 Appendix 1: Devolution deal summary.

9.2 Appendix 2: East Midlands Devolution deal (in full).

**10 Background Papers**

10.1 Various papers available on the public website for the City of Nottingham and Nottinghamshire Economic Prosperity Committee.

**11 Reasons for Recommendations**

11.1 To advise Council about the devolution agreement that has been reached in principle between Government and the four upper tier authorities across Nottinghamshire and Derbyshire and next steps.

11.2 To increase awareness of the potential benefits of the Devolution programme.

11.3 To express the Council's support for the East Midlands Devolution deal.

# DEVOLUTION:

A BRIGHTER FUTURE FOR  
THE EAST MIDLANDS



**£1.14 BILLION** deal for Derbyshire,  
Nottinghamshire, Derby and Nottingham

- **MORE INVESTMENT IN OUR AREA**
- **ECONOMIC GROWTH**
- **MORE AND BETTER JOBS**
- **BETTER TRANSPORT, SKILLS TRAINING, HOUSING**
- **AN ENHANCED GREENER ENVIRONMENT**
- **MORE POWER IN LOCAL HANDS**

**#EASTMIDLANDSDEVOLUTION**  
**#EASTMIDSCOMBINED**

**MORE FUNDING,  
MORE CONTROL,  
A BRIGHTER FUTURE**

# A DEVOLUTION DEAL FOR THE EAST MIDLANDS: ONE OF THE BIGGEST IN THE COUNTRY

Derbyshire County Council, Nottinghamshire County Council, Derby City Council and Nottingham City Council have been offered a **£1.14 billion devolution deal** by Greg Clarke MP, the Secretary of State for Levelling Up, Housing and Communities.

The deal with the government would see an extra **£38 million a year** coming to the East Midlands from 2024, addressing years of historically low investment in our area.

It would mean funding and powers move from a national level to a regional level to help the 2.2 million people who live here.



**Barry Lewis**  
Derbyshire  
County Council



**Ben Bradley MP**  
Nottinghamshire  
County Council



**Christopher Poulter**  
Derby City Council



**David Mellen**  
Nottingham  
City Council

“ We want to make the most of every penny so this can be used to make a real difference to people’s lives.

As Leaders, we have all fought for a fairer share for our cities and counties, and a bigger voice for our area, to give us the clout and the influence we deserve, and to help us live up to our full potential. This deal would help make that a reality.

More and better jobs through greater investment in our area, economic growth, better transport, housing, skills training, and an enhanced greener environment, as we move towards being carbon neutral, are what we all want to see. We will work together for the common good of the East Midlands.

We haven’t always had the same level of funding or influence as other areas, which has held us back. This is a golden opportunity to change that and put the power to do so in our own hands.

There is a lot still to be agreed, and this is the beginning of the journey, not the end. We’re determined to build on this deal over time, as other areas have done.





## £1.14 BILLION OF FUNDING

The deal would mean a new guaranteed funding stream of **£1.14 billion**, or **£38 million** a year over the next 30 years to help level up the East Midlands, as well as an extra £16.8 million for new homes on brownfield land and control over a range of budgets like the Adult Education Budget.

The deal offers the joint largest Investment Fund in the country, matching the amount offered to West Yorkshire, with other similar deals attracting lower Investment Fund figures.

Other areas with devolution deals have been able to make their funding go even further by offering loans to businesses so they can invest and grow, with devolved areas making money from the interest – so the true financial benefit is likely to be greater still.

## Building on our regional strengths...

- Derbyshire, Nottinghamshire, Derby and Nottingham have a combined population of 2.2 million people and contribute **£50.5 billion** to the UK economy in terms of GVA (Gross Value Added).
- The area has more than **88,000 businesses** providing over **930,000 jobs** in sectors with potential for growth, including advanced manufacturing, engineering, clean energy, logistics, creative and digital, education, health, pharmaceuticals, and wholesale and retail trade.
- The region is home to Toyota UK, Rolls Royce, Alstom, and Boots, as well as the University of Derby, Nottingham Trent University, and the University of Nottingham, which provide centres of research excellence with expertise in aerospace, rail, life sciences, and strong transport links.
- The area is home to major tourist attractions including the Peak District National Park, the National Forest, Nottingham Castle, Derby's Silk Mill and Sherwood Forest.
- There are major strategic opportunities presented through the East Midlands Freeport, the East Midlands Development Corporation, and the announcements in the Integrated Rail Plan on HS2.
- The two cities and counties are geographically close and already work closely together on many collaborative large-scale initiatives.

## ...and helping us to overcome the challenges we face.

- Productivity in the East Midlands is behind the UK average - we need an increase of **14.6%** to close the gap.
- Public spending per person has historically been below the UK average.
- There are areas within our region with high levels of poverty and poor social mobility.
- More local powers will help us tackle these challenges and harness the true economic potential of our area, for the benefit of everyone who lives here, and which would also benefit the whole country.
- Devolution for the East Midlands would give us more control and flexibility to respond to local needs including transport, skills training, regenerating our villages, towns, and cities, and more.



# WHAT WOULD DEVOLUTION MEAN?

Devolution would create a new legal entity known formally as a Mayoral Combined County Authority (MCCA). This would include Derbyshire County Council, Nottinghamshire County Council, Derby City Council and Nottingham City Council and cover the areas of both cities and both counties.

The four authorities would still exist as individual councils and would work together on a formal and legal basis to improve the region for our communities and businesses.

It would mean we can work more effectively across council boundaries. People move across these boundaries every day to get to their homes, for work, for leisure, and to visit friends and family, and so it makes sense that we all work together to improve things on a regional level.

Councils in our counties and cities already work in partnership in many different ways. Devolution would mean we can do this more efficiently and do more than is currently possible.

Rather than a brand-new tier of government, this devolution deal would move existing funding and powers from London, directly to us in the East Midlands, which means that local voices would play a greater role in decision making.

The new MCCA would include representatives from existing county, city, borough, and district councils. It would be led by a new regional mayor, and there would also be opportunities for private, public, and voluntary sector organisations to contribute and have their voices heard.

Devolution is a major opportunity to bring decisions closer to where they have an impact, and to get a fairer share to help to close the gap in public investment in the East Midlands, so we can see more economic growth and new and better jobs. Devolved funding is allocated for specific purposes. For example, the adult skills budget must be used on training.

The deal would give us much more control over our own area. Rather than many major decisions being made for us in London, as happens now, local people would have a say in the region's priorities, and devolution would give us a national platform and greater representation in London.

Devolution has seen real improvements in other parts of the country where it has been successfully adopted.



## A MORE PROSPEROUS FUTURE

Devolution is a great chance for us to improve our economy and prepare for the industries of the future. It would mean we could develop new commercial spaces to maximise jobs and business opportunities.

We can build on our region's existing knowledge and expertise, for example in transport and green technology, promoting the growth of a future low carbon economy by investing in related skills training at colleges and other training facilities.

By playing to our strengths and tailoring our approach to the needs of our area, we can encourage economic growth and make sure local people benefit.

Devolution also means we can take advantage of economies of scale by using combined and devolved budgets to deliver more value for taxpayers and more cost-efficient services.





## A FUTURE WITH MORE OPPORTUNITIES

Devolution means we'd get more say locally, and get to make decisions about our area, in our area. For example, we'd have a fully devolved adult skills budget, which means we'd no longer be constrained by rules set nationally on what we can use adult education funding for – only on specific age groups, for instance – and could instead tailor this to the needs of people in our communities.

We could help this funding be available to the people who need it, so they can fulfil their potential and help them get the jobs they want. We'd also help employers hire people with the skills they need by addressing the skills gap, by removing barriers to better paid work.

