

Agenda

Cabinet

Date: **Thursday 8 December 2022**

Time: **2.00 pm**

Place: **Council Chamber**

For any further information please contact:

Democratic Services

committees@gedling.gov.uk

0115 901 3906

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

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MINUTES CABINET

Thursday 3 November 2022

Councillor John Clarke (Chair)

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

Absent: Councillor Michael Payne

Officers in Attendance: M Hill, A Ball, F Whyley, M Cryer, C McCleary

23 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Payne.

24 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 6 OCTOBER 2022

RESOLVED:

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

25 DECLARATION OF INTERESTS

None.

26 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.

27 MODERN SLAVERY

The Chief Executive introduced the report, which had been circulated in advance of the meeting, seeking approval of the Modern Slavery and Human Trafficking Statement 2021/22, including the associated commitments to practical action.

RESOLVED:

To approve the Modern Slavery and Human Trafficking Statement 2021/22.

28 PRUDENTIAL CODE INDICATOR MONITORING 2022/23 AND QUARTERLY TREASURY ACTIVITY REPORT FOR QUARTER 2

The Director of Corporate Resources introduced the report, which had been circulated in advance of the meeting, informing Members of the performance monitoring of the 2022/23 Prudential Code Indicators, and advising Members of the quarterly treasury activity as required by the Treasury Management Strategy.

RESOLVED to:

Note the report, together with the Treasury Activity Report 2022/23 for Quarter 2 at Appendix 1 to the report, and the Prudential and Treasury Indicator Monitoring 2022/23 for Quarter 2, at Appendix 2 to the report.

29 QUARTERLY BUDGET MONITORING AND VIREMENT REPORT - QUARTER 2

The Director of Corporate Resources introduced the report, which had been circulated in advance of the meeting, updating Members on the forecast outturn for Revenue and Capital Budgets for 2022/23, including all approved carried forward amounts from the 2021/22 financial year, and requesting 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 to the report;
- 2) Note the use of reserves and funds during quarter two as detailed in Appendix 2 to the report;
- 3) Approve the changes to the capital programme included in paragraph 2.3 of the report; and
- 4) Approve the ongoing budget of £76,000 from 2023/24 to enable the proposed increase in the minimum pay level to spinal column point 5, as detailed in paragraph 2.1 of the report, subject to the approval of the proposal by the Appointments and Conditions of Service Committee at its meeting in December; to be funded by savings identified in employee expenses arising from the proposed reduction in National Insurance Contributions.

30 GEDLING PLAN - QUARTER 2 PERFORMANCE REPORT

The Chief Executive introduced the report, which had been circulated in advance of the meeting, to inform Members in summary of the position against Improvement Actions and Performance Indicators in the 2020-23 Gedling Plan at the end of 2022/23 quarter 2.

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 2.

31 PROGRESS REPORT ON CARBON MANAGEMENT STRATEGY AND ACTION PLAN

Consideration was given to a report of the Head of Environment, which had been circulated in advance of the meeting, updating Members on the progress of the Carbon Management Strategy and Action Plan.

RESOLVED:

To note the progress that has been made to date on the Carbon Management Strategy and Action Plan.

32 ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT

None.

The meeting finished at 2.50 pm

Signed by Chair:
Date:

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Report to Cabinet

Subject: Forward Plan

Date: 8 December 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 6 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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Gedling Borough Council

FORWARD PLAN

FOR THE PERIOD 1 DECEMBER 2022 TO 31 MAY 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 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?
Customer Promise Seeking approval for a refreshed Council Customer Promise	26 Jan 2023 Cabinet	Francesca Whyley, Head of Governance and Customer Services	Officer Report	Portfolio Holder for Corporate Resources and Performance	Open No
Burton Road and Station Road To present a business case for developing the Council owned sites at Burton Road and Station Road	26 Jan 2023 Cabinet	Paul Whitworth, Benefits Manager	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open No
Local scheme of validation for planning applications To inform Cabinet of the local scheme of validation for planning applications	26 Jan 2023 Cabinet	Nigel Bryan, Principal Planning Officer	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open Yes
Gedling plan Q3 performance report 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	26 Jan 2023 Cabinet	David Archer, Head of Human Resources Performance and Service Planning	Officer Report	Leader of the Council	Open No
Prudential Code Indicator Monitoring 2022/23 and Quarter 3 Treasury Activity Report 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.	26 Jan 2023 Cabinet	Paul Adcock, Head Of Finance and IT	Officer Report	Portfolio Holder for Corporate Resources and Performance	Open No
Budget monitoring (Q3) and virement report To update members on financial performance information for the 3rd quarter of the 2022/23 year	26 Jan 2023 Cabinet	Paul Adcock, Head Of Finance and IT	Officer Report	Portfolio Holder for Corporate Resources and Performance	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?
General Fund Budget 2023/24 For Cabinet to recommend to Council the revenue budget for the next financial year.	9 Feb 2023 2 Mar 2023 Cabinet Council	Paul Adcock, Head Of Finance and IT	Officer Report	Portfolio Holder for Corporate Resources and Performance	Open Yes
Capital Programme and Capital Investment Strategy To approve the capital spending programme and the capital investment strategy for the next financial year.	9 Feb 2023 2 Mar 2023 Cabinet Council	Paul Adcock, Head Of Finance and IT	Officer Report	Portfolio Holder for Corporate Resources and Performance	Open Yes
Prudential and Treasury Indicators and Treasury Management Strategy Statement 2023/24 To present for Members approval the Council's Prudential Code Indicators and Treasury Strategy for 2023/24, for referral to Council	9 Feb 2023 2 Mar 2023 Cabinet Council	Paul Adcock, Head Of Finance and IT	Officer Report	Portfolio Holder for Corporate Resources and Performance	Open Yes
Local Labour Agreement Supplementary Planning Document To adopt the Local Labour Agreement SPD	9 Feb 2023 Cabinet	Jo Gray, Planning Policy Manager	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open Yes
Open Space Supplementary Planning Document Adoption of Open Space Supplementary Planning Document	9 Feb 2023 Cabinet	Jo Gray, Planning Policy Manager	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open Yes
Calverton Conservation Area Appraisal and Management Plan Approve revised Calverton Conservation Area Appraisal and Management Plan	9 Feb 2023 Cabinet	Jo Gray, Planning Policy Manager	Officer Report	Portfolio Holder for Sustainable Growth and Economy	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?
Gedling Conservation Area Appraisal and Management Plan Approve Gedling Conservation Area Appraisal and Management Plan	9 Feb 2023 Cabinet	Jo Gray, Planning Policy Manager	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open No
Community Asset transfer of Wollaton Avenue Community Centre	16 Mar 2023 Cabinet	Lance Juby, Head of Communities and Leisure	Officer Report		Open No



Report to Cabinet

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

Date: 8 December 2022

Author: Senior Legal Officer

Wards Affected

All wards

Purpose

The purpose of this report is to:

Update Members as to the Council's use of powers under RIPA from 1 April 2021 to 31 March 2022 in line with the Council's RIPA Policy.

Key Decision

This is not a key decision.

Recommendation(s)

THAT Cabinet:

- 1) Notes the content of this report**

1 Background

- 1.1 Under the Council's RIPA policy, Members are required to consider and review the Council's use of RIPA powers and its policy and guidance at least once a year. Cabinet last received a report in December 2021 in relation to RIPA usage for 2020/21. At this time Cabinet approved some minor amendments to the RIPA policy reflecting the changes in the role of Senior Responsible Officer (SRO) and RIPA Co-ordinator following phase 2 and 3 restructures. The Council's RIPA policy remains fit for purpose and does not require further updating at this time.

There is also a requirement under the policy that internal reporting to members is done throughout the year to update on RIPA usage. The

Council's RIPA Co-ordinating officer provides updates when necessary throughout the year to the Portfolio Holder for Local Pride and Community Engagement in relation to the Council's RIPA usage.

- 1.2 Under RIPA, local authorities have the power to authorise directed surveillance (usually covert cameras or covert observations by officers) and the use of Covert Human Intelligence Sources (CHIS) (essentially undercover officers conducting surveillance), if the authorisation is necessary for the prevention and detection of crime or preventing disorder and if the surveillance is proportionate to the aims it seeks to achieve. In respect of directed surveillance, save for a small number of licensing and tobacco offences, any crime or disorder being prevented or detected using RIPA must be a criminal offence which attracts a minimum of six months in custody, the so-called "serious crime" threshold. Since 1 November 2012, any RIPA authorisations or renewals must also have judicial approval from a Justice of the Peace. This is done at the Nottingham Magistrates' Court.
- 1.3 The authorisations under RIPA can only be given by 'Authorising Officers' who for the Council are Directors or the Chief Executive. The entire process is now overseen by the Head of Governance and Customer Services as the SRO with assistance from the RIPA Co-ordinating Officer, who is now the Senior Legal Officer for Litigation and Licensing.
- 1.4 The Council's RIPA processes and procedures come under regular scrutiny. Each year, the RIPA co-ordinating officer or SRO, undertakes an audit of RIPA usage. **There have been no authorisations given for directed surveillance or the use of covert human intelligence sources in the year 2021/22.**
- 1.5 In addition to monitoring RIPA usage, the SRO is required, in line with the Council's policy, to ensure refresher training on RIPA is available to officers on an annual basis. Legal officers recently attended RIPA training provided by external trainers. RIPA training was delivered to all Council officers who may utilise RIPA powers in September 2022. The training consisted of an in person seminar delivered by the Council's Senior Legal Officer for Litigation and Licensing, which was recorded and is available on the intranet to allow those officers who were unable to attend to have access to the training and to ensure knowledge is maintained. Targeted training was also delivered to the Council's Authorising Officers in October 2022 to refresh their knowledge in respect of the authorisation process and criteria to consider.
- 1.6 In addition to the internal annual audit, annual policy review and reports to Cabinet, the Council is also subject to external inspection by the Investigatory Powers Commissioner's Office (IPCO). These inspections are undertaken roughly every 3 years. The last inspection was conducted in April 2020 and involved a paper based exercise as opposed to the Inspector physically visiting the Council. The outcome was reported to Cabinet in October 2020.

The inspection was positive and the Council were commended for their compliance. No formal recommendations resulted from the 2020 inspection. Some informal recommendations were made and related to amendments to the policy. These amendments reflected a statutory change in the length of time juvenile covert human intelligence sources could be authorised for, as well as clarifying the policy in respect of retention of product obtained under a RIPA authorisation. Cabinet approved these amendments in October 2020.

- 1.7 The Inspector also acknowledged that there had been no use of RIPA powers by the Council since 2015, but was reassured that the Council was still taking its responsibilities under RIPA seriously. The Inspector was complimentary about the level of knowledge in relation to RIPA around the organisation, particularly around the use of social media as an investigative tool and the RIPA risks associated with this.
- 1.8 It was reported to Cabinet in the audit for 2020/2021 in December 2021 that there was one informal recommendation from the 2020 inspection which had not yet been formally actioned. The Inspector urged the Council to register with the National Anti-Fraud network (NAFN) for the purposes of obtaining communications data. Communications data includes data from the DVLA, Equifax and a number of other financial/fraud check organisations. Historically the Council have never had cause to collect communications data and although we do not see this position changing, the Council is registered and is a member with NAFN, primarily for the use of the NR3 register regarding the revocation and refusal of hackney carriage and private hire driver's licenses, should it ever become necessary to utilise it.
- 1.9 As the last inspection was in 2020 the Council is therefore due an inspection by the IPCO sometime next year. It is expected the next inspection will again involve a paper-based exercise, where details of the Council's policy, training and register of authorisations will be sent to the IPC for consideration as well as a remote meeting with the Council's RIPA co-ordinator.
- 1.10 The Nottinghamshire and Derbyshire District RIPA working group provides the opportunity to share best practice in relation to RIPA usage and share training opportunities and knowledge. Although in the past this has been a stand-alone group, over the past couple of years it has joined with the Nottinghamshire Information Officers Group as the majority of the members were the same. This group meets at least every three months and is another mechanism by which the Council ensures that compliance with RIPA is maintained and knowledge is kept up to date. Meetings continue to be held remotely and whilst this Council historically chaired the meeting, the chair now rotates between member authorities. There is also a share point website that has been created by the group to share agendas, minutes and useful precedent documents such as draft policies in respect of RIPA.

- 1.11 It is still essential, whatever the level of RIPA usage, that the Council keeps RIPA processes and procedures under close scrutiny. The Council will continue to be subject to inspection in relation to its use of the powers by the IPCO and as such the Council's policy, processes, training and review of RIPA usage must continue, to ensure our processes remain fit for purpose.
- 1.12 It is important that information about RIPA and covert surveillance is disseminated to staff to maintain awareness between training sessions, and the RIPA co-ordinating officer will continue to update officers and Members with any key developments in this area.

2 Proposal

- 2.1 It is proposed that Members note the detail in this report in relation to the Council's use of RIPA.

3 Alternative Options

- 3.1 Members could determine not to receive annual updates in relation to RIPA, however this would be contrary to the Council's policy position. The Inspector made clear in 2020 that even though authorities may not be utilising RIPA powers, appropriate arrangements must be in place to monitor usage and awareness of RIPA must be maintained.

4 Financial Implications

- 4.1 There are no additional financial implications arising from this report. The cost of training and other related RIPA activity are expected to be met from existing budgets.

5 Legal Implications

- 5.1 Where the Council wishes to carry out covert surveillance in relation to an investigation, compliance with RIPA ensures that any such surveillance is properly authorised and full consideration is given to its necessity and proportionality. Where covert surveillance is conducted under a RIPA authorisation, this provides a potential defence to any claim that the surveillance amounted to a breach of the individual's right to privacy under the Human Rights Act 1998. Whilst RIPA authorisations are limited to specific circumstances for local authorities, local authorities must still maintain appropriate processes and procedures to demonstrate compliance with RIPA, this includes ensuring that an appropriate policy document is maintained.