We can play to our strengths in research and industry, including aerospace, life sciences, advanced manufacturing, and energy, as well as make the most of opportunities in the future associated with the East Midlands Freeport, HS2 and rail, and the East Midlands Development Corporation,



## A BETTER-CONNECTED FUTURE

Devolution would give us the opportunity to:

- combine local transport plans together, so we have a single integrated plan, rather than four
- develop new smart integrated ticketing on public transport
- create new concessionary fare schemes

It would also mean we could set up and coordinate a Key Route Network, which would be made up of some of the busiest and most important roads in our area, so we could better manage our highways.





## A GREENER FUTURE

Devolution means we can work more effectively on a larger scale so we can all benefit from cleaner air, lower heating costs, and so we can move towards being carbon neutral, with:

- new low carbon homes
- retrofitting existing homes with external wall insulation
- promoting the use of renewable energy
- protecting and enhancing our green spaces.

It would make £18 million available to support housing and drive Net Zero ambitions in the East Midlands.



## BETTER HOUSING FOR US AND FOR FUTURE GENERATIONS

With devolution, we could work at a regional level with Homes England to build more affordable homes, using new powers to buy land and housing, with the consent of district and borough councils.

It could mean new and better standards for homes, low carbon measures, and improvements to existing housing.

It would mean £16.8 million a year would be available for building new homes on brownfield land, subject to suitable areas being identified.





## AND MORE...

Devolution also means we could work with national government at a regional level on new initiatives to support young people and to tackle:

- Homelessness
- Domestic abuse
- Community safety
- Social mobility

## OUR FIRST REGIONAL MAYOR

A new regional mayor would give us a bigger voice, more influence, and a higher profile across the country. It would create a single point of contact for businesses and other organisations looking to move into our region or expand.

A regional mayor would help us speak with one voice and help us make a strong case to the Government for more investment in the East Midlands.

The mayor would be directly elected by residents in Derbyshire, Nottinghamshire, Derby and Nottingham, giving them more influence over issues which affect them.

The first election for a regional mayor would be in spring 2024.



# WHAT'S NEXT?

All four city and county council leaders in Derbyshire, Nottinghamshire, Derby and Nottingham have signed up to work on this devolution deal with the government.

We want to hear your views. Each council will look at the details of the deal in the autumn to approve the deal for a consultation later this year, so that residents, businesses, and other organisations can have their say. The deal also needs new legislation from central government.

A devolution deal is the beginning of the journey, not the end. There would be opportunities to build and enhance on it over time, as has happened in other areas. A new combined authority would be considered at future national government spending reviews.

There is still a lot to do and details to work out for devolution to become a reality in 2024. We will have to work hard to make devolution work for us, and to ensure it results in the improvements we want to see. But we're convinced it's the right move and would be a massive step forward for the East Midlands.

Our region has so much potential, but we've not always had the investment or control over our own future to make a difference. A devolution deal is our chance to create a better future.





## WHO'S BACKING DEVOLUTION?

Those supporting devolution include local leaders across the political spectrum, the Chamber of Commerce, the East Midlands D2N2 Local Enterprise Partnership (LEP), the University of Derby, Nottingham Trent University, and the University of Nottingham.

It is supported by a wide range of different organisations and local leaders because they see the great potential it offers for improving our area, our communities, and the lives of people who live, work, and visit our region.



**#EASTMIDLANDSDEVOLUTION**  
**#EASTMIDSCOMBINED**

# East Midlands Devolution Deal

Subject to ratification of the deal by all partners and the statutory requirements referred to within this document, including, public consultation, the passage and coming into force of the combined county authority provisions in the Levelling Up and Regeneration Bill, the consent of the Constituent Councils affected, and parliamentary approval of the secondary legislation implementing the provisions of this Deal.



Department for Levelling Up,  
Housing & Communities



Derby City Council



Nottingham

City Council



## **Signature Page**

**The Rt Hon Greg Clark MP**

Secretary of State for Levelling Up, Housing and Communities

**Cllr Chris Poulter**

Leader, Derby City Council

**Cllr Barry Lewis**

Leader, Derbyshire County Council

**Cllr David Mellen**

Leader, Nottingham City Council

**Cllr Ben Bradley MP**

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## Introduction

1. With a population of 2.2 million residents and a GVA of over £50.5 billion, the East Midlands area offers enormous potential. It has over 88,000 businesses providing over 930,000 jobs. It is a coherent economic area and has a number of significant sectors with potential for growth, including advanced manufacturing, engineering, clean energy, logistics, creative and digital, and health and pharmaceuticals, health and education, wholesale and retail trade.
2. Sizeable parts of the East Midlands area enjoy the benefits of having two cities, large towns and rural areas, and being home to gems of industry, such as Toyota UK, Rolls Royce, Alstom, and Boots, with expertise in aerospace, rail, life sciences and strong transport links. It contains three world class universities, which provide centres of research excellence. It is home to major tourist attractions such as the Peak District National Park, the National Forest, and Sherwood Forest. There are ambitions to maximise strategic opportunities presented through the East Midlands Freeport and the East Midlands Development Corporation, and to capitalise on announcements in the Integrated Rail Plan on HS2.
3. But the East Midlands area also faces challenges which impact on productivity levels and the ability to grow. Productivity lags behind the UK average, requiring a 14.6% increase to close the gap, and public spending per person has historically been below the UK average. There are places within the East Midlands area with high levels of poverty and poor social mobility. Greater local powers are needed to level up, to tackle the challenges facing the East Midlands, and to harness its huge economic opportunity for the benefit of the people in the East Midlands area and for the whole of the UK. In recognition of this, Government has already invested £107.5 million through the Levelling Up Fund, including the single largest award of £49.6 million for the South Derby Growth Zone. Local authorities across the East Midlands area have also been allocated a three-year total of over £55.1 million core UK Shared Prosperity Fund (over £66 million including Multiply programme funding).
4. The Government has set itself a mission that, by 2030, every part of England that wants a devolution deal will have one, with powers at or approaching the highest level of devolution, with a simplified, long-term funding settlement. The 2022 Levelling Up White Paper makes clear the case for devolution as the engine room of improved productivity and reduced regional disparities. Devolution will be critical to delivering our twelve headline Levelling Up missions, strengthening local leadership to act more flexibly and innovatively to respond to local need, whether on transport, skills or regeneration.
5. In the White Paper, Government published a devolution framework for the first time, setting out a clear menu of options for places in England that wish to unlock the benefits of devolution. This framework places a strong emphasis on the importance of high profile, directly elected local leadership, strong local

governance, and joint working across sensible and coherent economic geographies. The most comprehensive package is a Level 3 deal, for areas with a single institution over a sensible geography, with the strongest and most accountable leadership. These institutions include a Combined County Authority led by a mayor, referred to in this document as a Mayoral Combined County Authority (MCCA). A Combined County Authority is a new institutional model introduced by the Levelling Up and Regeneration Bill, that is currently progressing through Parliament. The four East Midlands authorities intend to use this new model, subject to the Combined County Authority provisions in the Bill receiving Royal Assent and coming into force. Devolution of power and responsibilities will be to the two upper tier and two unitary authorities but the deal respects the importance of the continued role of the eight Derbyshire and seven Nottinghamshire district and borough councils.