6 Equalities Implications

- 6.1 There are no equalities implications arising directly out of this report.

7 Carbon Reduction/Environmental Sustainability Implications

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

8 Appendices

8.1 None

9 Background Papers

9.1 None

10 Reasons for Recommendations

10.1 To update Members in line with the Councils RIPA policy

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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Report to Cabinet

Subject: Review of Complaints Policies

Date: 8 December 2022

Author: Head of Corporate Governance and Customer Services

Wards Affected

All Wards

Purpose

To seek Member approval of updates to the Council's Complaints, Compliments and Comments Policy and approval of the Unacceptable Customer Behaviour Policy.

Key Decision

This is not a key decision.

Recommendation

THAT Cabinet:

- 1) Approves the amendments to the Council's Complaints, Compliments and Comments Policy at Appendix 1
- 2) Approves the Unacceptable Customer Behaviour Policy at Appendix 2

1 Background

1.1 At October's Cabinet meeting, as part of the annual complaints report, Members were advised that there had been an increase in customers contacting the Council who did have a complaint, but had expressed frustration and on occasion aggression towards members of staff. In addition, Members were advised that there had been two occasions where the Unreasonably Persistent Complainant's policy had been applied to customers to limit their contact with the Council. Members were advised that a review of the Council's Complaints, Compliments and Comments Policy and Unreasonably Persistent Complainant's Policy was underway to ensure the policies remained robust, ensure timescales for responses remained

achievable and ensure that for those officers handling complaints and customers generally, it was clear what level of conduct is expected from both officers and customers.

- 1.2 Nationally, the Institute of Customer Services have, since July 2020 been running a “Service with Respect” campaign to stop the abuse of frontline workers. In June 2022 section 156 of the Police Crime, Sentencing and Courts Act 2022 came into force which introduced a legislative requirement to treat assault against a person providing a public service, or providing services to the public as an aggravating factor when considering sentencing.
- 1.3 It was noted in the annual complaints report to Cabinet that complaint levels at the Council increased by 131 in 2020/21 and remained at this increased level in 2021/22. Whilst some of the increase in complaints were attributed to Covid 19, it is noticeable, following discussions with staff, that the tolerance levels of customers has reduced and that incidents of staff being verbally abused and disrespected has increased.
- 1.4 Of course the Council welcomes and encourages feedback from customers to ensure that services can improve and when the Council has got something wrong, appropriate steps need to be taken to address the matter. It is also recognised that customers have faced challenging times recently and wherever possible the Council offers support and assistance and understands when frustrations may arise. It is however important that staff are not subjected to behaviour from customers either through the complaints process or otherwise that impacts on staff health, safety and wellbeing. It is also important that staff and customers know how such behaviour will be managed and that the Council takes a zero tolerance to abuse and assault of its staff.
- 1.5 Currently, the Council has a Complaints, Compliments and Comments Policy which sets out the process for receiving and administering complaints by the Council. This has been reviewed and some minor amendments proposed to clarify what sort of complaints or challenge would be dealt with under the policy and which would fall outside, for example, an appeal of a planning decision or taxi licence application has its own process of challenge and would not fall under this policy. In addition, to ensure that responses to complaints are dealt with within reasonable timescales, additional wording has been introduced to reflect that complaints may take longer than 10 working days to respond to in exceptional circumstances, not just when the complaints are complex. Capacity is an issue in some departments and whilst staff endeavour to respond to complaints in a timely manner, sometimes, circumstances outside their control may mean the 10 day timescale cannot be adhered to, for example if a key staff member needed to provide a response is unavailable. Finally, in light of the proposal to introduce a new Unacceptable Customer Behaviour Policy which would incorporate the Unreasonably Persistent Complainant’s Policy, references to the latter policy within the Complaints, Compliments and Comments policy have been changed.

- 1.6 Whilst it is necessary to have a policy in respect of unreasonably persistent complainants, it is not always the case that a customer's behaviour is unreasonable as part of the complaints process. There are often occasions when customer's behaviour is persistent and unreasonable but they have no specific complaint. Also, there may be isolated interactions with the Council by customers which whilst not a complaint, are unacceptable in terms of how staff are treated. It is considered necessary to ensure that both customers and staff understand that unacceptable behaviour will not be tolerated by the Council and that staff understand what they can do if they are on the receiving end of unacceptable behaviour which is not directly linked to a complaint.
- 1.7 The Council currently operates an Employee Protection Register (EPR). This is a system whereby certain customers, or premises which may pose a risk to the health and safety of staff are recorded on a register with any appropriate measures imposed to protect those staff who may come into contact with that customer or premises. Each case will be considered on its own circumstances. The EPR is not engaged in every circumstance, for example a one off interaction with a customer on the telephone, where the customer is angry and abusive to staff, may not trigger the entry of those customer details on the EPR, however, staff should not have to suffer such behaviour and as such in order to ensure staff feel supported and have the tools to manage unacceptable behaviour, and to provide clarity to customers about what may happen if unacceptable behaviour is displayed, a new Unacceptable Behaviour Policy has been drafted and is shown at Appendix 2.
- 1.8 The Unacceptable Behaviour Policy provides definitions as to what is considered unacceptable behaviour from customers, it covers unacceptable behaviour from customers in the course of any interaction with the Council, as well as covering how the Council will manage unreasonably persistent complainants. Unacceptable behaviour is defined as follows:

Unacceptable behaviour is any behaviour which is damaging or has hurtful effects either physically or emotionally on other people or that leads to staff being afraid for their personal safety or mental wellbeing.

Examples of this sort of behaviour may include:

- *Verbal or written abuse including prejudice or discrimination*
- *Harassment and intimidation*
- *Bullying, behaviour*
- *Aggressive, malicious, or threatening behaviour*
- *Assault*
- *Injury caused by pets*
- *Threats of harm to staff or property*
- *Unreasonably persistent complainants*
- *Repeated contacts which are vexatious*

- 1.9 The Policy provides a clear process for staff and customers as to how unacceptable behaviour will be handled. Staff are encouraged to report the behaviour immediately to a Manager, the Manager will then investigate the incident. If the Manager considers that the customer behaviour is unacceptable and further action is necessary then the matter will be referred to the relevant Head of Service. The Head of Service in consultation with the Director will then impose any necessary steps to protect staff and prevent further incidents. The actions imposed may include any of the following:
- *Placing time limits on telephone conversations and personal contact.*
 - *Restricting the number of calls that will be taken (for example one call on a specified morning/ afternoon of any week).*
 - *Limiting the complainant to one access channel (telephone, letter, email etc) and/or requiring the complainant to communicate only with one named member of staff.*
 - *Managing contact with the help of an independent advocate.*
 - *Refusing the complainant access to the Council's premises or particular premises eg Leisure Centres.*
 - *Requiring any personal contacts to take place in the presence of a witness or be recorded.*
 - *Refusing to process further complaints about the same matter.*
 - *Where a decision on a complaint has been made – only acknowledging future correspondence or informing the complainant that future correspondence will be read and placed on file but not acknowledged. The complainant should be reminded of their right to refer the complaint to the Local Government and Social Care Ombudsman, or the Housing Ombudsman (if the complaint relates to Council in its capacity as a Residential Social Landlord).*
- 1.10 In relation to unreasonably persistent complainants, the Manager will investigate, and the customer should be warned that if their actions continue they could be considered to be unreasonably persistent under the policy. The Manager should present their findings of investigation to the Head of Service who will determine in consultation with the Director, whether the complainant is unreasonably persistent and what actions should be imposed if any. The actions are as outlined in paragraph 1.9 above.
- 1.11 In all instances, the customer may be referred for inclusion on the EPR. Also, in all instances, the customer will be advised fully for the reasons for any decision and be given the right to have any decision reviewed by a Director. Also, any actions taken in relation to the customer must be kept under regular review.
- 1.12 The new Unacceptable Behaviour Policy will provide clarity for staff and customers as to how unacceptable behaviour will be managed and what may amount to unacceptable behaviour.

- 1.13 The updated Complaint, Compliments and Comments Policy and the Unacceptable Customer Behaviour policy was launched for consultation with all staff during Customer Services Week in October. A number of comments were received from staff. Generally staff were supportive of clarity around the process for dealing with unacceptable customer behaviour. There were some minor amendments suggested to numbering of stages and formatting of both policies which have been taken into account.
- 1.14 It should be noted that any actions taken to restrict a customer's interaction with the Council will be proportionate to the behaviours displayed, the risk to staff and the needs of the customer.

2 Proposal

- 2.1 It is proposed that Cabinet approves the amendments to the Council's Complaints, Compliments and Comments Policy.
- 2.2 It is proposed that Cabinet approve the new Unacceptable Customer Behaviour Policy. If approved, appropriate guidance will be given to staff as to how the policy is applied.

3 Alternative Options

- 3.1 Cabinet could determine not to approve changes in the current policy and determine that no additional policy is required in relation to Unacceptable Customer Behaviour. The changes proposed to the complaint's policy are relatively minor in nature and are made to ensure the policy remains up to date and is clear. The Unacceptable Behaviour Policy is considered necessary to fill a potential gap in policy and process for managing customers who may not be unreasonably persistent complainants, but whose behaviour during interactions with the council is unacceptable. Whilst there is an Employee Protection Register in place, the Unacceptable Customer Behaviour Policy provides clarity for staff and customers as to what behaviour will not be tolerated.

4 Financial Implications

- 4.1 In terms of the financial implications, whilst no specific figures are provided, there is an impact across the Council on capacity, when resources are diverted to dealing with persistent complainants and unacceptable customer behaviour. In addition, there is a risk of time lost by staff whose mental and or physical health is impacted as a result of unacceptable behaviour from customers.

5 Legal Implications

- 5.1 The Council have a complaints' process to enable effective management of complaints, the Local Government and Social Care Ombudsman will only consider complaints where they have been through the Council's complaints process and that process should be clear for customers.
- 5.2 Whilst there is no statutory requirement to have an Unacceptable Customer Behaviour Policy, as an employer, the Council has statutory responsibilities under the Health and Safety at Work Act 1974 to staff and customers to minimise risk of harm. This policy provides a clear framework for staff as to how unacceptable customer behaviour should be managed whilst balancing the needs of the customer to access services.

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. In addition, it is recognised that the Council's customers may represent all protected characteristics set out in the Equality Act. Customer Services staff have received training specifically in relation to customers experiencing mental health conditions and how to manage interactions with those customers. It is recognised that there may be an impact on customers whose behaviour is affected by a mental health condition and this has been mitigated through training and the Council's policy in respect of reasonable adjustments. Every incident reported as unacceptable customer behaviour will be investigated thoroughly and the policy provides a clear process for decision making and route for review. Any equality implications relating to specific incidents of unacceptable behaviour will be considered on a case by case basis.

7 Carbon Reduction/Sustainability Implications

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

8 Appendices

- 8.1 Appendix 1 – Amendments to the Council's Complaint, Compliments and Comments Policy shown in tracked changes.

Appendix 2 – Unacceptable Customer Behaviour Policy.

9 Background Papers

- 9.1 None

10 Reasons for Recommendations

- 10.1 To ensure robust complaints processes and to ensure that staff and customers are clear as to the Council's approach to managing unacceptable behaviour from customers.

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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Complaints, Compliments and Comments Policy

The Council is committed to continually improving the quality of, and access to, the services it provides. We take a positive approach to customer feedback and encourage customers to give us their views.

This policy covers all services delivered by the Council, or for which it has responsibility, it does not include services where there are separate complaints procedures, or routes of appeal, for example the conduct of elections, the conduct of Councillors or requests for information under the Freedom of Information Act, Environmental Information Regulations or Data Protection Act, appeals against planning decisions, or decisions on licence applications. Where there is a separate route of appeal this will be clearly set out in any decision notice. In addition, issues which are in court or have already been heard by a court or tribunal fall outside this policy.

A clear and accessible Complaints, Compliments and Comments process allows the Council to demonstrate its commitment to managing customer feedback effectively.

The purpose of this Policy is to ensure that:

- Providing feedback to the Council is made as easy as possible.
- Feedback is dealt with promptly and efficiently.
- There is effective communication between council staff and both the person making the complaint and any other partners involved in the complaint from an early stage.
- Every effort is made to resolve any complaints that are received at an early stage.
- The Council learns from all feedback received taking appropriate steps to improve service provision or celebrate good feedback.
- There is clarity on the roles of staff with the process. Staff are clear of their role within the process
- Credibility and accountability are maintained through meaningful review and monitoring.

Definitions

For the purpose of this Policy “feedback” includes compliments, comments and complaints and the following definitions will be used:

Compliments

Compliments are specific expressions of satisfaction from customers concerning a function or a service provided by the Council. A simple thank you, usually at the end of a contact, would not normally be considered a compliment.

Comments

Comments are views or suggestions that customers may have about a service that is provided by the Council or an initial request for a service.

Complaints

There is often confusion about what constitutes a complaint, which leads to complaints mistakenly being labelled as requests for service. A request for service is not a situation where the Customer is requesting an item or service that is missing/has been missed, this is a complaint. However a complaint about a taxi driver or noisy neighbour would be treated as a request for service.

Where there is any doubt whether the customer's feedback is a complaint, a comment or a request for service, it is to be treated as a complaint.

A complaint is also any expression of dissatisfaction with the standard of a service that is provided by the Council. This may include the action or lack of action taken by the Council and/or the way in which the service has been provided, including the conduct of staff. This will also include situations where customers state that the perceived failure has repeatedly occurred.

This may include complaints about:

- failure to provide a service, or inadequate standard of service
- how we met a customer's needs
- how we communicated with a customer
- how long we took to deal with a case
- treatment by or attitude of a member of staff
- failure to follow the appropriate administrative process.