6. This document sets out the terms of a proposed agreement for such a Level 3 devolution deal between the Government and Derbyshire County Council, Derby City Council, Nottinghamshire County Council and Nottingham City Council (hereafter “the Constituent Councils”), together forming the East Midlands Mayoral Combined County Authority area covered in this deal (hereafter “the East Midlands MCCA” or “East Midlands area”). This document describes both the offer of powers and budgets from Government and the reforms and measures that the East Midlands will need to deliver. Central to this is the election of a directly elected mayor across the East Midlands area to champion its interests, deliver on local priorities and be accountable to local people. This agreement is subject to ratification by the Constituent Councils, provisions in the Levelling Up Bill receiving Royal Assent and coming into force, and to the statutory requirements for making the secondary legislation implementing the provisions of the deal. These statutory requirements include those Constituent Councils consenting to the legislation and Parliament approving it. Once this legislation is approved and made, the devolution deal will be confirmed.
7. The Constituent Councils of the proposed East Midlands MCCA and Government are hereby minded to agree a historic mayoral devolution deal which will provide powers and funding to enable the East Midlands area to unleash its full economic potential and in doing so level up, raise living standards for its communities and make a full contribution to the UK economy. The East Midlands devolution deal shows how levelling up can be done in practice – with clear alignment to the twelve headline Levelling Up missions and long-term, devolved funding underpinning it.
8. The East Midlands devolution deal will unlock significant long-term funding and give local leaders greater freedom to decide how best to meet local needs and create new opportunities for the people who live and work there. The Government recognises that devolution is a journey, not a one-off event. This agreement is the first step in a process of further devolution. As institutions mature, they can gain greater responsibility, and the East Midlands MCCA will be able to deepen their devolution arrangements over time on the same basis as existing Mayoral Combined Authorities (MCAs), subject to Government agreement.

9. The Government commits to using the platform of this deal to work with the East Midlands MCCA in addressing key local challenges and opportunities, including the delivery of infrastructure and investment to build the transport network of the future, tackling productivity and skills gaps to support inclusive economic growth in towns, cities and rural areas, unlocking transformative regeneration and housing opportunities, and working together to tackle climate change, on our journey to 2030.
  
10. As a Mayoral Combined County Authority, the East Midlands will be a key partner of central government to drive regional growth and productivity, joining the existing MCAs in engagement with the Government from the date of this deal.

## Summary of the Devolution Deal between the Government and four of the Local Authorities of the East Midlands comprising Derby, Derbyshire, Nottingham & Nottinghamshire.

The Government and the Constituent Councils are minded to agree a devolution deal which will provide the East Midlands area with new powers and funding to increase opportunities and living standards through inclusive growth and productivity improvements.

A devolution agreement is contingent upon the Constituent Councils proceeding through the steps necessary to meet the governance criteria required for a Level 3 devolution deal.

This devolution agreement includes:

- The formation of the East Midlands Mayoral Combined County Authority (MCCA), (subject to the Levelling Up and Regeneration Bill receiving Parliamentary approval and Royal Assent), and the election of a directly elected mayor to provide overall vision and leadership, seek the best value for taxpayer's money, be directly accountable to the area's electorate and to receive new powers on transport, housing and skills.
- Control of a £38 million per year allocation of investment funding over 30 years (50% capital, 50% revenue), to be invested by East Midlands MCCA to drive growth and take forward its priorities over the longer term.
- New powers to improve and better integrate local transport, including the ability to introduce bus franchising, control of appropriate local transport functions, e.g. local transport plans, and control of a Key Route Network.
- An integrated transport settlement starting in 2024/25.
- A commitment to explore a local partnership with Great British Railways so that the East Midlands MCCA mayor can help to shape and improve the local rail offer.
- New powers to better shape local skills provision to meet the needs of the local economy, including devolution of the core Adult Education Budget, as well as input into the new Local Skills Improvement Plans.
- New powers to drive the regeneration of the area and to build more affordable homes including compulsory purchase powers and the ability to establish Mayoral Development Corporations.
- Over £17 million for the building of new homes on brownfield land in 2024/25, subject to sufficient eligible projects for funding being identified.
- £18 million capital funding in this Spending Review period to support the delivery of housing priorities and drive Net Zero ambitions in the East Midlands area. This investment is subject to agreement of the relevant business cases.
- The East Midlands MCCA will plan and deliver the East Midlands area allocation of the UK Shared Prosperity Fund (UKSPF) from 2025/26.
- The integration of D2N2 Local Enterprise Partnership into the East Midlands MCCA will ensure there continues to be a strong and independent local

business voice which informs local decision making and strategic economic planning. In absorbing the role and functions of D2N2 LEP, the East Midlands MCCA will deliver a number of functions on behalf of central government departments.

- A commitment to developing, in partnership with the Government, an arrangement which ensures close cooperation with the Police and Crime Commissioners (PCCs).
- A key leadership role for the mayor in local resilience and civil contingency planning, preparation and delivery.

More detail on these commitments is given in the main body of the document below.

Building on this framework, Government and the Constituent Councils commit to working together in the coming months and years to embed the MCCA in the East Midlands, deepen devolution, strengthen ties between local areas and government partners, and work collaboratively to deliver the Levelling Up missions across the East Midlands area. In particular, East Midlands MCCA will seek to work jointly with Government and other relevant partners to:

- Deliver transformative regeneration and new high-quality housing.
- Tackle local housing challenges including homelessness and rough sleeping.
- Tackle domestic abuse through an improved and system wide holistic approach.
- Develop strong links between the MCCA and PCCs to help join up public service delivery and strategies in relation to community safety.
- Develop an ambitious, long term mayoral social mobility strategy, supporting young people through their journey to adulthood.
- Strengthen the local visitor economy, creating an attractive and vibrant cultural and creative sector.
- Strengthen transport connectivity, building on the potential offered by HS2 and the consolidation of the existing core local transport funding into a multi-year integrated settlement.
- Capitalise on the East Midlands area's economic potential as part of the Midlands Engine.

Once the MCCA has been established, further devolved powers and consolidated funding settlements may be agreed over time and included in future legislation.

## Governance

11. The Constituent Councils have a history of working well together. They have made very rapid progress since they joined forces in February 2022 to work together on a single devolution deal across all four local authorities, demonstrating effective partnership working.
12. The Constituent Councils have set out eight principles for the governance framework to be applied to the delivery of this devolution deal. The first four principles apply the devolution framework set out in the Levelling Up White Paper:
  - Principle one: Effective leadership with a directly elected mayor across the area.
  - Principle two: Sensible geography - the East Midlands area covered by this devolution deal has one of the most functional, self-contained economic geographies in the country – 92% of workers live in the area and 87% of residents work in the area.
  - Principle three: Flexibility - this deal recognises the unique needs and ambitions of the area in its governance and programme.
  - Principle four: Appropriate accountability – the Constituent Councils have committed to developing a Constitution and Assurance Framework that will confirm, clarify and formalise the intention of institutions and local leaders to continue to be transparent and accountable, work closely with local businesses, seek the best value for taxpayers' money and maintain strong ethical standards.

With a further four local principles:

- Principle five: Inclusivity - The East Midlands Constituent Councils have committed to creating as inclusive a model of governance as possible, in pursuit of agreed outcomes. Devolution of power and responsibilities will be to the Constituent Councils, however, the importance of the continued role of the eight Derbyshire and seven Nottinghamshire district and borough councils will be respected.
- Principle six: Subsidiarity - The East Midlands MCCA will perform a role that adds value to existing governance arrangements – primarily focused on strategic place shaping functions such as plan making and strategic commissioning. The East Midlands MCCA will not create an additional layer of governance, but instead will bring the governance that currently sits at national government level down into the East Midlands, much closer to businesses and communities. Place *making* functions will be delivered through the existing local planning authority arrangements that are better placed to deliver functions for which they are statutorily responsible and as close to communities as is practicable.
- Principle seven: Commissioning - The East Midlands MCCA will develop strategy across the geography, dealing with issues as diverse as economic growth and nature recovery. Programmes of interventions will be developed against these strategies.
- Principle eight: Choice - The preferred governance model for the East Midlands MCCA will identify a mechanism for including district and borough councils in the geography. This model will respect the existing sovereignty of these lower tier local authorities. Individual councils will also be able to

continue to exercise choice about participation at sub-CCA tiers of partnership working.