The above definitions also extend to complaints in respect of partners or contractors providing services on behalf of the Council, in these cases the contracting/managing department is responsible for ensuring that complaints are investigated, resolved and responded to.

There is no difference between a formal and an informal complaint. Both are expressions of dissatisfaction that require attention as a complaint and provision of a response.

Whistleblowing

A complaint of a serious nature which gives rise to concerns about fraud or corruption will be dealt with under the Council's Whistleblowing procedures.

English language requirement for Public Sector workers

The Council is under a duty to ensure that all staff in customer facing roles are fluent in spoken English to the extent necessary to enable them to perform their role effectively.

If a customer feels that a member of staff in a customer facing role has insufficient proficiency in spoken English for the performance of their role they can complain to the Council. This complaint will then be investigated and a response provided in accordance with the Policy.

Please note that a complaint about a member of staff's accent, dialect, origin or nationality will not be considered a legitimate complaint.

How a customer may provide feedback

A customer may provide feedback either;

- by using the on-line complaints form on the Council's website
- by telephone
- in writing (by email or letter)
- in person
- via a Councillor

We will respond to customers in writing, unless it is appropriate to respond via other channels of contact (for example the telephone or in person).

Customers are encouraged to put their complaints in writing to give as much information as possible to aid investigation. If they are making a verbal complaint, we will take down their details and confirm with them that they wish the complaint to be investigated and how to contact them with the outcome of the investigation. ~~Standard forms are available on the Council's website and at all Council reception areas.~~

The Council's Leisure Centres have 'comments books' available for customers in the Reception areas. The Manager of the Leisure Centre reviews these each day and provides a response in the book, this can be checked by the customer who made the comment, and other customers which ensures there is comprehensive feedback.

The Council will ensure that reasonable adjustments are made to help customers access and use the Council's services. The Council will provide assistance to those who may struggle with providing feedback or require information in another language or format.

Recording compliments, complaints and comments

The Head of Corporate Governance and Customer Services is responsible for the Council's compliments, complaints and comments system.

To ensure that there is consistency across the different Council departments, Heads of Service must designate appropriate staff to receive and deal with any feedback regarding their service areas. They must also ensure that relevant staff in their departments are aware of the importance of recognising what compliments and complaints are and are dealt with and recorded on the Council's compliments, complaints and comments system.

All compliments and complaints must be recorded promptly in the Council's compliments, complaints and comments system and dealt with in the agreed timescales. This will allow the Council to:

- take into account customer feedback;
- pass on compliments to relevant staff;
- learn from mistakes;
- identify improvements to service delivery **and**
- identify training needs.

Where there is a complaint involving more than one department of the Council then the departments involved will identify a lead officer to investigate and deal with the complaint.

If a complaint involves more than one organisation, for example Nottinghamshire County Council, the dealing department should ensure that communication is made with the third party to ensure the Customer receives a proper response and to avoid customers being passed back and forth between organisations.

Where a complainant has directed their complaint to the Council but we are not the appropriate responding body, we will provide the customer wherever possible with details of how to make their complaint to the correct organisation.

Guidance for managing compliments

All compliments should be acknowledged and, if relating to a specific individual or team, relevant staff informed that a compliment has been received.

Guidance for managing comments

All comments should be acknowledged, appropriate action taken and, where relevant, feedback given to the customer within 10 days of ~~recie~~receipt.

Framework for managing complaints

The Council has a three stage complaint process:

Stage 1 - Service Department Complaint (Investigated at point of service delivery)

1. An acknowledgement should be sent within 2 working days of receipt of the complaint.
2. A full response should be sent within 10 working days of receipt of the complaint. If this is not possible because of the complexity of the complaint, or due to other exceptional circumstances, the customer will be advised that the investigation is continuing and given a reason for any delay and an indication of when it the complaint will be completed. Regular contact should be maintained until the complaint is resolved.
3. The customer will be advised in the Council's response of what they need to do to progress to stage 2 if they remain dissatisfied with the outcome of the complaint.

Stage 2 - Service Department Reviews

1. An acknowledgement should be sent within 2 working days of receipt of the request for a review.
2. The relevant Head of Service (or Director if the stage 1 complaint was dealt with by the Head of Service) will ensure that an objective review is carried out for any stage 2 complaint that is received. As well as reviewing the original complaint and the

Council's response under stage 1 of the complaints procedure it will also take in to account any further relevant information provided by the customer.

3. A full response should be sent within 10 working days of the request for a review. If this is not possible, because of the complexity of the complaint, or due to other exceptional circumstances, the customer will be advised that the investigation is continuing, given reasons for any delays and giving given an indication of when it will be completed. Regular contact should be maintained until the complaint is resolved.
4. The customer will be advised in the response that they may complain further to the Local Government and Social Care Ombudsman or the Housing Ombudsman, if the complaint relates to social housing where the Council are the landlord. If they remain dissatisfied with the outcome and sent details of their procedure.

Stage 3 – Referral to the Local Government and Social Care Ombudsman (Ombudsman) or the Housing Ombudsman

Any correspondence received from/sent to the Ombudsman will be handled by the Legal Services Manager on behalf of the Council's Monitoring Officer. The actual referral will also be sent to the relevant Head of Service for their comments.

Feedback relating to staff behaviour

Notifying staff of compliments made about them can improve staff satisfaction, staff morale, customer service and performance. Where a complaint relates to a specific member of staff, the complaint will be investigated in an appropriate way, which may include consideration under the Council's Disciplinary Procedure.

Remedies

Where a complaint investigation identifies that things have gone wrong an appropriate remedy will be determined. Appropriate remedies could include:

- An apology
- An explanation of what went wrong
- Actions to put things right
- Some form of compensation to the customer (in line with delegated powers)

The guiding principle must be that, where possible, the customer is put back in the position they would have been if things had not gone wrong.

Evaluating our response to customers

Customer Services may contact customers, following resolution, asking them to complete a satisfaction form. The aim of this is to provide information to help the Council determine:

- Whether the complaint procedure was accessible and easy to use.
- Levels of satisfaction with the way the complaint was handled and remedy offered

Monitoring

Heads of Service should ensure that they monitor and review outcomes of all feedback that they receive within their departments to identify trends and to use them for discussion at team meetings, staff development and PDRs.

Each quarter, the Head of HR, Performance and Service Planning will collate details relating to the number of compliments and complaints received by the Council for each Service area. These details will be entered onto the Council's Corporate Performance Management System. Following this the Customer Insight Officer will prepare a report and analysis for consideration by Senior Leadership Team.

Unreasonably persistent complainants

On occasions certain complaints can be difficult to resolve and can cause anxiety and distress to customers and employees. Whilst the aim of the council is always to try to find a way to resolve matters, there are occasions when customers become unreasonable or unreasonably persistent in their actions to obtain the outcome that they want.

There is a need to ensure that these complaints are dealt with fairly. However, there is also a need to ensure that Council resources are used effectively and that other customers or employees do not suffer any detriment as a result of their behaviour. There is a separate policy the Unacceptable Customer Behaviour Policy which~~to~~ deals with any unreasonably persistent complainants.

Gedling Borough Council's Unacceptable Customer Behaviour Policy

Unacceptable Customer Behaviour Policy

This policy should be used in conjunction with other Council policies (for example; the Compliments, Complaints and Comments Policy, Equality and Diversity Policy and those policies relating to health & safety) and with consideration to the Council's obligations under the Human Rights Act, Freedom of Information Act, and the Equality Act.

The Council is committed to putting customers at the heart of service delivery. We recognise that our customers may have different needs and may communicate with us in different ways. We believe that all customers have the right to be listened to, understood and respected. We also believe that Council staff have the same right.

Most of the contact that Council staff have with customers is very positive. Very occasionally a customer acts in a way that we consider unacceptable. We understand that people sometimes get frustrated when things don't go right and we encourage our customers to openly express their views to us, and we do want to hear our customers concerns, which we appreciate can be passionately expressed, so that we can put things right. We will not however accept behaviour from customers which is considered to be threatening, intimidatory or abusive to our staff, nor do we accept a customer's behaviour where due to its frequency or manner hinders the Council's consideration of their request or complaint or places an unreasonable burden on the Council's resources in dealing with the matter.

Unacceptable behaviour from customers is rare and this policy and procedures therein will only be applied as a last resort.

The purpose of this policy and procedure is to guide employees and managers on the Council's approach to dealing with unacceptable behaviour from customers. Unacceptable behaviour from customers can arise in any contact with the Council and this policy covers all such contacts where the customer's behaviour is considered unacceptable, including when a customer's unacceptable behaviour arises through contact with the Council under the Council's complaints process.

Any unacceptable customer behaviour will be dealt with on an exception basis and action will be taken to limit their contact with the Council. This will ensure that Council resources are used effectively and that other service users and/or staff do not suffer any detriment as a result of the customer behaviour.

This policy and procedure applies to all Council staff and covers all Council buildings as well as meetings, visits and contacts with customers held off site.

Where the unacceptable behaviour displayed by a customer puts the health and safety of staff at risk, a customer could be subject to inclusion on the Employee Protection Register (EPR). **Staff should raise EPR referrals with their managers whenever this policy and procedures therein are applied.**

What is unacceptable behaviour by customers?

Unacceptable behaviour is any behaviour which is damaging or has hurtful effects either physically or emotionally on other people or that leads to staff being afraid for their personal safety or mental wellbeing.

Examples of this sort of behaviour may include:

- Verbal or written abuse including prejudice or discrimination
- Harassment and intimidation
- Bullying, behaviour
- Aggressive, malicious, or threatening behaviour
- Assault
- Injury caused by pets
- Threats of harm to staff or property
- Unreasonably persistent complainants
- Repeated contacts which are vexatious

Whilst unreasonably persistent complainants are a form of unacceptable customer behaviour, the process for dealing with unreasonably persistent complainants is set out separately within this policy. To be clear, in the process of handling complaints a customer may behave in a way that also, on its own, amounts to unacceptable behaviour, in such instances, depending on the circumstances both processes may apply.

Process for dealing with unacceptable customer behaviour

Unacceptable customer behaviour may include, but is not limited to any of the behaviours listed above. Each case must be considered on its own merits, particularly when considering what action should be taken to address the behaviour. For example, a one off extremely violent outburst may result in a swifter more serious response than an accumulation of behaviour, for example where the volume of contact and the content is considered to amount to harassment.

STAGE 1 – Staff Action

What to do if you are experiencing unacceptable behaviour either on the telephone, face to face or via written communication (response should be adapted depending on method of communication).

- Politely explain to the customer that the Council expects its staff to be treated with respect and ask the customer to moderate their behaviour.
- If the behaviour continues warn the customer what will happen if they do not stop. For example, you may have to pass their call/query to your manager to deal with, or you may end the telephone call, or ask them to leave.
- If the behaviour does not change, follow through on your warning, refer to your manager, end the call, or leave the meeting and report the incident to your manager.

- Where contact is ended explain the reason for this. For example *'I am no longer prepared to continue our conversation because you are swearing and shouting at me'*.
- Report the incident to your manager and complete the Incident report form which is accessed on the Health and Safety software system on the intranet.

What to do if a customer is behaving in a violent or aggressive way towards you or other people (generally face to face)

- End the meeting/interaction with the customer and if you can explain why eg *"I am leaving the meeting now as your conduct is not acceptable"*.
- If possible take action to protect your safety, the customer's own safety and the safety of other staff and customers. This action can include:-
 - Requesting support from a Manager or colleague
 - Pressing the internal panic alarm to summon assistance (if in proximity to an alarm). These are located: under the main customer service reception desk, inside interview booths in customer services, on licensing reception desk and inside housing needs interview rooms.
 - Activating your personal security device (if appropriate)
 - Getting yourself/others to a place of safety
- If the behaviour is threatening the safety of staff or other people call the Police immediately.
- Report the incident to the relevant manager.
- Report the incident to your manager and complete the Incident report form which is accessed on the Health and Safety software system on the intranet.

STAGE 2 – Manager Action

Any reported incident must be reviewed by a manager who was not involved in the initial incident. The manager will:

- Investigate the case including talking to the staff member involved and, if appropriate the customer.
- Consider whether any further action is required or whether this was an incident which can be concluded with no further action or with a warning to the customer about consequences of future unacceptable conduct.
- If, on investigation, the manager considers that further action is required due to the seriousness of the behaviour, or where a warning as to unacceptable conduct has been ignored by the customer, the manager should refer the matter to the Head of Service.

- The Head of Service, in consultation with the relevant Director can then consider the matter and determine what action, if any should be taken in relation to the customer. This may include any of the actions listed in Stage 3 below.
- The manager may also wish to refer the customer at any stage for inclusion on to the EPR.

Where an investigation of an incident by a manager is considered so serious that interim measures need to be put in place whilst the investigation is ongoing, again, the matter should be referred to the Head of Service who can determine appropriate actions (listed in Stage 3) in consultation with Director.

Process for Unreasonably Persistent Complainants

Who is an unreasonably persistent complainant?

An unreasonably persistent complainant may have a justified complaint or grievance, but may pursue them in inappropriate ways, or they may be intent on pursuing complaints that have no substance or which have already been investigated and determined. Their contact with the Council may be amicable but still place heavy demands on staff time.

An unreasonably persistent complainant may exhibit behaviours outlined in appendix 1. The danger is that their complaint, even if it has merits, is treated without a significant degree of seriousness and consideration, which compounds their complaint and leads to criticism of the Council.