These principles will be reflected in full in the constitution of the East Midlands MCCA, key aspects of the framework are set out below.

Mayoral Combined County Authority (subject to Royal Assent and coming into force of the relevant provisions in the Levelling Up and Regeneration Bill)

13. As part of this deal the Constituent Councils intend to adopt the Mayoral Combined County Authority (MCCA) model which is provided for in the Levelling Up and Regeneration Bill 2022 (LURB). Proceeding to establish the MCCA is dependent on Parliamentary approval of the relevant enabling provisions in the LURB. The target date for the first mayoral election is May 2024; mayoral terms will last four years. The timetable for establishing an MCCA and election of a mayor is dependent on if and when the LURB, which is currently progressing through Parliament, achieves Parliamentary approval and Royal Assent.
14. A key advantage of the MCCA model is its capacity for joint governance arrangements for key growth levers such as transport, skills, economic development, and regeneration, which allow for strategic prioritisation across its area and integrated policy development. In addition, a directly elected mayor provides greater local accountability and decision-making power, working in partnership with the MCCA and its Constituent Councils, and more widely with other public service providers including district and borough councils.
15. The MCCA institutional model includes upper tier authorities only. Both the Government and the East Midlands Constituent Councils place high importance on the MCCA working collaboratively with the 15 district and borough councils across Derbyshire and Nottinghamshire (“the district and borough councils”) and ensuring that they have a voice in the MCCA. The East Midlands Constituent Councils will work with the district and borough councils in the area to develop the detail of the arrangements for appropriate district council input to the MCCA for inclusion in the detailed proposal which will be subject to consultation across the area, prior to formal submission to the Secretary of State. These arrangements will include a mechanism for appointment of representative non-constituent members from the district and borough councils to the MCCA, representatives of the district and borough councils on the Overview and Scrutiny Committee and the Audit Committee, and may involve the establishment of advisory boards. These arrangements are for local choice and will not be expected to be specified in any implementing secondary legislation.
16. The proposed East Midlands MCCA will comprise the following members:
  - Voting Members:
    - The elected Mayor.
    - Eight elected members, consisting of a Lead Member for each Constituent Council and one further member appointed by each of the

four Constituent Councils. Constituent Councils may nominate two named substitutes for each of their MCCA members.

17. In addition, the MCCA will be able to appoint non-constituent and associate members. The maximum number of non-constituent or associate members is not to exceed the number of constituent members. Non-constituent members are to be non-voting unless the MCCA resolves to give them a vote on any issue. It will be up to the MCCA to set out further constitutional arrangements, including delegation to committees to support its operation, which may include members from district and borough councils who are not members of the authority.
18. It will be for the MCCA to decide on the nominating bodies for non-constituent members. The mechanism by which district and borough councils can nominate members to the MCCA will be developed in consultation with the district and borough councils and set out in the proposal which will be subject to consultation. The Constituent Councils currently consider that the mechanism could either be using existing joint committees or creating another committee or board comprised of the district and borough councils to nominate up to four representative non-constituent members. As well as district and borough council representation within the non-constituent or associate members on the MCCA, the Constituent Councils will consider how best to ensure that the blue light services, health and business voice are represented effectively on the MCCA.
19. Functions contained in this deal document will be devolved to the East Midlands MCCA by the Government subject to Parliamentary approval. Some of these functions will be exercisable by the mayor and some by the MCCA. Where these functions are local authority functions, they will be held concurrently with the local authorities in the area to ensure joined up decision making. Arrangements for the concurrent exercise of local authority functions will be a matter for agreement between the MCCA, its Constituent Councils and the district and borough councils, as appropriate.
20. The East Midlands MCCA will be given powers in relation to:
  - Economic development and regeneration functions.
  - Adult education and skills functions.
  - Transport functions including to set up and coordinate a Key Route Network (KRN) on behalf of the mayor.
  - Housing supply, regeneration and placemaking functions) plus provision of housing and land, land acquisition and disposal, and development and regeneration of land functions.
  - Power to borrow up to an agreed cap for non-transport functions.
21. The directly elected mayor for the East Midlands MCCA will autonomously exercise the functions set out below with personal accountability to the electorate, devolved from central government and set out in legislation. These functions will be:
  - Functional power of competence.
  - Housing and regeneration:

- Power to designate a Mayoral Development Area and then set up a Mayoral Development Corporation (see consent requirements at paragraph 60 below).
  - Housing and land acquisition powers (see consent requirements at paragraph 27 below) to support housing, regeneration, infrastructure and community development and wellbeing.
  - Finance:
    - Power for the mayor to set a precept on council tax to fund mayoral functions (resulting from the setting of the mayoral budget as set out at paragraph 25 and 26 below).
    - Power to charge business rate supplement (subject to ballot).
  - Transport:
    - Power to draw up a local transport plan and strategies (subject to the consent requirements at paragraph 26 below.)
    - Bus franchising powers.
22. No local authority functions are being removed from any local authority in the area, excluding transport functions as agreed with the Constituent Councils.
23. Where existing functions or resources currently held by Constituent Councils are to be shared with the mayor and the MCCA, this must be agreed by the Constituent Council(s). Additionally, the Government intends to legislate so that the mayor will have a power of direction allowing them to direct highway authorities on exercising their highway powers with regard to the Key Route Network. The MCCA, including the mayor, may exercise functions in relation to its area, including exercising functions outside its area, subject to and in accordance with statutory provisions.
24. Proposals for decisions by the MCCA may be put forward by the mayor or any MCCA constituent member. The mayor will have one vote as will other voting members of the MCCA. Any questions that are to be decided by the MCCA are to be decided by a simple majority of the members present and voting, unless otherwise provided for in legislation, and that majority must include the vote of the mayor.
25. In addition, for the following decisions the majority of members must include the lead member from each Constituent Council:
- Approving the combined county authority's budget (excluding decisions which relate to the mayor's budget).
  - Setting a levy.
26. The mayor will be required to consult the MCCA on their strategies, and this will be subject to the following conditions:
- The MCCA will be able to amend the mayor's budget if a two thirds majority of the voting members agree to do so.
  - The MCCA will be able to amend the mayor's transport strategy if a two thirds majority of the voting members agree to do so.

27. The following decisions will require the consent of the lead member of the relevant Constituent Council, or substitute members acting in their place, in whose area the decision will apply:
- Designation by the Mayor of any area of land as a Mayoral Development Area leading to the establishment (by Order) of a Corporation (the consent of the relevant planning authority in whose area the decision will apply is also required as included in paragraph 60).
  - Compulsory purchase of land or buildings by the mayor or the MCCA
  - In addition, the exercise of Homes England compulsory purchase powers will also require the consent of the relevant planning authority.
  - Any decision by the Mayor that could lead to a financial liability falling directly upon that Constituent Council.
  - Such other matters as may be contained in the MCCA constitution and agreed with the mayor.
28. The mayor and the MCCA will be scrutinised and held to account by the MCCA's Overview and Scrutiny Committee(s) and Audit Committee.
29. For the Overview and Scrutiny Committee(s) and Audit Committee, at least one member will be nominated from each Constituent Council for each committee. In addition, there will be non-constituent council representatives on each Overview and Scrutiny Committee and the Audit Committee. Further detail on the approach to nomination of those representatives will be developed in consultation with the district and borough councils in the area and included in the proposal to be consulted on. The Constituent Councils will also consider whether and how best to ensure that the blue light services, health and business voice are represented effectively on the Overview and Scrutiny and/or the Audit Committees. The Audit Committee will also include at least one independent person.
30. The chair and vice-chair of each Overview and Scrutiny Committee will be appointed by the MCCA, following a proposal put to them by the Overview and Scrutiny Committee in question. The chair and vice-chair shall not be a member of a registered political party of which the mayor is also a member. The mayor and the MCCA may also seek to enhance scrutiny and develop wider conference with all elected members in the combined county authority's area to engage on key issues.
31. The Levelling Up White Paper committed to a reformed accountability framework for all areas with devolution deals in England. Government, the East Midlands MCCA and other areas with devolution deals will work together to determine how this can best work in practice, streamlining our approach to focus on clear and transparent outcomes and ensure the right mechanisms are in place to promote good practice, as well as address serious concerns. This is to ensure that local people have confidence that devolution is leading to improvements in their area. This framework will apply to the East Midlands MCCA as well as all existing areas

that have agreed devolution deals and all future areas. The framework will be published later in 2022.