STAGE 1 – Referral process to Head of Service

The decision to designate someone as an unreasonably persistent complainant will be made by the Head of Service for the relevant service area, in consultation with the relevant Director. The decision to designate someone as an unreasonably persistent complainant should only be taken where it is proportionate. When referring a complainant to a Head of Service, the relevant service manager should, prior to referral:

- Ensure that the complaint has been or is being investigated properly in line with the Compliments, Complaints and Comments policy. If the complainant asks the same question, due to failure by the Council to adequately respond to the complaint this cannot be considered persistent.
- Ensure that communications with the complainant have been adequate and the complainant is not now providing any significant new information that might affect the Council's view on the complaint.
- Consider whether a face to face meeting with the customer would be beneficial, provided we know nothing about the customer that would make this unadvisable. A face to face meeting may enable a solution to be reached.
- Ensure that if the complainant is contacting more than one department, there is cross co-operation to ensure that all relevant information is collated and provided to the agreed Head of Service

- Contact the customer to warn them that if their actions continue, a decision could be taken to treat them as an unreasonably persistent complainant. This should reference why we may consider they meet the threshold to be considered an unreasonably persistent complainant in line with Appendix 1. This could be done during a face to face meeting if one is held and no resolution is found at the meeting.
- Present a report to the Head of Service identifying the basis on which the customer is considered to be an unreasonably persistent complainant with all accompanying evidence.

When referring a complainant to a Head of Service, the manager should provide the Head of Service with sufficient information to enable them to make a decision the evidence may include a chronology of events, copies of emails or recordings of telephone calls. The Head of Service in consultation with the relevant Director will then determine whether the complainant should be treated as an unreasonably persistent complainant and if they are what action should be taken in relation to the unreasonably persistent complainant. The potential actions are included in **STAGE 3** below.

STAGE 3

Possible action that could be taken in relation to a determination of unacceptable behaviour (including unreasonably persistent complainant)

The actual action that may be taken against a customer who displays unacceptable behaviour or who is deemed an unreasonably persistent complainant should be appropriate and proportionate to the nature and frequency of the customer's contacts with the Council. If it is felt that action should be taken than that could include one or more of the following:

- Placing time limits on telephone conversations and personal contact.
- Restricting the number of calls that will be taken (for example one call on a specified morning/ afternoon of any week).
- Limiting the complainant to one access channel (telephone, letter, email etc) and/or requiring the complainant to communicate only with one named member of staff.
- Managing contact with the help of an independent advocate.
- Refusing the complainant access to the Council's premises or particular premises eg Leisure Centres.
- Requiring any personal contacts to take place in the presence of a witness or be recorded.
- Refusing to process further complaints about the same matter.
- Where a decision on a complaint has been made – only acknowledging future correspondence or informing the complainant that future correspondence will be read and placed on file but not acknowledged. The complainant should be reminded of their right to refer the complaint to the Local Government and Social Care Ombudsman, or the Housing Ombudsman (if the complaint relates to Council in its capacity as a Residential Social Landlord).

In deciding which options to apply, departments should be particularly careful to balance the rights of the individual with the needs of the Council and decisions should be made by the Head of Service for the service area, in consultation with the relevant Director.

It may be appropriate at any stage to consider whether a customer should be included on the Council's EPR.

STAGE 4

Informing the customer

If a decision is made to apply this policy we must write to inform the customer that:

- The decision has been taken that they are an unreasonably persistent complainant or their behaviour is unacceptable and the reason for it
- What restrictions/actions the Council is making as a result of that decision
- How long any restriction will last
- What the complainant can do to have the decision reviewed

Record of actions taken

Adequate records must be kept detailing the reasons why any decision has been made in relation to unacceptable customer behaviour.

Reviewing the decision

When the letter is sent to the customer telling them that the policy has been applied to them they should be told that if they wish to have the decision reviewed they must write to the Head of Governance and Customer Services setting out their reasons for the review within 14 days of the date of that letter.

On receipt of any letter requesting a review of the decision the Head of Governance and Customer Services should refer the matter to the Director of Corporate Resources who will carry out that review (or an alternative Director if the Director of Corporate Resources has already been consulted in relation to this customer under this policy).

The complainant should be then informed, in writing, within 10 working days of receipt of the request for review by the Director of the outcome of the review and, if restrictions are to continue to be applied, when these will be reviewed.

A review of the restriction should be taken when the restrictions imposed expire. If the customer has complied with the restrictions, they will usually be lifted and relationships returned to normal unless there are good grounds to extend them. Where the customer fails to comply with the restrictions or continues to behave unreasonably, the matter will be reviewed by the Director of Corporate Resources to determine whether additional restrictions should be imposed.

Examples of behaviour (either singularly or in combination) associated with an unreasonable persistent complainant

- Refusing to specify the grounds of a complaint, despite offers of assistance with this from the authority's staff.
- Attempting to use the complaints procedure to pursue a personal vendetta against a member or officer of the Council.
- Refusing to co-operate with the complaints investigation process while still wishing their complaint to be resolved.
- Refusing to accept that issues are not within the remit of a complaints procedure despite having been provided with information about the procedure's scope.
- Insisting on the complaint being dealt with in ways, which are incompatible with the adopted complaints procedure or with good practice.
- Making what appear to be groundless complaints about the staff dealing with the complaints, and seeking to have them replaced by a senior officer or with a person named by the complainant.
- Changing the basis of the complaint as the investigation proceeds and/or denying statements he or she made at an earlier stage.
- Using obscene, racist, abusive, offensive, aggressive or threatening language or behaviour in written correspondence or direct personal contacts with staff.
- Introducing trivial or irrelevant new information which the complainant expects to be taken into account and commented on, or raising large numbers of detailed but unimportant questions and insisting they are all fully answered.
- Electronically recording meetings and conversations without the prior knowledge and consent of the other persons involved.
- Adopting a 'scattergun' approach: pursuing a complaint or complaints with the authority and, at the same time, with a Member of Parliament/a councillor/the authority's independent auditor /local police/solicitors/the Ombudsman

- Making unnecessarily excessive demands on the time and resources of staff whilst a complaint is being investigated (i.e. excessive contact to numerous council staff or lengthy complex correspondence every few days and expecting immediate responses).
- Submitting repeat complaints, after complaints processes have been completed, essentially about the same issues, with additions/variations, which the complainant insists, make these 'new' complaints.
- Refusing to accept the decision – repeatedly arguing the point and complaining about the decision.

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Report to Cabinet

Subject: Corporate Peer Challenge – feedback report and Action Plan

Date: 8 December 2022

Author: Chief Executive

Wards Affected

Borough-wide.

Purpose

For Cabinet to consider the Corporate Peer Challenge Feedback Report and to approve the Corporate Peer Challenge Action Plan.

Key Decision

This is not a key decision.

Recommendation

THAT CABINET:

1. Considers the Corporate Peer Challenge Feedback Report.
2. Approves the Corporate Peer Challenge Action Plan.

1 Background

- 1.1 All Councils who are members of the Local Government Association are expected to receive a Corporate Peer Challenge at least every five years. Gedling Borough Council was due a review in 2020 but this had to be postponed due to Covid-19.
- 1.2 A Peer challenge provides robust, strategic, and credible challenge and support to councils, by bringing together political and managerial leadership through the use of member and officer peers.
- 1.3 Peer challenge is a tried, tested and trusted tool. It is not an inspection. It is a tool for improvement, providing opportunities for councils to learn from colleagues in other local authorities. The 'peer team' act as 'critical friends', bringing knowledge and expertise from their respective organisations, gathering information from a range of sources, and then reflecting on and challenging performance in the areas the council has asked to be reviewed.

- 1.4 The peer team for Gedling comprised of one lead member, one LGA associate, two senior officer peers, and one LGA support officer. The team prepared by reviewing a range of documents and information provided to them in advance of the on-site visit, to help ensure they were familiar with the Council and the challenges it was facing. They then spent three days on-site in June 2022 where they:
- Gathered information and views from more than 30 meetings, in addition to further research and reading;
 - Spoke to almost 100 people including a range of council staff together with members and external stakeholders.
- 1.5 The peer team used these meetings to identify strengths and areas for improvement. At the end of the visit, the team gave some informal feedback, presented their initial views to an audience of members and officers, and followed this up with a draft feedback report with key recommendations. The Council was afforded the opportunity to comment on the draft feedback report before it was finalised in the version appended to this report.

The Feedback Report

- 1.6 Gedling Borough Council invited the peer team to visit the council to offer an impartial and informed reflection on its achievements, and to provide an objective assessment on the robustness of its plans to support ongoing improvement. Continuing changes to the Council's operating environment presented the perfect opportunity to take stock and receive peer challenge.
- 1.7 The peer review team recognised that:
- The Council is a well-regarded authority where members are hardworking and clearly dedicated to local residents.
 - There are several examples of good and successful projects.
 - There is significant and valuable performance monitoring.
 - The Council has had to undergo recent staff changes and reductions in order to 'balance the books' after significant funding reductions.
 - The workforce is highly enthusiastic and committed to delivery for the borough.
 - The Council handled Covid well and is moving through the recovery phase. It planned ahead and was able to actively support its residents during much of the most active phase of the pandemic.
- 1.8 The peer review team made several observations and suggestions, and the following are their key recommendations to the Council:
- Reset GBC's ways of working;

- Establish a clear strategy for income generation and cost recovery alongside funding bids;
- Consider comprehensive customer centred approach to transforming service delivery, and what resources and technology are needed;
- Invest to save: good IT systems improve efficiency;
- Consider imaginative ways to increase capacity;
- Build up programme and project management capacity;
- Widen member engagement, particularly through scrutiny;
- Use strategic risks and the Corporate Risk register as part of the corporate planning process;
- Widen partnership engagement to include businesses, LEP and Combined Authority discussions.

1.9 The full Feedback Report (Appendix 1) provides a more detailed overview of their observations and recommendations. The Peer Review Action Plan (Appendix 2) sets out the Council's response to the key recommendations made.

2 Proposal

2.1 Cabinet is asked to consider the Corporate Peer Challenge Feedback Report and to approve the Corporate Peer Challenge Action Plan.

3 Alternative Options

3.1 Members could choose not to consider the Corporate Peer Challenge Feedback Report and to not approve the Corporate Peer Challenge Action Plan, however this process is seen as best practice conducted by respected peers and local authority colleagues.

4 Financial Implications

4.1 There are no financial implications arising from this report. Any financial impacts arising from the plan will be considered separately as actions are developed.

5 Legal Implications

5.1 There are no legal implications arising from this report. There is no statutory requirement to undertake a peer review, however it is considered best practice.

6 Equalities Implications

6.1 There are no equalities implications arising from this report.

7 Carbon Reduction/Sustainability Implications

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

8 Appendices

8.1 Appendix 1: LGA Corporate Peer Challenge Feedback Report.

8.2 Appendix 2: Corporate Peer Challenge Action Plan.

9 Background Papers

9.1 None.

10 Reasons for Recommendations

10.1 A peer challenge presents opportunities for councils to receive endorsements from other local authorities about how well services are being delivered but also to learn how things could be done differently to best meet the needs of the Council and the wider community.

LGA Corporate Peer Challenge

Gedling Borough Council

21st – 23rd June 2022

Feedback report





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1. Executive summary

Gedling Borough Council (GBC) is a well-regarded authority in one of the more urban areas of Nottinghamshire. Councillors are hardworking and clearly dedicated to local residents. There are several examples of good and successful projects, although co-ordinating these needs some improvements. There is significant and valuable performance monitoring, but it is not yet fully used to drive service improvements.

GBC had to undergo recent staff changes and reductions, in order to balance the books after significant funding reductions. This has resulted in a workforce that is limited in its capacity to be flexible and respond to sudden and unexpected changes. The workforce is highly enthusiastic and committed to delivery for the borough. Although capacity is a major issue, it is not currently running through the corporate planning and risk management process.

GBC handled Covid well and is moving through the recovery phase. It planned ahead and was able to actively support its residents during much of the most active phase of the pandemic. It has been intentionally operationally focused on its recovery phase, to support staff delivering the many projects that are under way, and now needs to focus more on its strategic elements.

GBC has not yet realised the opportunities it could have when bidding for funds from central government. Cross-organisational strategic thinking, planning and learning could be improved.

The peer team encourage GBC to look forward several years and consider what it wants to achieve, and how it wants to achieve that. It is important to work towards key decision points, such as around transforming services or considering savings issues. How are all members involved in looking to GBC's future? What is the route map for making necessary savings and delivering services in a different way? The new Gedling Plan, post 2023 elections, is an ideal opportunity to do this, but the team encourage the council to be considering those issues, particularly in relation to financial savings, or transforming the way the council operates, in the meantime.

Key recommendations

There are several observations and suggestions within the main section of the report. The following are the peer team's key recommendations to the council:

1.1. Reset Gedling Borough Council's ways of working

Learn from how people worked during the pandemic. Many people have demonstrated increased productivity and morale by being able to work in a more agile fashion, sometimes from home, and sometimes from the office. Consider how GBC can maximise this experience to encourage a wide range of people to work for the council, in a flexible manner.

1.2. Establish a clear strategy for income generation and cost recovery alongside funding bids

Councils are expected to be largely self-sufficient. Consider how GBC might increase the council's income generation and cost recovery mechanisms in order to reduce the effects of reducing grants from central government. The sector is increasingly dependent on successful funding bids to individual pots of money, and it is important to invest in the skills and knowledge to improve the council's success on funding bids.

1.3. Consider comprehensive customer centred approach to transforming service delivery, and what resources and technology are needed

Like all councils, GBC has experienced significant cuts in funding. Until now, it has managed to do more with less, through cuts to staffing and restructures. However, the team suggest that the council considers transformation to service delivery. Focusing more on a customer centred approach, GBC may well find that it can deliver services in different ways, so long as there is the technological investment to increase effectiveness and efficiency.

1.4. Invest to save; good IT systems improve efficiency

The team heard about multiple IT systems in the council, which are not integrated, and do not allow analysis of complaints and other customer feedback to improve service delivery. Investing in appropriate customer service technology, linking all services, would enable the organisation to be acting more effectively and efficiently.

1.5. Consider imaginative ways to increase capacity

GBC's capacity is extremely stretched. Explore with nearby councils how GBC could share staff, perhaps on a temporary basis.

1.6. Build up programme and project management capacity

This will enable the council to transform service delivery and management. The peer team suggest that the council explores how other councils have established transformation teams whose focus is on developing funding bids and identifying opportunities for further financial council efficiencies. Programmes and projects should have clear timescales and be linked directly to delivering council priorities.

1.7. Widen member engagement, particularly through scrutiny

The team recommend that the council establishes a Member Development Working group which includes Democratic Services officers and councillors from all parties. This group would ensure councillors are kept abreast of ongoing changes to local government and provide other support which assist councillors in being effective in their ever-changing role. The Member Induction programme in 2023 provides an opportunity to re-set Member development as part of a wider programme ensuring that Scrutiny arrangements involve a wide range of backbench councillors in working groups and project work.

1.8. Use strategic risks and the Corporate Risk register as part of the Corporate planning process

Ensure that strategic corporate risks are understood by senior Members and Officers and relevant service managers and that these are used to inform service planning and council priorities. Establish a clear route map for the major decisions that need to be taken, based on these strategic risks.

1.9. Widen partnership engagement to include businesses, LEP and Combined Authority discussions

To ensure that Gedling maximises the benefits of the LEP and the Combined Authority, it is important that it is involved in strategic sub-regional discussions. This will also help the business communities in Gedling.

2. Summary of the peer challenge approach

2.1. The peer team

Peer challenges are delivered by experienced elected member and officer peers. The make-up of the peer team reflected the focus of the peer challenge and peers were selected on the basis of their relevant expertise. The peers were:

- Councillor Phil Bialyk: Leader, Exeter City Council
- Alan Goodrum: LGA Associate, former Chief Executive, Chiltern and South Buckinghamshire Councils
- Helen Kemp: Director of Business and Skills, Tees Valley Combined Authority
- Damilola Bastos: Head of Finance, East Suffolk Council

2.2. Scope and focus

The peer team considered the following five themes which form the core components of all Corporate Peer Challenges. These areas are critical to councils' performance and improvement.

1. **Local priorities and outcomes** - Are the council's priorities clear and informed by the local context? Is the council delivering effectively on its priorities?
2. **Organisational and place leadership** - Does the council provide effective local leadership? Are there good relationships with partner organisations and local communities?
3. **Governance and culture** - Are there clear and robust governance arrangements? Is there a culture of challenge and scrutiny?
4. **Financial planning and management** - Does the council have a grip on its current financial position? Does the council have a strategy and a plan to address its financial challenges?
5. **Capacity for improvement** - Is the organisation able to support delivery of local priorities? Does the council have the capacity to improve?

2.3. The peer challenge process

Peer challenges are improvement focused; it is important to stress that this was not an inspection. The process is not designed to provide an in-depth or technical assessment of plans and proposals. The peer team used their experience and knowledge of local government to reflect on the information presented to them by people they met, things they saw and material that they read.

The peer team prepared by reviewing a range of documents and information in order to ensure they were familiar with the council and the challenges it is facing. The team then spent three days both virtually and onsite at Gedling, during which they:

- Gathered information and views from more than 30 meetings, in addition to further research and reading.
- Spoke almost 100 people including a range of council staff together with members and external stakeholders.

This report provides a summary of the peer team's findings. In presenting feedback, they have done so as fellow local government officers and members, recognising that the peer challenge took place at a moment in time, and that the council will have started to address the feedback as soon as the peer challenge took place.

3. Feedback

3.1. Local priorities and outcomes

Councillors and officers meet with the public through a programme called The Gedling Conversation. This is part of a proactive programme of meetings and events which are enabling the council to learn the public's views and opinions on priorities and on local needs.

The council is clear about what it wants to achieve however there is more to do in clearly identifying the specific outcomes it wants to achieve. It will be important for GBC to ensure it has a shared understanding of what success involves and that members are focused on delivering the council's higher level strategic objectives with clear activity that contributes to achieving them. An example is GBC's declaration of a climate emergency and the need to now identify clearer deliverables such as establishing recycling points in the civic centre and around the borough underpinned by recycling targets to be achieved within specific timescales.

There are small practical steps which may not be much in terms of finances but are a visible demonstration of the council's commitment to its Climate Emergency Declaration. For example, the council's catering arrangements (such as removing coffee machines in meeting rooms), and efficiency policies (for example continuing to reduce the amount of printing when sharing information with councillors). These may be small examples, but they are a visible commitment to the Climate Emergency declaration. The team recommends that the council considers further what GBC has direct responsibility for delivering and where it may collaborate with other organisations to achieve timely and trackable outcomes.

Major decisions will soon need to be taken in relation to the council's future strategy on the delivery of the borough's leisure services. There would be benefit in GBC taking its thinking forward as a priority and doing so in a timely fashion.

3.2. Organisational and place leadership

Councillors care about their community and demonstrated knowledge about residents and residents' needs. They are generally active with their constituents, including specific activities such as the Gedling Conversation every two years. Much of this engagement was planned and undertaken prior to the pandemic; technological developments offer an opportunity to evolve, increasing participation through online engagement as well as other forms of listening and talking. The peer team encourage Gedling's councillors to re-start this engagement as soon as possible and in a fashion which reflects the post-pandemic public health environment in which all councils are now operating.

Gedling council's communications functions are regarded as positive as evidenced by GBC's informative and engaging council magazine. Many staff live within the borough and are great ambassadors for the council.

The peer team spoke to several public and voluntary sector partners who all spoke highly of Gedling BC. The team encourage the council to explore how it might replicate these good relationships with others who have a stake in the future economy of the borough, for example more direct engagement with local businesses. The Local Enterprise Partnership (LEP) and Combined Authority plans did not feature in many of the conversations during the peer challenge. The team encourages GBC to maximise its influence in these discussions in order that Gedling

is well placed to maximise the benefits of devolution for its residents and businesses.

There is an Equality, Diversity and Inclusion (EDI) strategy, action plan and objectives in place. This represents a good foundation on which good ideas and thinking can become properly embedded with services identifying explicitly how they contribute to the strategy and achieving the council's equality objectives.

The council conducted a consultation on the strategy however the response to this was not as positive as GBC might have hoped. In future work on reviewing its EDI strategy, the peer challenge team encourage the council to proactively involve its partners. For example, this could be done by jointly setting objectives that address inequalities for the local communities, with a clearer focus on how the council can achieve these objectives in partnership with other agencies and sectors.

3.3. Governance and culture

The Leader and Deputy Leader have significant levels of responsibility for key corporate areas. Whilst their strong leadership in these areas is positive, the council may wish to ensure a wider cohort of responsibility for some of these corporate functions which extends beyond these two individuals. This would provide greater resilience of leadership and reduce risks associated with either of them not being available for any reason.

One way in which wider resilience might be achieved is for a wider cohort of cabinet members to take on more responsibilities. There may also be some value in non-executive members being more directly involved in policy-making processes at an early stage, through robust scrutiny arrangements.

Overview and Scrutiny arrangements offer a wide range of options to increase Member engagement in the decision-making processes without slowing it down. This could be through task and finish groups and select committees, as well involving non-executive members in working with partners to scrutinise future plans to enhance policy development. Members did not talk about recent examples (review of waste collection, flooding and sewage discharge); implying that these options are not currently being maximised. The Peer Challenge team encourage GBC to explore ways to involve non-executive Members more widely in these areas of the council's business. This could include cabinet members taking a greater lead in consulting

with fellow councillors, taking a greater lead in working with Scrutiny and engaging with the public in their areas of responsibility. Scrutiny arrangements can also provide an opportunity to examine the budget and the Medium-Term Financial Strategy in detail.

A significant number of senior officers are new. They are aware of recent changes in the sector, particularly regards to finances and legal responsibilities, but there have been reports that their professional expertise has been questioned by long-standing members. It is important that all Gedling's members fully understand the changed nature of local government, particularly with respect to finance and governance. This is a challenge, particularly if councillors have been in role for many years and may be reluctant to attend briefings or development sessions. However, it is important in order to ensure that the council maximises the new opportunities that are available to local government, particularly with regards to scrutiny arrangements and funding.

Members are generally aware of forthcoming changes to the council make-up, due to various reasons. However, little thought appears to have been given to member succession planning. Increasing the involvement of backbenchers in decision-making and expanding the responsibilities of cabinet members will help. One suggestion is to establish a small member reference group for each Cabinet Member (known at other councils as a Policy Advisory Committee). This will help to improve wider Member engagement and broaden responsibilities.

The risk register is well organised, but it is not widely shared or used to drive corporate planning. The peer team recommend that GBC use the risk register as the basis for a specific planning session, with senior councillors and senior officers, and subsequently with the wider management team. More emphasis on strategic, rather than operational risks is needed. A specific planning session or away day could include strategic risks in its focus. This would help embed the register in the priorities of the council and service delivery plans.

3.4. Financial planning and management

The peer team was unable to speak to the portfolio holder for Finance due to illness. This section is therefore based on the evidence that was available, and the peer team recognise this limitation in the feedback.

All appropriate financial systems are in place, and officers give appropriate and good advice. The Medium-Term Financial Strategy (MTFS) is clear and straightforward. There are clean reports from both internal and external audit.

However, not all councillors appear to be fully aware of the shift in local government finance. The team recommend that the council looks at how GBC becomes more self-sufficient through fees and charges, such as green waste, planning fees, and car parking.

All councils need be smart about bidding for funds, and the team recommends that Gedling increases its knowledge about bidding rounds and improves the expertise and skills in-house for funding bids. For example, the UKSPF funds: every council has an allocation, but there still needs to be a successful investment plan on how those funds are going to be used. There appeared to be little progress being made to develop the investment plan when the team were on site. Lead Local Authorities were asked to complete an investment plan that was developed with local stakeholders, and to detail how they intended to use and deliver the funding to address the key themes of Community and Place, Supporting Local Businesses, and People and Skills. It was not mentioned by either GBC or its strategic partners as an opportunity to work strategically by engaging with partners to ensure they would submit an adequate investment plan. It appears to be a high risk that GBC may not get its allocation without changing its approach to funding bids. There has been no confirmation from central government than any monies could be rolled forward, and experience from other councils shows that the investment plans go through several iterations before being agreed. In addition, there is a risk of losing certain employment skills and business support services which had been funded by the EU, and which the UKSPF is intended to replace. Although these are county council services, they will have an impact on the residents in the borough and the UKSPF Investment Plan could help to bridge the subsequent gap.

The team were concerned that not all members really understand the seriousness of the financial situation. The basics, the nuts and bolts of finances are good, the team questioned if councillors recognise that bidding for funding pots is the norm, and there is a need to be both more efficient and more commercial. Councils need to try to be self-sufficient and not rely on central government grants. The peer team recommend that councillors consider how fees, charges and generating income

helps GBC to maintain good service delivery to meet the needs of its residents, and how service users can contribute to cost recovery. Then if the Fair Funding Review bears fruit, GBC can use that money to help community activity and services. Setting out a prioritised list of savings, and how to achieve them, would be another useful exercise for a corporate away day, with all Members. At the moment, GBC does this as part of the Cabinet Budget Awayday; the team recommend expanding this to include all Members.

3.5. Capacity for improvement

The council is operating with very limited capacity. Capacity is being stretched and there are some areas where expertise and knowledge need to be developed, for example funding bids. The good relations between Unison and senior staff helps towards staff generally having good morale.

There are good resources in performance, complaints and compliments but this information is not being used to drive improvement and service delivery or linked into corporate risk. Complaints and compliments offer an ideal starting point for service transformation and redesign. They are a great way to cement a customer focused approach. Although there is a system for managing and reporting complaints and compliments through Directors, they are not being used as part of a transformational process. This is probably due to the lack of programme management capacity, and skills not being developed in-house. Improving programme management, and corporate oversight, alongside transforming service delivery will help to drive efficiencies. Programmes and projects need clearer timescales, objectives and outcomes. Project, as well as programme management could be improved.

The Information, Communication and Technology (ICT) infrastructure is not efficient. There are reportedly seven different systems which cannot talk to each other and no single customer relations management (CRM) system to collect and manage customer service data. ICT can be an enabler, transforming services making them much more efficient, for example through online transactional activity and improved customer experience when all contact can be traced. The peer team recommend that GBC redesigns services, rather than review them. The ICT systems can then be commissioned to support that redesign. In the past, GBC has focused on changes to structure and cuts to staffing rather than transformation. The peer team recommend

that the council changes this approach.

The council is doing more with less and has been delivering the budget through cuts. However, the limited capacity that GBC has could be more effective if the council invests in ICT infrastructure to improve efficiency. This will build resilience as well as make necessary savings. Capacity could also be gained by working with others who also lack capacity in similar areas.

Officers are attending local and regional networks, but more could be done to maximise the support mechanisms those networks provide. East Midlands Councils, networks of Nottinghamshire councils (for both councillors and officers) offer opportunities for learning and potentially shared capacity.

There is a comprehensive service planning process, but services lack the flexibility for mid-year shocks and opportunities that present themselves. Gedling BC needs to develop the flexibility to be able to change direction if resources, circumstances and engagement demand. One partner recommended that the council should: *“Be ruthless about priorities”*.

4. Next steps

It is recognised that senior political and managerial leadership will want to consider, discuss and reflect on these findings.

Both the peer team and LGA are keen to build on the relationships formed through the peer challenge. The CPC process includes a six-month check-in session, which provides space for the council’s senior leadership to update peers on its progress against the action plan and discuss next steps.

In the meantime, Mark Edgell, Principal Adviser for East Midlands, Yorkshire and the Humber and the Northeast Regions, is the main contact between your authority and the Local Government Association. Mark is available to discuss any further support the council requires. He can be reached on email: mark.edgell@local.gov.uk or by telephone on 07747 636910.

6. Appendix 1 – Signposting

Charnwood DC – recent investment in customer service technology. This helps to manage and link complaints, compliments and other feedback directly to service delivery

East Suffolk DC – improved internal skills by sharing staff on a temporary basis with another council, and actively encouraging permanent staff to learn from them.