32. The proposals in this devolution deal are subject to ratification by each Constituent Council. This will include the development of a proposal, consultation on that proposal with local communities and business, and the submission of the outcomes of the consultation to the Government. Implementation of the deal is subject to the devolution measure in the Levelling Up and Regeneration Bill receiving Royal Assent and coming into force, the Secretary of State being satisfied that the required statutory requirements have been met, the consent of each Constituent Council has been provided and parliamentary approval of the required secondary legislation has been provided.

### LEP Integration

33. The Levelling Up White Paper announced the Government's intention to support the integration of Local Enterprise Partnership functions and roles into local democratic institutions. Further guidance on integration was published on 31 March 2022. This deal confirms the integration of LEP functions into the East Midlands MCCA, subject to government endorsement of an integration plan and the agreement of the East Midlands MCCA and D2N2 LEP.
34. The East Midlands MCCA will be supported to take on the functions and roles of D2N2 LEP in line with the published guidance. In doing so all parties will work together to ensure the independence of local business voice is maintained, with business voice represented on the MCCA, and advisory boards representative of the geographies and composition of their local communities. The East Midlands MCCA will ensure that any business advisory board or equivalent structure is meaningfully involved in local decision making, maintaining a culture of constructive challenge and scrutiny.
35. Government funding for integrated LEP functions will be subject to future spending decisions by individual departments and business planning. The Government reserves the right to modify the functions and roles set out in section 10 of the published guidance on LEP integration.

## Finance and Investment

36. The Constituent Councils will create a fully devolved funding programme covering all budgets for devolved functions (the “East Midlands Investment Fund”), accountable to the East Midlands MCCA.
37. The East Midlands MCCA will use the East Midland Investment Fund to deliver a programme of transformational long-term investment. The Government agrees to allocate £38 million per annum for 30 years, (50% capital and 50% revenue,), which will form part of the East Midlands Investment Fund. This will be subject to five-yearly gateway review assessments to confirm that the investment has contributed to economic growth and levelling up. Once the East Midland MCCA Assurance Framework is confirmed with Government, and the Order is made establishing the MCCA, the East Midlands MCCA may have access to the Investment Fund prior to mayoral elections, subject to the agreement with the Government of suitable caps.
38. The East Midlands MCCA will have the flexibility to secure private and public sector leverage. As per local government guidance, the East Midlands MCCA will also be able to use capital receipts from asset sales as revenue funding for public service transformational initiatives.
39. The East Midlands MCCA will be given powers to borrow for its new functions, which will allow it to invest in economically productive infrastructure, subject to an agreed cap with HM Treasury. The East Midlands MCCA will agree overall debt limits with HM Treasury, and update HM Treasury about any deviation from its underlying borrowing plans in order to support HM Treasury in its duty to monitor and forecast changes in the fiscal aggregates. The East Midlands MCCA will also provide information, explanation and assistance to support the Office for Budget Responsibility in its duty to produce economic and fiscal forecasts for the UK economy.
40. The costs of establishing the MCCA will be met from the overall resources of the MCCA. To support the East Midlands MCCA in its early stages, the Government will provide £500,000 Mayoral Capacity Funding in 2023/24 - once the establishing legislation is made and the Assurance Framework confirmed with the Government - and £1 million in 2024/25. Any future capacity funding will be subject to Spending Review, in line with arrangements for other devolution deals. Additional activities or capital allocations from government will be supported by revenue allocated to the MCCA in line with practice for areas with existing devolution deals.
41. The mayor will have the power to issue a precept on local council tax bills to help pay for the mayor’s work. This precept can only be raised for mayoral functions.

42. The mayor will have the power to introduce a supplement on business rates for expenditure on a project or projects that will promote economic development in the area, subject to a ballot of affected businesses.
43. The East Midlands MCCA will be the lead local authority for the planning and delivery of the United Kingdom Shared Prosperity Fund (UKSPF) from 2025/26 if there is a continuation of the Fund and the delivery geographies remains the same. The East Midlands area's core UKSPF allocation will be subject to a future Spending Review and reconfirmation of overall UKSPF policy and delivery arrangements from 2025/26. If the delivery model remains the same as the previous Spending Review period, it is anticipated that the East Midlands MCCA will have overall accountability for the funding and how the Fund operates in the area, with wide flexibility to invest and deliver according to local needs. In carrying out this role, it will need to engage Constituent Councils, district and borough councils and other local partners to ensure that the needs of residents can be effectively addressed.

## Skills and Education

### Adult Education

44. Whilst the numbers of people in the East Midlands qualified to Levels 2 and 3 are above the England average, those qualified to Level 4+ are below the national average. Graduate retention is a challenge, with 35% to 39% of graduates from the area's three universities remaining in the East Midlands following graduation. There are significant place-based variations in skills and productivity across the East Midlands districts.
45. The East Midlands workforce is more concentrated in lower skilled occupations than the national average. Over the next 10-15 years, slower growth in the working age population and significant technology-driven changes are likely to require increased adaptability and re-skilling by people who are already working as well as maximising the potential of young people entering the labour market. Despite unemployment being low, there are still communities and places where unemployment and economic inactivity remains high with a growing number identified as having significant barriers to work.
46. The Government will fully devolve the Adult Education Budget (AEB) to the East Midlands MCCA from academic year 2025/26, subject to readiness conditions and parliamentary approval of the required secondary legislation conferring the appropriate functions. These arrangements do not cover apprenticeships or traineeships, even though the latter is funded through the AEB.
47. Prior to full devolution of AEB, the Government will work with East Midlands MCCA to support their preparations for taking on the relevant functions, including offering implementation funding on a 'matched-funded' basis and awarded through a business case process.
48. Upon devolution of AEB, East Midlands MCCA will be responsible for making allocations to providers and the outcomes to be achieved, consistent with statutory entitlements. The Government will not seek to second guess these decisions, but it will set proportionate requirements about outcome information to be collected in order to allow students to make informed choices.
49. The Government will consult with East Midlands MCCA on a funding formula for calculating the size of the grant to be paid to the East Midlands MCCA for the purpose of exercising these devolved functions.
50. In order to proceed with devolution, the Government needs to be assured of the following readiness conditions:
  - a. The Secretary of State for Education and appropriate accounting officer are assured that East Midlands MCCA is operationally ready to administer AEB and is satisfied the required statutory tests have been met.

- b. Parliament has legislated to enable transfer to the East Midlands MCCA of the current statutory duties on the Secretary of State to secure appropriate facilities for further education for adults from this budget and for provision to be free in certain circumstances.
- c. Agreement to a memorandum of understanding between the Department for Education and East Midlands MCCA that provides appropriate assurance that the named parties will work together to ensure the future financial stability of the provider base, including for sharing financial risk and managing provider failure.
- d. Learner protection arrangements are agreed between parties.

### Skills and Employment

- 51. Local Skills Improvement Plans (LSIPs) will set out the current and future skills needs of the area and how local provision needs to change to help people develop the skills they need to get good jobs and increase their prospects. They will build a stronger and more dynamic partnership between employers and providers and allow provision to be more responsive to the skills needs of employers in local labour markets.
- 52. Working with the designated Employer Representative Body, utilising and sharing the local labour market intelligence and analysis it has developed,<sup>1</sup> East Midlands MCCA will support and provide input into the LSIP for the area.
- 53. The East Midlands MCCA will be considered alongside existing MCAs at future Spending Reviews with regard to the devolution of skills funding.
- 54. The Government and the region will also work together to better target employment support by understanding and utilising publicly available local labour market intelligence and analysis.<sup>2</sup> As part of the development of the economic framework, the Government is committed to working together on the region's strategic priorities and supporting the development of the region's economic framework.
- 55. The Department for Work and Pensions and the East Midlands MCCA will work together on its strategic priorities for employment through enhanced engagement by way of:
  - Membership of the joint Department for Work and Pensions and Department for Education Mayoral Combined Authority Advisory Group.
  - Regular engagement with the regional Employer and Partnership team in Jobcentre Plus, and strategic labour market partnership teams.

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<sup>1,2</sup> This includes analysis produced previously by the LEP and its Skills Advisory Panel (funded by a Department for Education grant up until March 2023).

56. The Department for Work and Pension will also consider what role East Midlands MCCA could have in the design and delivery of future contracted employment programmes.

## Housing and Land

57. The relevant authorities in the East Midlands area have set out their local housing priorities around brownfield remediation, housing quality and decarbonisation, and systems improvement to support local supported and specialised housing needs. Government will work collaboratively with the East Midlands MCCA to address these challenges through devolved capital funding and upfront investment in housing and Net Zero projects.
58. The East Midlands MCCA will have broad powers to acquire and dispose of land to build houses, commercial space and infrastructure, for growth and regeneration. They will be able to invest to deliver housing for the area.
59. The East Midlands MCCA will have land assembly and compulsory purchase powers for housing purposes, subject to the agreement of the Constituent Councils and, where applicable, the district/borough council(s) where the relevant land is located, and to the consent of the Secretary of State for Levelling Up, Housing and Communities.
60. The Mayor will have the power to designate Mayoral Development Areas and to create Mayoral Development Corporations, which will support delivery on strategic sites across the East Midlands area and may draw on existing work, subject to the agreement of local partners. Where relevant, this power may be exercised only with the consent of all members of the combined county authority appointed by the Constituent Councils, or substitute members acting in place of those members, whose local government area contains any part to be designated as a mayoral development area and the consent of the relevant planning authority, including national park planning authority if their area contains any part to be designated as a mayoral development area.

### Working with Homes England

61. The East Midlands MCCA and Homes England will work together to identify key opportunities for developing a housing delivery pipeline across the East Midlands area. This will include exploring transformational regeneration opportunities at strategic locations across the area. Homes England and DLUHC will consider investment in housing propositions that emerge from the development of the pipeline, including through the Affordable Homes Programme and future funding streams, and explore the potential for developing a Strategic Place Partnership in time.

### Funding

62. The Government will support this commitment to deeper partnership working with £16.8 million of devolved capital funding in 2024/25 to support the building of new

homes on brownfield land, subject to sufficient eligible projects for funding being identified.

63. Further to this, the Government will, subject to annual reporting, provide £918,000 of capacity funding to the East Midlands MCCA across 2023/24 and 2024/25 to support development of a pipeline of housing sites across the MCCA area, supported by Homes England.
64. The Government will also provide up to a £9 million housing capital funding pot in this Spending Review period to support the delivery of housing priorities in the East Midlands area, subject to final business cases.

## Transport

65. The Government recognises that the East Midlands approaches this devolution deal from a different position to many devolution deal areas, where local transport services were already managed across the devolution area. The Government and the constituent councils of East Midlands MCCA will therefore work together to agree a transition plan and future arrangements that deliver improved local transport services across the East Midlands area.
66. Subject to the agreement and implementation of that transition plan, a new, directly elected East Midlands Mayor and the East Midlands MCCA will become responsible for setting and delivering a transport strategy for the area, including for bus and tram services. Working with the Constituent Councils in the East Midlands, the Government will establish suitable arrangements for delivering this strategy, including in relation to the Nottingham tram (Nottingham Express Transit). Subject to these arrangements, and to the Levelling Up and Regeneration Bill receiving parliamentary approval and Royal Assent, the Mayor and East Midlands MCCA will be responsible for the following powers and functions.

### Transport plans

67. Responsibility for an area-wide local transport plan will be conferred to the East Midlands MCCA and exercised by the Mayor.
68. In line with best practice as set out in new local transport plan guidance planned for early 2023, the East Midlands Constituent Councils will develop a provisional area-wide local transport plan by March 2024 to be finalised by the Mayor and East Midlands MCCA once these are established. The Government recognises the significant changes to transport governance brought about by this deal which will require some additional capacity. The Constituent Councils or the East Midlands MCCA (as appropriate) will collectively be provided with an additional £500,000 of revenue funding in both 2023/24 and 2024/25 to accelerate this work and implement quantifiable carbon reductions to the higher standard recommended in related guidance.

### Integrated Ticketing

69. In exercising its transport powers, East Midlands MCCA will seek, within available resources, to facilitate the accelerated delivery of smart, integrated ticketing across all local modes of transport in the area. East Midlands MCCA will continue to work with relevant partners – bus, tram, rail and other local transport operators, Midlands Connect, Great British Railways and the Department for Transport – to realise this ambition.

### Consolidated transport budget

70. The Mayor will be responsible for a devolved and consolidated integrated local transport budget for the area of the East Midlands, consisting initially of the local highways maintenance funding (both the Pothole Fund and the Highways Maintenance Block) and the Integrated Transport Block. The integrated transport settlement will be available to the East Midlands MCCA following the first mayoral election which we expect to be in May 2024, for the final year (2024/25) of the current Spending Review period. The Government recognises the importance of transport in East Midlands and its importance in driving growth and productivity, levelling up and decarbonisation. The Government acknowledges that the Constituent Councils desire longer-term certainty that the integrated transport settlement will continue beyond 2025 and will therefore work with the East Midlands MCCA to agree an integrated multi-year transport settlement at the next Spending Review. At this point, following the example of other comparable Combined Authorities, opportunities for expanding the integrated transport settlement offer will be explored.

71. In addition, there may be further funds relating to transport for which the East Midlands Combined County Authority is eligible.

### Roads

72. The East Midlands MCCA will set up and coordinate a Key Route Network on behalf of the Mayor, allowing the Mayor and the MCCA to take on highway powers for the Key Route Network. The Mayor and MCCA will take on the necessary highways powers to undertake this, to be exercised concurrently with the highways authorities, as agreed locally and set out in the proposal. Additionally, the Government intends to legislate to enable the conferral of a power of direction on the mayor, allowing them to direct highway authorities on exercising their highway powers with regard to the Key Route Network.

73. In partnership with Constituent Councils, the East Midlands MCCA and the Mayor will develop a single strategic asset management plan, and where practical, work towards streamlining contractual and delivery arrangements across the region. Unless otherwise agreed locally, all operational responsibility for highways will remain with the Constituent Councils.

74. The East Midlands MCCA will also be able to enter into agreements with the Government, other local authorities, combined authorities and National Highways, including to determine shared priorities for its strategic and Key Route Networks.

75. The Government is introducing a new £450 million local electric vehicle infrastructure (LEVI) scheme for local authorities to support local EV infrastructure delivery and will work with East Midlands MCCA to ensure the area is well placed to respond once funding arrangements are announced.