East Suffolk DC – Work on UKSPF Investment Plan with strategic partners

CORPORATE PEER CHALLENGE ACTION PLAN

Recommendation	Commentary	Action and Proposed Outcome	Timescale
Reset GBC's ways of working.	The council implemented a new flexible and agile approach to working on 1 April 2022. Requirements are in place for 2 days in the office and optional for up to 3 days working agile pro rata. Note: in the office also includes working from alternative sites, attending training courses etc (everything but sat at home).	1. Review after 9 months for suitability, success or otherwise and assess options.	January 2023
Establish a clear strategy for income generation and cost recovery alongside funding bids.	Fees and charges are reviewed each year and benchmarked against neighbours and nearest competitors. A corporate charging strategy has been in development for some time. The council has ventured into commercial activity but capacity and resilience is a limiting factor. Current resources do not allow for consultants to be brought in to develop 'on the shelf' projects that would be suitable for new government bidding rounds.	<ol style="list-style-type: none"> 1. Introduce corporate charging strategy that sets out the basis of charging for each service i.e surplus, cost-recovery, subsidise. Strategy to include guidance on concessions, discounts and marketing promotions. 2. Deliver a more in-depth benchmarking exercise on fees and charges. 3. Review potential for operating in new 'marketable' areas. 4. Identify council services that currently do not charge but have the ability to do so. 5. Assess options for developing skills and knowledge within the council to deliver funding bids. 	<p>March 2023</p> <p>March 2023</p> <p>April 2023</p> <p>April 2023</p> <p>April 2023</p>

<p>Consider comprehensive customer centred approach to transforming service delivery, and what resources and technology are needed.</p>	<p>The council has tried shared services with limited success, and there are relatively few service contracts that GBC purchases from another authority or vice versa. The council still tries to deliver the same services in the same way that it has always done and workforce capacity is becoming an issue. This has been recognised and a strategic review of leisure services has been commissioned with final feedback due in March 2023.</p>	<ol style="list-style-type: none"> 1. Complete the strategic review of leisure services and assess options for delivery of recommendations. 2. Consider different financing models and alternative methods of service delivery for leisure. 3. Review alternative service delivery model options for other frontline services. 	<p>April 2023</p> <p>April 2023</p> <p>June 2023</p>
<p>Invest to save; good IT systems improve efficiency.</p>	<p>Service investment in ICT has historically been delivered in departments or designed by the in-house programmer. A strategic review of ICT provision has been commissioned and part delivered. The council currently does not have a Customer Relations Management (CRM) system to coordinate customer requests and feedback.</p>	<ol style="list-style-type: none"> 1. Complete the ICT strategic review and determine services where software is duplicated, or where better alternatives could be employed. 2. Explore options for business transformation using ICT as the driver for change. 	<p>March 2023</p> <p>June 2023</p>
<p>Consider imaginative ways to increase capacity.</p>	<p>Many council jobs in GBC and neighbouring authorities are difficult to recruit to, and councils have a nervousness about losing good staff through sharing agreements. Sharing of skills, knowledge, policies, procedures and procurement already exists but we can always do more.</p>	<ol style="list-style-type: none"> 1. Review current partnership working arrangements that are already in place and determine if there is capacity for further work. 2. Focus on priorities and seek new delivery partners or expand on current arrangements. 	<p>April 2023</p> <p>June 2023</p>

	<p>Devolution measures may provide greater opportunities in this regard.</p> <p>Looking laterally across other public sector bodies may provide a part solution to this, as would working 'smarter' with our community partnerships.</p>		
Build up programme and project management capacity.	<p>The Senior Leadership Team sits on the Programme Board and tracks progress on projects using project management skills / tools in the delivery of schemes.</p> <p>Capacity and internal funding have always been an issue when developing compliant bids that seek Council match-funding.</p> <p>There is also an awareness that limited resources and a lack of project management capacity places significant pressure on individual staff/teams to deliver schemes on top of their normal duties.</p> <p>The Shared Prosperity Fund provides an opportunity to employ a Programme Manager role that would help to alleviate some of the pressure and refocus on priorities.</p>	<ol style="list-style-type: none"> 1. Once approved, use the Shared Prosperity Funding to employ a full time Programme Manager. 2. As part of the budget process, develop a new project delivery programme over the upcoming four-year Gedling Plan that acknowledges the council's limited resources. 	<p>February 2023</p> <p>February 2023</p>
Widen member engagement, particularly through scrutiny.	<p>A member training programme is currently in operation, and plans for a new member induction programme for incoming councillors are being developed.</p> <p>The Overview and Scrutiny Committee already has an agreed full programme of review work in place which reports to Cabinet on their recommendations.</p>	<ol style="list-style-type: none"> 1. Trial a member development working group (MDWG) which includes democratic services officers and councillors from all parties, and implement any early recommendations for improvement to the scrutiny process. 	April 2023

		<ol style="list-style-type: none"> 2. Deliver the new member induction programme. 3. Develop a new councillor newsletter that communicates news on council activity periodically. 4. Council Leader to strengthen the Cabinet and introduce a new portfolio holder, update their responsibilities, and meet on a regular basis in addition to scheduled Cabinet meetings. 5. Council Leader to hold periodic feedback / update sessions with Group backbenchers. 	<p>May 2023</p> <p>December 2022</p> <p>December 2022</p> <p>January 2023</p>
Use strategic risks and the Corporate Risk register as part of the Corporate planning process.	<p>The Corporate Risk Strategy has been in place for some time and requires updating. Updates on the Corporate Risk Register are reported to the Audit Committee on a quarterly basis.</p> <p>Cabinet members will not be aware of these unless they read the Audit Committee agenda or the Chair of the committee provides a briefing.</p> <p>Departmental risks feed into the Corporate Risk register and are discussed at the monthly portfolio-holder meetings.</p>	<ol style="list-style-type: none"> 1. Update the Corporate Risk Strategy and refresh the Council's approach to risk management and embed across the organisation. 2. Use the new councillor newsletter to provide members with an update on mitigations actioned and emerging risks. 3. Hold a risk management session with Cabinet members. 4. Link the delivery of mitigations against corporate risk to the individual service plans and overarching Gedling Plan. 5. Use the Council's performance management system (Pentana) to monitor actions against risk. 	<p>February 2023</p> <p>December 2022</p> <p>March 2023</p> <p>March 2023</p> <p>January 2023</p>

		6. Deliver a new Gedling Plan 2023-2027.	March 2023
Widen partnership engagement to include businesses, LEP and Combined Authority discussions.	<p>All district and borough councils are engaged in the devolution process and the D2N2 bid for an East Midlands Mayoral Combined County Authority (EMMCCA) due to come into being in May 2024.</p> <p>The LEP will likely be absorbed into the EMMCCA as part of this process.</p> <p>The Leader, Deputy Leader, Chief Executive and other senior officers are already involved in regional and sub-regional discussions, meetings and working groups.</p>	<ol style="list-style-type: none"> 1. Council to endorse the EMMCCA devolution deal, and aim to work strategically across the D2N2 region. 2. Prepare a 'benefits package' that demonstrates the 'corporate ask' of GBC to the new Mayor and EMMCCA in terms of skills, employment, transport infrastructure etc. 	<p>November 2022</p> <p>January 2023</p>

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Report to Cabinet

Subject: Houses in Multiple Occupation (HMOs) in the Netherfield Ward

Date: 08 December 2022

Author: Head of Development and Place

Wards Affected:

Netherfield

Purpose:

This an updated report is to inform Members of the suitability of implementing an Article 4 direction to introduce a requirement for planning permission to change from a C3 Dwellinghouse (family dwelling) to a C4 HMO (3-6 unrelated people who share facilities) in the Netherfield Ward.

Key Decision: No

Recommendation(s)

THAT Cabinet:

- 1) Agree that there is currently insufficient evidence to demonstrate that an Article 4 direction or any other measure is necessary to protect local amenity or the well-being of the Netherfield Ward.**
- 2) Agree that the overall number of HMOs in the Netherfield Ward should be monitored.**

1 Background

- 1.1 On 20 April 2022 the Council resolved to refer the principle of making of an Article 4 Direction to remove permitted development rights for change of use from Use Class C3 (dwelling house) to Use Class C4 (house in multiple occupation) covering the Netherfield area, to Cabinet. The Council also called upon the government to reverse the legislation it introduced in September 2010 that removed a requirement for planning permission for HMOs, and resolved to write to local members of parliament accordingly.
- 1.2 Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application.

- 1.3 Appendices 1 and 2 were considered by Cabinet on 16 June 2022. Cllr Payne proposed an amended recommendation, seconded by Cllr Hollingsworth which was carried. This is detailed below:
- 1) Share residents' concerns about a potential increase in the number of HMOs in the Netherfield Ward, notes actions already taken by the Council to implement HMO Licensing across the borough and introduce Selective Licensing in Netherfield in 2018.
 - 2) Endorse the Leader of the Council writing to government calling for a reversal of legislation introduced in October 2010 which removed the requirement for planning permission for HMOs and opened up the risk of proliferation of HMOs without adequate input from local communities; and
 - 3) Requests officers to report back to Cabinet within six months with a further update to allow Cabinet to further consider and determine if there is sufficient evidence to demonstrate an Article 4 Direction and/or other measures local amenity or well-being of the Netherfield ward
- 1.4 The Leader and Deputy Leader of the Council have now written to government calling for a reversal of legislation introduced in 2010 which removed the requirement for planning permission for HMOs and opened up the risk of proliferation of HMOs without adequate input from local communities.
- 1.5 An Article 4 direction is a direction made under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which enables the Secretary of State or the local planning authority to withdrawn specific permitted development rights across a defined area. The National Planning Policy Framework (NPPF) advises that the use of Article 4 directions to remove national permitted development rights should be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area and in all cases, be based on robust evidence, and apply to the smallest geographical area possible.

2 Proposal

- 2.1 An updated analysis of the suitability of implementing an Article 4 direction is attached at Appendix 3 of the report. The report considers the current evidence available to the Council including the following:
- An assessment of planning applications proposing 7 bedroom HMOs at 56 Meadow Road, 45 Ashwell Street, 112 Victoria Road and 49 Chandos Street. The applications have been determined to be compliant with the NPPF, Greater Nottingham Aligned Core Strategy (Part 1 Local Plan), Local Planning Document and the Parking Provision for Residential Developments – Supplementary Planning Document.

- Concerns raised at a residents meeting held on 03 March 2022 at St Georges Church, Victoria Road Netherfield. None of the concerns either singularly or in combination would merit suitable justification to progress an Article 4 direction.
 - A written submission by Tom Randall MP received by the Leader of Gedling Borough Council on 20 April 2022 detailing the results of a survey undertaken by the MP and a County Councillor. The data indicates that the respondents have concerns about HMOs, and whilst these may be valid concerns, this does not demonstrate that an Article 4 direction is justified.
 - An analysis of applications made by Landlords for a HMO Licence under the Housing Act 2004. In Netherfield, licences have been granted at 5 properties. The number is one higher than reported previously as a licence issued in 2018 to a property with a Carlton address is actually within the Netherfield Ward. The Council has received HMO license applications for 3 further properties which are still being processed. No licence application has been made for 49 Chandos Street as it is not occupied by 5 people.
 - Number of smaller HMOs. The report previously considered by Cabinet on 16 June 2022 stated the precise number of smaller HMOs accommodating 3 or 4 unrelated individuals sharing was unknown but understood to be low. An analysis of applications made under the Netherfield Selective Licensing Area has since identified that there are 3 properties, each with 3 occupants.
 - Comments from the Community Protection Manager. Their comments confirm that antisocial behaviour levels reported to the Council in respect of known HMOs in Netherfield remain low and the position is unchanged since June 2022.
- 2.2 There are 2915 residential properties within the ward of Netherfield. An assessment of the composition of the housing stock in Netherfield concludes that only 0.31% (9 properties) is comprised of HMOs with capacity to accommodate 5 or more unrelated individuals and 0.1% (3 properties) is comprised of HMOs accommodating 3 unrelated individuals. The total number of HMOs in the ward of Netherfield is **12** and **0.41%** of the housing stock is comprised of HMOs. The HMOs are distributed across the ward with the exception of 2 on Chandos Street and at the current time, there does not appear to be an over concentration on one particular locality. The distribution of existing HMOs in the Netherfield Ward is shown at Appendix 4.
- 2.3 The overall conclusion of the assessment having regard to the requirements set out in the NPPF and the PPG is that there is still currently insufficient evidence to demonstrate that an Article 4 direction is necessary to protect local amenity or the well-being of the Netherfield ward. The situation should however

be monitored to ensure that a proliferation of HMOs does not emerge, in any particular locality or the Netherfield ward as a whole which might then justify further that consideration of an Article 4 direction is required. No other measures are therefore required to protect the amenity or well-being of the Netherfield ward.

3 Alternative Options

- 3.1 An alternative option would be to implement either an Article 4 direction to remove permitted development rights for change of use from Use Class C3 (dwelling house) to Use Class C4 (house in multiple occupation) covering the Netherfield ward which takes effect immediately, or a non-immediate Article 4 direction which would result in permitted development rights being withdrawn upon confirmation of the direction, following local consultation. These options would not however be evidenced based and would not comply with the NPPF and the Planning Practice Guidance (PPG).

4 Financial Implications

- 4.1 There are no direct financial implications arising from the recommendations in this report. Should either of the alternative options be pursued this may give rise to a liability to compensate, as detailed in paragraph 5 Legal Implications, for which there is no budgetary provision.

5 Legal Implications

- 5.1 The statutory power and policy requirements in relation to the making of Article 4 directions are set out in section 2 at appendix 3. The making of such a direction without the necessary justification and evidence as specified in the NPPF could result in the order being challenged. The withdrawal of development rights by an Article 4 direction may give rise to liability to compensate where permission is sought and refused.

6 Equalities Implications

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

7 Carbon Reduction/Environmental Sustainability Implications

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

8 Appendices

- 8.1 Appendix 1 - Article 4 Directions and the suitability of implementation in the Netherfield Ward to introduce a requirement for planning permission to change from a C3 Dwellinghouse (family dwelling) to a C4 HMO (3-6 unrelated people who share facilities)
- 8.2 Appendix 2 – Submission from Tom Randall MP
- 8.3 Appendix 3 – **Updated Assessment:** Article 4 Directions and the suitability of implementation in the Netherfield Ward to introduce a requirement for planning

permission to change from a C3 Dwellinghouse (family dwelling) to a C4 HMO (3-6 unrelated people who share facilities).

8.4 Appendix 4 – Distribution of existing HMOs in the Netherfield Ward.

9 Background Papers

9.1 National Planning Policy Framework (2021) [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/publishing.service.gov.uk)

9.2 Planning Practice Guidance [Planning practice guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/planning-practice-guidance)

9.3 Adopted Local Plan and Policy Documents [Adopted local plan and policy documents - Gedling Borough Council](#)

9.4 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

10 Reasons for Recommendations

10.1 Insufficient evidence exists to support an Article 4 direction to introduce a requirement for planning permission to change from a C3 Dwellinghouse (family dwelling) to a C4 HMO (3-6 unrelated people who share facilities) in the Netherfield Ward.

10.2 To ensure continued monitoring of the position.

Statutory Officer approval

Approved by:

Date:

Chief Financial Officer

Approved by:

Date:

Monitoring Officer

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Appendix 1

Article 4 Directions and the suitability of implementation in the Netherfield Ward to introduce a requirement for planning permission to change from a C3 Dwellinghouse (family dwelling) to a C4 HMO (3-6 unrelated people who share facilities)

1.0 Background

- 1.1 In April 2010, changes were made to planning regulations involving the introduction of a new C4 HMO Use Class (applicable to residential properties occupied by between 3 and 6 unrelated people who share facilities). Prior to this, there had been no distinction in planning terms between such properties and those occupied as a family home. The April 2010 changes also introduced a requirement for planning permission to be obtained for a material change of use from a C3 Dwellinghouse (family dwelling) to a C4 HMO (3-6 unrelated people who share facilities). The result of this was that, it became possible to assess the merits of individual proposals against local plan policies and any other material considerations such as traffic impacts and antisocial behaviour. Planning permission could either be granted with conditions or refused.
- 1.2 The changes were welcomed by many local authorities, particularly those with high student populations where there is often a significant demand for HMOs.
- 1.3 In June 2010, the coalition government announced its intention to introduce further amendments to the regulations governing HMOs that would introduce a permitted development right to change the use of a C3 Dwellinghouse to a C4 HMO thereby removing the newly introduced requirement to obtain planning permission for this change of use. The changes were subsequently implemented and took effect in October 2010.
- 1.4 Local Planning Authorities wishing to reinstate this requirement would then be required to implement provisions under Article 4 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (“the GDPO”). This article allows Local Planning Authorities to withdraw “permitted development” rights for specified development which would otherwise be permitted where it considers it is expedient that the development should not be carried out unless permission is granted for it on an application.

2.0 The Use of Article 4 Directions

- 2.1 The National Planning Policy Framework (NPPF) at paragraph 53 advises that the use of Article 4 directions to remove national permitted development rights should be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area and in all cases, be based on robust evidence, and apply to the smallest geographical area possible. The advice is reaffirmed in the Planning Practice Guidance (PPG) at Paragraph 038,

Revision date 20 08 2021. Local Planning Authorities can therefore only make article 4 direction where it can justify both its purpose and extent. Use of article 4 directions should be limited to situations where it is necessary to protect the local amenity or wellbeing of the area and the Local Planning Authority should clearly identify the potential harm the direction is intended to address.

- 2.2 An article 4 direction does not prevent development but means that an application for planning permission must be made prior to any development taking place. If a Local Planning Authority makes an article 4 direction it can be liable to pay compensation to those whose development rights have been withdrawn.
- 2.3 Two types of article 4 direction can remove permitted rights to change from a C3 Dwellinghouse to a C4 HMO. Firstly, an article 4 direction may take effect immediately but this must be confirmed by the local planning authority following consultation within six months or it will lapse. Secondly, a non-immediate article 4 direction may be made which results in development rights being withdrawn only upon confirmation of the direction following local consultation. The Secretary of State has the power to cancel any direction.
- 2.4 The legal requirement for a non-immediate direction is that the local planning authority considers it is expedient that the development should not be carried out unless permission is granted for it on an application. For an immediate direction the local planning authority must also consider that the development to which the direction relates would be prejudicial to the proper planning of their area or constitute a threat to the amenities of their area. Local authorities can elect to make a non-immediate direction in instances where it would be legally possible to make an immediate direction. The immediacy of the threat and compensation liability may be considerations in determining which to use.
- 2.5 A direction coming into effect immediately would have the clear advantage of straight away requiring a C4 HMOs to require planning permission. However, it would also expose the Council to potentially very high levels of compensation liability in cases where applications submitted within the first 12 months of the removal of the permitted development rights were refused or granted subject to conditions, such compensation being based, in part, on the difference in property values arising from the Council's decision.
- 2.6 A non-immediate direction with a prior notice period of 12 months would avoid compensation liability and also allow the results of local consultation to be taken into account in advance of the Council deciding to confirm the direction removing permitted development rights.
- 2.7 As detailed above, any article 4 direction must be evidenced based to comply with the requirements of the NPPF and the PPG and applied in a measured and targeted way.

3.0 Current Evidence

3.0 Recent Planning Applications

3.1 Over the past 5 years, there have been 3 determined applications for planning permission in Netherfield to change the use of a property from a dwelling to a HMO proposing the occupation of the property by more than 6 unrelated people sharing basic amenities.

3.2 These applications are detailed below:

2020/0484

56 Meadow Road, Netherfield

Single storey extension to rear elevation and change of use from C3 to sui-generis, 6 bedrooms, 7 occupants House in Multiple Occupation

The proposal was refused planning permission contrary to officer recommendation. A revised scheme was subsequently implemented under permitted development comprising 6 bedrooms.

2020/0630

45 Ashwell Street, Netherfield

Change of use from C3 dwellinghouse to seven bedroom (Sui Generis) HMO including loft dormer extension.

The proposal was refused planning permission by the Borough Council, contrary to officer recommendation. An appeal was subsequently made by the applicant to the Planning Inspectorate. The appeal was allowed and permission was granted.

2020/0789

112 Victoria Road, Netherfield

Proposed change of use from existing residential apartments C3 to a large HMO sui generis

The proposal was granted planning permission under delegated authority, following consultation with the Planning Delegation Panel.

3.3 The three determined applications were each considered in light of the relevant policies contained within the NPPF, Greater Nottingham Aligned Core Strategy (Part 1 Local Plan), Local Planning Document and the Parking Provision for Residential Developments – Supplementary Planning Document.

3.4 The principle of the proposed use, impact upon residential amenity, highway safety, flood risk and other issues were fully considered by officers in each report and no conflict was found with any of the Councils adopted planning policies or national policies.

- 3.5 In relation to highway safety, advice was sought from the Highways Authority prior to determining each application and no objections were received. There is no evidenced highway safety risk identified by the Highway Authority which would indicate that existing and proposed HMOs in the Netherfield ward would result in undue highway safety issues. Dwellings in this locality are situated in close proximity to the Netherfield designated shopping area where there are a number of amenities, shops etc. which are within walking distance and the wider area is well served by public transport.
- 3.6 There are no highway safety grounds identified through the determination of recent planning applications which would support an Article 4 direction.
- 3.7 The analysis of planning applications over the past five years indicates that HMOs requiring planning permission are in full conformity with national and local planning policies and no harm has been identified by officers or the Planning Inspectorate.
- 3.8 There is also 1 pending application detailed below:
2022/0153
49 Chandos Street, Netherfield
Proposed change of use from dwelling (C3) to 7 bedroom HMO including rear dormer loft conversion
- 3.9 This application will be assessed against the same national and local policies.
- 4.0 Residents Meeting
- 4.1 A residents meeting was held at 7pm on 03 March 2022 at the St Georges Church, Victoria Road, Netherfield. The meeting was arranged and chaired by a local resident, and the purpose was to discuss the pending planning application at Chandos Street (detailed above) and HMOs/Article 4 directions more generally. The meeting was attended by approximately 50 residents.
- 4.2 The key concerns raised are detailed below and each concern is assessed in relation to the relevant planning considerations, which have been established through appeal decisions and case law.
- Loss of private rented accommodation
Comment: HMOs have the potential to increase the level of private rented accommodation and diversify the stock of private rented accommodation.
 - Loss of family homes
Comment: There has undoubtedly been a loss of some larger properties which are suitable for families. Planning permission has however been granted for 830 new homes at Teal Close and there have already been a significant number of completions. There is also a resolution to grant

planning permission for the redevelopment of the Kendon Packaging site and other housing is anticipated to be delivered in the wider area.

- Waste bins on pavements

Comment: it is accepted that (larger) HMOs have the potential to generate more litter but there is no evidence to suggest that this is causing an undue problem or that it cannot be managed.

- Drainage and water supply

Comment: There is no evidence to suggest that HMOs are causing problems with drainage or the supply of water.

- Impact upon property values

Comment: This is not a material planning consideration.

- Loss of community cohesion

Comment: The numbers are low and there is no evidence that there is a significant concentration of HMOs or grouping on any particular street.

- Highway safety concerns

Comment: As detailed above, no concerns have been raised by the Highway Authority.

- Loss of car parking

Comment: As above.

- No demand for further HMOs as some of the rooms within the recently converted accommodation have not been let.

Comment: If there is an over-supply to meet demand, this is likely to reduce the number of future HMOs coming forward in Netherfield. The demand for a particular housing product cannot usually be given significant weight in the overall planning balance when determining a policy compliant application for planning permission.

- Some of the rooms are being advertised at £700 per calendar month

Comment: This is not a planning consideration and rents will be determined by the market.

- Insufficient school places in the Netherfield area.

Comment: A new primary school has been constructed at Teal Close, with the first intake of students expected in September 2022.

- An Article 4 direction should be implemented to deter investors from targeting properties in Netherfield.

Comment: This is no justification for an Article 4 direction.

4.3 From a planning perspective, none of the concerns either singularly or in combination would merit suitable justification to progress an Article 4 direction. No subsequent submissions have been made by residents in support of the concerns following the meeting, with the exception of further objections to planning application 2022/0153.

5.0 Submission from Tom Randall MP

5.1 A written submission was however received by the Leader of Gedling Borough Council on 20 April 2022, detailing the results of a survey undertaken by the MP and a County Councillor. It is stated that there were 111 respondents. A copy of this submission is contained in appendix 2.

5.2 The following data is included in the covering letter:

- Of those surveyed, 93% said they would like to see Gedling Borough Council introduce an Article 4 direction in Netherfield.
- 40% said that an increase in HMOs in Netherfield is removing family homes off the market and resulting in the community not knowing their neighbours
- 68% said an increase in HMOs is adding to issues around lack of on street-street parking.

5.3 Appended to the covering letter is are the survey questions:

- How does the increase in HMOs in Netherfield affect you?
- Are you aware of any HMOs in Netherfield?
- Have HMOs always been in the area?
- How do you feel about an increase in HMOs in Netherfield?
- Gedling Borough Council could introduce an Article 4 direction that will require property owners to apply for planning permission should they wish to convert their property into a HMO. Would you like to see this introduced in Netherfield?

5.4 No details have been provided in relation to how the data was collected or the overall number of residents/properties surveyed. It would however appear to be primary data collected in the local area which reflects the views of the respondents. The data indicates that the respondents have concerns about HMOs, but it does not demonstrate any demonstrable harm which needs to be addressed by implementing an Article 4 direction.

6.0 Applications made by Landlords for a Licence under the Housing Act 2004.

6.1 From the 01 October 2018 the Government has extended the scope of mandatory HMO Licensing throughout England. All HMOs in the Gedling

Borough with 5 or more tenants who do not form a single household require a licence under the Housing Act 2004 and any licences granted include conditions relating to mandatory national minimum sleeping room sizes and waste disposal requirements.

- 6.2 In Netherfield, there has been 1 licence granted at 1A Meadow Road. The Council has received HMO license applications for 6 further properties which are still being processed:

46 Chandos Street

5 Matlock Street

56 Meadow Road

112 Victoria Road

72-76 Station Road

45 Ashwell Street

The Council has a 12 month timescale for issuing HMO licences. The licence holders have met their legal duty when submitting the application.

- 6.3 The number of smaller HMOs accommodating 3 or 4 or unrelated individuals sharing is unknown but in the opinion of our Environmental Health team who deal with the Selective Licensing applications for all rented properties in Netherfield, the number of 3 and 4 person HMOs is considered to be low.

7.0 Antisocial Behaviour

- 7.1 The Community Protection Manager has advised that between all of the known HMOs in Netherfield, antisocial behaviour levels reported to the Council have been very low or non-existent so far. The bulk of complaints are generated by renovation works needed to convert the properties into HMOs, but typically no diary sheets were ever returned and builders generally worked between reasonable hours so no further action could be taken anyway. Additionally, there seems to be a running theme of complaints about the state of bins which can and has led to pest control complaints and concerns about residents parking, as the streets that HMOs are typically on are terraced with no driveways. The car parking concerns have not however generated any objections from the highways authority on safety grounds. In relation to noise, litter and antisocial behaviour, these matters can be controlled through other legislation and do not require an Article 4 direction.