76. The MCCA will take on the powers held by their local authorities relating to moving traffic offences, to be shared concurrently with constituent highway authorities in line with the provisions of Part 6 of the Traffic Management Act 2004 for authorities outside London.
77. The MCCA will take on powers to issue permits as part of permit schemes to manage disruption. By taking on these powers over local roads, held concurrently with Constituent Councils, the MCCA will also be able to issue permits to manage disruption and will be able to seek agreement from the Secretary of State to run a lane rental scheme seeking contributions from utility companies and for highway works.
78. The Government will provide £50 million for the South Derby Growth Zone / A50 junction, subject to business case approval. The Government will consider the business case for proposals on the Chesterfield Staveley Regeneration Route.

### Buses

79. Each Constituent Council in the MCCA, alongside bus operators, is responsible for managing and delivering bus services. The local authorities have created Bus Service Improvement Plans and will continue to implement these plans, supported by a total indicative allocation of £84 million from Government for the region.
80. Buses are a vital part of the overall transport network and the Mayor's transport strategy will set out a plan for buses across the MCCA area in conjunction with the Constituent Councils. The Government and East Midlands Constituent Councils recognise the opportunity created by this devolution deal to improve bus services across the area and the benefits of integrating bus functions with the MCCA.
81. Subject to the Levelling Up and Regeneration Bill receiving Parliamentary approval and Royal Assent, East Midlands MCCA will be empowered to exercise franchising powers in the Transport Act 2000, including the power to consult on franchising without permission from the Secretary of State.
82. In any Enhanced Partnership or franchising arrangements, the MCCA will seek, within available resources, to facilitate: bus priority; real time information; incentivised ticket schemes; asset improvements; and the accelerated delivery of smart, integrated ticketing.
83. As per the commitment in the National Bus Strategy, the Government is working on the reform of the Bus Service Operators Grant (BSOG). Following the reform of BSOG should the East Midlands MCCA request BSOG be devolved to them, the Department for Transport will work with East Midlands MCCA to devolve BSOG to them in line with the consultation outcome.

84. The MCCA will have powers to run travel concession schemes. The East Midlands MCCA will explore enhanced concessionary fares schemes, including elements for rail and young persons.

### Mass Transit

85. The East Midlands MCCA will explore mass transit opportunities, including integrating and potentially expanding the NET tram system, in support of the emerging East Midlands HS2 Growth Strategy, and will work with Government to deliver this.

### Rail

86. Government will support the East Midlands MCCA in seeking a new rail partnership with Great British Railways, once established, so that their priorities can be taken into consideration in future decisions regarding their local network. The East Midlands MCCA will be considered a priority for these agreements, similarly to Mayoral Combined Authority areas, which will provide the ability to influence the local rail offer. Local priorities will need to be coordinated and compatible with surrounding areas and the needs of the national network.

87. Devolution of transport responsibilities to the East Midlands MCCA offers an opportunity to build on the Integrated Rail Plan for the North and Midlands (IRP), which set out the largest-ever single Government investment in rail. The East Midlands MCCA and the Constituent Councils will work with the Government to support the effective implementation of the IRP - including HS2 East and Midland Main Line (MML) electrification which will provide direct HS2 connectivity for Nottingham, Derby & Chesterfield. The Government has committed to accelerate transport improvements at Toton, such as a station for local/regional services, with delivery subject to significant private sector investment – on a 50:50 match-funded basis with the taxpayer. The East Midlands will work with the Government on the study and identify the required match funding for any potential intervention at Toton.

88. The MCCA will be the key local government point of contact for Network Rail on the Restoring Your Railway and station projects within the area and any equivalent future programmes.

### Active Travel

89. The East Midlands MCCA to be responsible for preparation of Local Cycling and Walking Infrastructure Plan and the East Midlands MCCA will work with Active Travel England on any future walking and cycling schemes to ensure schemes are delivered to high standards, including compliance with Local Transport Note 1/20

(LTN 1/20). All cycling and walking schemes must be approved by ATE as complying with LTN 1/20.

### Future Transport

90. The Derby and Nottingham area has already done significant pioneering work on their Government-funded Future Transport Zone. The MCCA will become the key contact for the Government on low carbon transport solutions and the challenge of 'first and last mile travel' in the area. The Government will continue to work closely with the area, alongside Midlands Connect, to support future aspirations.
91. The Government and Ofgem will work with the MCCA to deliver clean fuel infrastructure that will accelerate the establishment of a Net Zero transport network. This will include initiatives to ensure that sub-national actors, including Distribution Network Operators (DNOs), local government and other actors co-operate effectively when planning our future energy system.

## Net Zero, Energy and Environment

### Net Zero

92. The Government recognises the ambition of the East Midlands to be a leader in pioneering new forms of clean energy generation, and to act as an exemplar for climate change adaptation, with Derbyshire leading the way on local nature recovery and natural capital strategies in collaboration with the Peak District National Park. An ambition to adopt a shared endeavours approach to tackling climate change adaptation and Net Zero targets is clear, and can build on existing ambitious strategies, such as the leading core city response to carbon reduction in Nottingham, including working on energy, climate change adaptation, waste and local nature recovery and biodiversity strategies. In recognition, the government will make an investment in the East Midlands area of up to £9 million via a Net Zero capital funding pot this Spending Review that will enable the East Midlands area to drive their Net Zero ambitions. This investment is subject to agreement of a business case from the area.

93. As part of its Net Zero Strategy, the Government recognises that devolved and local government can play an essential role in meeting national Net Zero ambitions. Local leaders in the East Midlands area and elsewhere are well placed to engage with all parts of their communities and to understand local policy, political, social, and economic nuances relevant to climate action. This is why the devolution framework grants places the opportunity to adopt innovative local proposals to deliver action on climate change and the UK's Net Zero targets.

94. The Local Net Zero Forum, chaired by the Department for Business, Energy and Industrial Strategy, is cross-Government and brings together national and local government senior officials. Through representative organisations on the forum – the Local Government Association (LGA), Association for Public Service Excellence (APSE), Core Cities and the Association of Directors of Environment, Economy, Planning & Transport (ADEPT) – East Midlands MCCA will get the opportunity to discuss local Net Zero policy and delivery issues in the round.

### Networks

95. The Government recognises the need to increase the East Midlands' electricity network capacity to meet future electricity demand. We are committed to ensuring that areas with a devolution deal, including East Midlands MCCA, have a meaningful role in planning our future energy system for net zero, alongside other local areas as appropriate.

### Buildings

96. The Government commits to explore the potential benefits of and design options for a place-based approach to delivering retrofit measures, as part of the

government's commitment in the Net Zero Strategy to explore how we could simplify and consolidate funds which target Net Zero initiatives at the local level where this provides the best approach to tackling climate change. This work will involve inviting East Midlands MCCA to work with the Government through the relevant representative organisations to consider if such an approach could accelerate the meeting of Net Zero goals and provide better value for money.

### Clean heat

97. The Government has confirmed its intention to establish heat network zoning in England and, on 6th July 2022, introduced the Energy Security Bill to Parliament to legislate for zoning and regulation of the heat network sector. Under the zoning proposals, Zoning Coordinators within local government will be able to designate areas as heat network zones where heat networks are going to be the most cost-effective way to decarbonise heating and hot water within the zone. This will enable the East Midlands MCCA to assume the role of heat network Zoning Coordinator for its locality and play a key role in the delivery of heat decarbonisation infrastructure. This includes requiring certain buildings to connect to heat networks within the zones. The Government is committed to have heat network zoning in place by 2025.

### Net Zero infrastructure

98. The UK Infrastructure Bank ("the Bank") will increase infrastructure investment across the UK by partnering with the private sector and local government to help tackle climate change and support regional and local economic growth. The Bank's advisory service, when launched, could offer advice and support to local actors, including the East Midlands MCCA, to help deliver on their objectives, including driving investment into Net Zero infrastructure and innovative local projects. It can also act as a convenor, bringing together local actors for collaborative projects, and where appropriate identifying where projects can be aggregated to achieve greater impacts.

### Green jobs

99. Through the Green Jobs Delivery Group, we are working to ensure that workers, businesses and local areas, including East Midlands, are supported through the Net Zero transition. The East Midlands MCCA now has the opportunity to deliver green skills interventions at a local level through having a greater role in delivering the Adult Education Budget and UKSPF.

100. In order to facilitate a complete view of the energy infrastructure requirements across the East Midlands area, the East Midlands MCCA will fund the commissioning of a local area energy plan (LAEP) to enable long term planning on a regional basis.

## Energy from Waste

101. Through its role in coordinating the delivery of heat network infrastructure, as set out in paragraph 96 we will give the East Midlands MCCA the tools it needs to evolve waste management in the region and exploit opportunities to re-use waste heat. The Energy Bill currently passing through Parliament includes powers for local Zoning Coordinators to ensure that waste-heat sources are used in heat networks and we expect this to be possible for the East Midlands MCCA to develop the potential transformation of power sites such as those at Ratcliffe, Drakelow, and any future expansion of the Nottingham City District Heat Network.

## Environment

102. The East Midlands MCCA commits to producing an MCCA area Flood Alleviation Strategy, working with Environment Agency, Internal Drainage Boards and other key partners, that will help build community and economic resilience. This will support a comprehensive approach to tackling local nature recovery with a focus on green and blue infrastructure and maximising benefits for people, wildlife and our economy. It will not change the roles and responsibilities of Lead Local Flood Authorities.

103. Derbyshire County Council and Nottinghamshire County Council have provisionally agreed to act as the responsible authorities for the preparation of the Local Nature Recovery Strategies (LNRSs) for the Derby City and Derbyshire County, and Nottingham City and Nottinghamshire County LNRS respectively. Formal appointment of responsible authorities will be made following publication of relevant regulations and guidance and confirmation of funding. The Strategies will, for the area that they cover: map the most valuable existing habitat for nature; map proposals for creating or improving habitat for nature and wider environmental goals, and; agree priorities for nature's recovery. Defra will consider the role of East Midlands Combined County Authority in due course. In the meantime, both areas will work to ensure join up where possible across the two LNRS areas.

## Innovation, Trade and Investment

104. Through the deeper devolution trailblazer deals announced in the Levelling Up White Paper, Government will bring together a holistic package of powers, roles, functions and strategic relationships to grow the private sector at a local level.
105. The trailblazers are designed as a blueprint for other devolution settlements, and Government will draw lessons from this approach to make a similarly broad and holistic offer to the East Midlands MCCA in due course. This offer aims to build the resilience of businesses and households in the East Midlands area to cost of living pressures, strengthen the East Midlands area's global competitiveness and empower local entrepreneurs.
106. This offer will explore the following, and potentially other, options to:
- Empower the East Midlands area to be able to secure greater private investment in local priorities, looking at the opportunities presented by the visitor economy.
  - Strengthen the East Midlands area's local innovation capacity to help realise the potential of local innovation assets and the innovation potential of small and medium enterprises, with a particular focus on the area's advanced manufacturing centre and research institutions.
  - Help to realise the global export potential of local businesses in the East Midlands area and maximise the local benefits of international trade.
  - See the East Midlands area play a greater role in the delivery of support to local businesses.
  - Engage the area on the delivery of digital infrastructure and potential economic and public service applications of data and data science.

## Public Service Reform

107. Government supports the East Midlands area in its ambition for public service reform. Government commits to working with the region to explore initiatives to improve delivery of public services jointly with its Constituent Councils, such as how best to support residents with multiple complex needs through effective strategic and coordinated approaches to issues such as homelessness and rough sleeping, domestic abuse and community safety, social mobility and support for young people. Where appropriate, and as part of its Levelling Up agenda, Government will also consider devolving further powers to East Midlands MCCA to support public service reform in relation to the statutory duties held by its Constituent Councils.
108. The Government is committed to relocating roles out of Greater London and closer to the policy issues they are addressing, as set out in its Places for Growth programme. The relocation of policy and senior roles will benefit communities across the UK, enabling more diversity of thought into policy making leading to better-informed policy, built on an understanding of the impacts across the UK and drawing on a more diverse range of experiences, skills and backgrounds. The Government will continue to work with departments on the potential for any future relocations of Civil Service roles to the East Midlands area as part of the Levelling Up agenda. Since March 2020, over 80 roles have already relocated to the area.
109. To complement and support action by the Constituent Councils, the East Midlands MCCA will take on a local authority duty to take action to improve the public's health concurrent with the Constituent Councils. This will allow health to be considered throughout the East Midlands MCCA's activities as well as enable work on local issues where health plays a key role, for example tackling homelessness and rough sleeping.

## Public Safety

110. The East Midlands MCCA, in partnership with the Government, will work with the Derbyshire and Nottinghamshire Police and Crime Commissioners to agree an appropriate arrangement to ensure close collaboration and productive joint working on public safety.
111. The East Midlands MCCA will work with local partners, including the FRAs, PCCs and the Home Office to identify the appropriate long term governance model for fire and rescue services in its area, which meet the principles of good governance set out in the Fire Reform White Paper.
112. The East Midlands MCCA will have a clear role in local resilience, following Government's full consideration of the role and responsibilities of Local Resilience Forums. This may include an opportunity for the East Midlands MCCA to participate in future testing and piloting of potential new roles and responsibilities prior to any fuller national roll out.

## East Midlands' commitments underpinning the Deal

113. The East Midlands Constituent Councils will work with the Government to develop a full implementation plan, covering each policy agreed in this Deal, to be completed ahead of implementation. This plan must be approved by the Government prior to delivery. Any issues of concern with the subsequent delivery of this deal will be escalated to ministers and leaders to resolve, in keeping with the letter and spirit of devolution.
114. The East Midlands MCCA will be required to evaluate the impact of the East Midlands Investment Fund. The East Midlands MCCA and the Government will jointly commission an independent assessment of the economic benefits and economic impact of the investments made under the scheme, including: whether the projects have been delivered on time and to budget. This assessment will be funded by the East Midlands MCCA, but agreed at the outset with DLUHC and HM Treasury, and will take place every five years. The next five-year tranche of funding will be unlocked if the Government is satisfied that the independent assessment shows the investment to have met the objectives and contributed to economic growth. The gateway assessment (as set out in paragraph 37) should be consistent with the HM Treasury Green Book, which sets out the framework for evaluation of all policies and programmes. The assessment should also take into account the latest developments in economic evaluation methodology. The Government would expect the assessment to show that the activity funded through the scheme represents better value for money than comparable projects, defined in terms of a benefit-to-cost ratio and considered in the strategic context of local ambitions for inclusive growth across the whole geography.
115. As part of the implementation of the deal, the East Midlands MCCA and the Government will agree a process to manage local financial risk relating to the deal provisions.
116. Prior to the first mayoral election, the Government will work with the East Midlands area to give the public and stakeholders – including Parliament – a clear understanding of: the powers and funding that are being devolved to East Midlands MCCA; where accountability sits as a result of this deal; and how decisions are made.
117. The Government will continue to work with the Constituent Councils of East Midlands to meet their objectives for the East Midlands area, including in relation to transport, regeneration, economic growth, and tackling local challenges.
118. The East Midlands MCCA and its members will continue to adhere to their public sector equality duties, for both existing and newly devolved responsibilities.

**THE END**