8.0 Composition of the Netherfield Housing Stock

- 8.1 There are **2915** residential properties within the ward of Netherfield and evidence available to the Council indicates that there are 7 confirmed HMOs providing accommodation for 5 or more unrelated individuals. There is a further property which could deliver a HMO, subject to planning/licensing approval. Therefore, currently **0.24%** of the housing stock in Netherfield is comprised of

HMOs accommodating 5 or more unrelated individuals and this could rise to **0.27%**. Furthermore, the existing HMOs appear to be distributed across the ward and at the current time there does not appear to be an over concentration in one particular locality.

9.0 Conclusion

- 9.1 The private rented sector is an important part our housing market and HMOs form a vital part of this sector, often providing cheaper accommodation for people whose housing options are limited. The available information demonstrates that HMOs in Netherfield are distributed across the ward and comprise a low percentage of the overall number of residential properties.
- 9.2 Having regard to the requirements set out in the NPPF and the PPG, in my view there is currently insufficient evidence to demonstrate that an Article 4 direction is necessary to protect local amenity or the well-being of the Netherfield ward. The situation should however be monitored to ensure that a proliferation of HMOs does not emerge in any particular locality or the Netherfield ward as a whole.



HOUSE OF COMMONS

LONDON SW1A 0AA

Cllr John Clarke
Leader, Gedling Borough Council
Civic Centre
Arnot Hill Park
Arnold
Nottingham
NG5 6LU

20th April 2022

Dear Councillor Clarke,

HOUSES OF MULTIPLE OCCUPANCY (HMOs) IN NETHERFIELD

Thank you for letter dated 12th April 2022 in response to my letter dated 3rd March 2022 for an Article 4 Direction in Netherfield.

Since I wrote to you with that request, Netherfield's County Councillor, Mike Adams, and I surveyed Netherfield residents to evaluate how prevalent HMOs have become and how they are affecting the community. There were 111 respondents. I attach at Appendix 1 the results of that survey (note that some answers might have more than 111 responses as residents have chosen multiple options).

Of those surveyed, 93% said they would like to see Gedling Borough Council introduce an Article 4 Direction in Netherfield. 40% told us that an increase in HMOs in Netherfield is removing family homes off the market and resulting in the community not knowing their neighbours. 68% of those surveyed said an increase in HMOs is adding to the issues around lack of on-street parking.

As I originally wrote, most HMOs in Netherfield have been created by developers simply applying for a change of use from Class C3 single dwelling to a Class C4 HMO shared by up to six unrelated residents. This change is not subject to the usual full planning permission process, meaning Netherfield residents are not able to comment in support or object to the plans for individual property conversions and Gedling Borough Council's Planning Committee do not get to debate them.

As we have discussed, the Government has introduced powers to enable councils to activate an Article 4 Direction which requires property owners to apply for planning permission should they wish to convert a property into a HMO. The City of Nottingham and the Borough of Broxtowe have introduced an Article 4 Direction. I understand that Cllr Mike Adams will be tabling a motion during this evening's Full Council meeting of Gedling Borough Council, requesting that the Cabinet you lead introduces an Article 4 Direction in Netherfield.

Tom Randall, MP
Member of Parliament for Gedling



HOUSE OF COMMONS

LONDON SW1A 0AA

On behalf of Netherfield residents, I ask that you support this motion to enable the community of Netherfield to take back control of their neighbourhoods and help them continue to improve and I hope that this piece of work has been useful in helping to make a decision.

With best wishes,

A handwritten signature in black ink that reads "Tom". A long diagonal line is drawn above the signature, extending from the left towards the right.

TOM RANDALL, MP
MEMBER OF PARLIAMENT FOR GEDLING

020 7219 6613

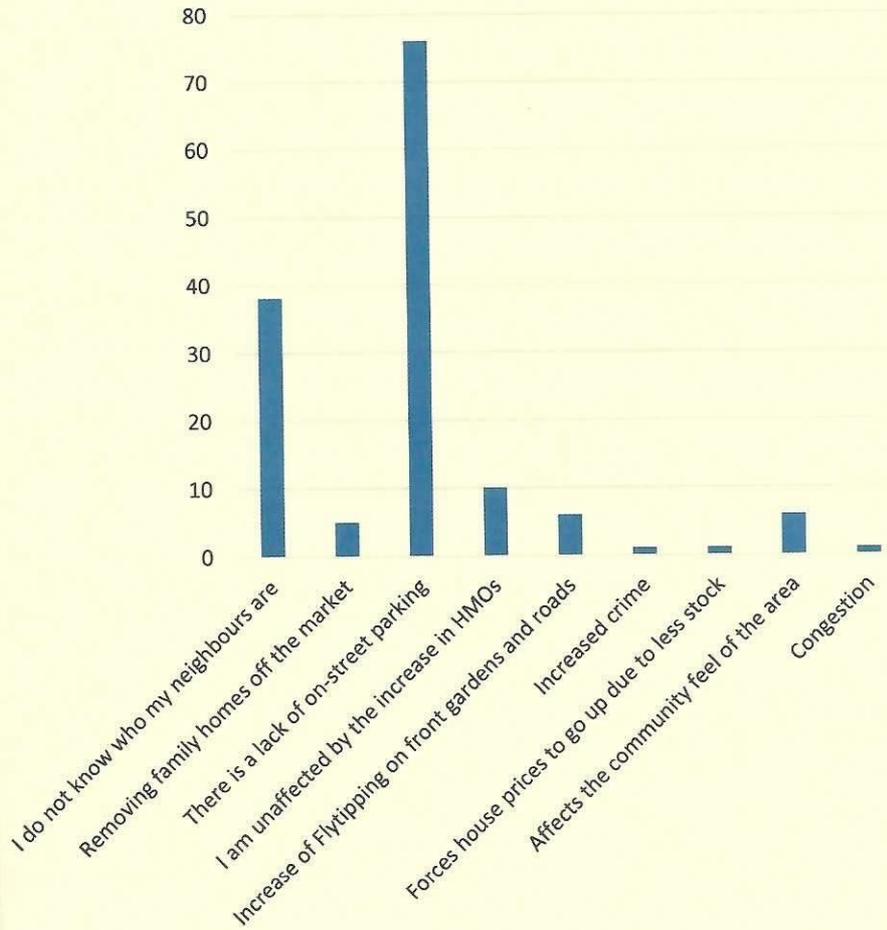
tom.randall.mp@parliament.uk tomforgedling.com

Gedling office: 28A High Street, Arnold, Nottingham NG5 7DZ (0115) 648 0754



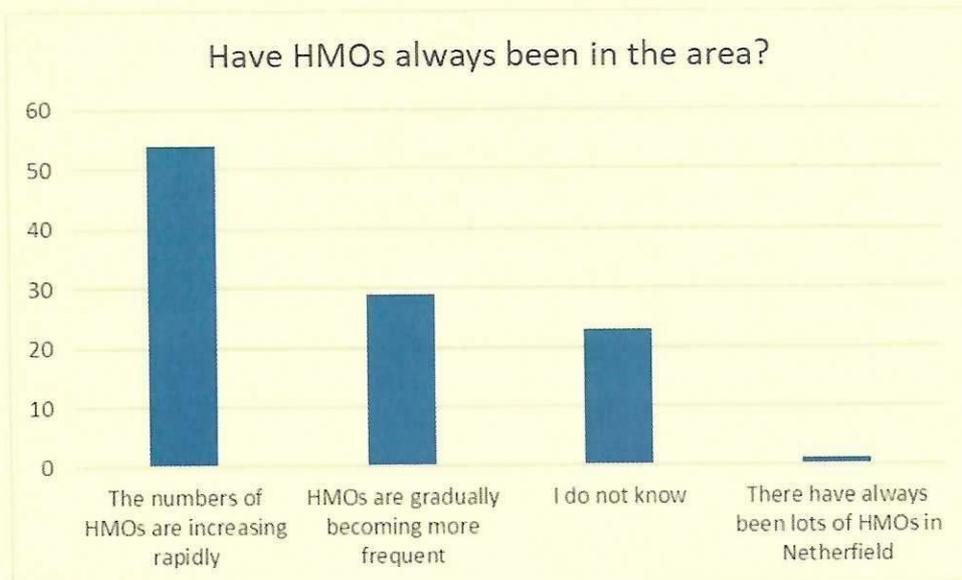
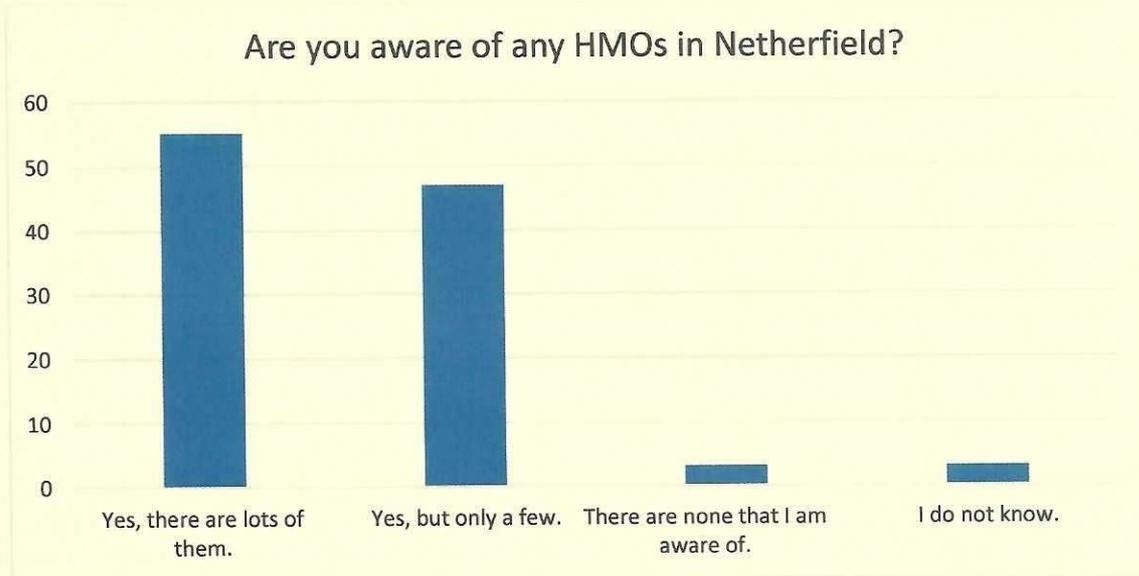
HOUSE OF COMMONS
LONDON SW1A 0AA
APPENDIX 1

How does the increase in HMOs in Netherfield affect you?





HOUSE OF COMMONS
LONDON SW1A 0AA





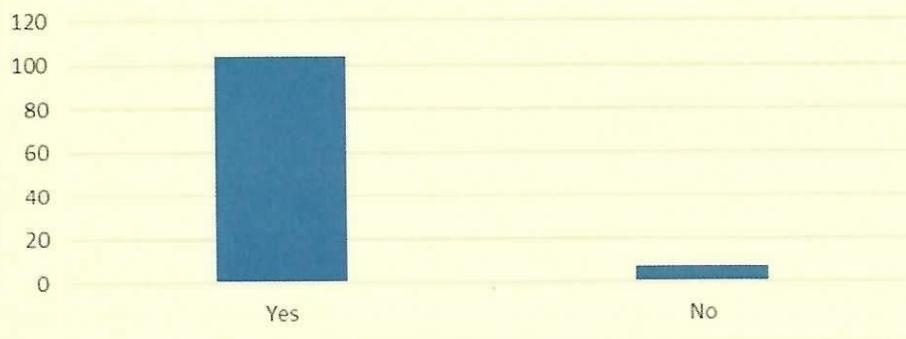
HOUSE OF COMMONS

LONDON SW1A 0AA

How do you feel about an increase in HMOs in Netherfield?



Gedling Borough Council could introduce an 'Article 4 Direction' that will require property owners to apply for planning permission should they wish to convert a property into a HMO. Would you like to see this introduced in Netherfield?



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Appendix 3 – Updated Evidence

Article 4 Directions and the suitability of implementation in the Netherfield Ward to introduce a requirement for planning permission to change from a C3 Dwellinghouse (family dwelling) to a C4 HMO (3-6 unrelated people who share facilities)

1.0 Background

- 1.1 In April 2010, changes were made to planning regulations involving the introduction of a new C4 HMO Use Class (applicable to residential properties occupied by between 3 and 6 unrelated people who share facilities). Prior to this, there had been no distinction in planning terms between such properties and those occupied as a family home. The April 2010 changes also introduced a requirement for planning permission to be obtained for a material change of use from a C3 Dwellinghouse (family dwelling) to a C4 HMO (3-6 unrelated people who share facilities). The result of this was that, it became possible to assess the merits of individual proposals against local plan policies and any other material considerations such as traffic impacts and antisocial behaviour. Planning permission could either be granted with conditions or refused.
- 1.2 The changes were welcomed by many local authorities, particularly those with high student populations where there is often a significant demand for HMOs.
- 1.3 In June 2010, the coalition government announced its intention to introduce further amendments to the regulations governing HMOs that would introduce a permitted development right to change the use of a C3 Dwellinghouse to a C4 HMO thereby removing the newly introduced requirement to obtain planning permission for this change of use. The changes were subsequently implemented and took effect in October 2010.
- 1.4 Local Planning Authorities wishing to reinstate this requirement would then be required to implement provisions under Article 4 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (“the GDPO”). This article allows Local Planning Authorities to withdraw “permitted development” rights for specified development which would otherwise be permitted where it considers it is expedient that the development should not be carried out unless permission is granted for it on an application.

2.0 The Use of Article 4 Directions

- 2.1 The National Planning Policy Framework (NPPF) at paragraph 53 advises that the use of Article 4 directions to remove national permitted development rights should be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area and in all cases, be based on robust evidence, and apply to the smallest geographical area possible. The advice is reaffirmed in the Planning Practice Guidance (PPG) at Paragraph 038,

Revision date 20 08 2021. Local Planning Authorities can therefore only make article 4 direction where it can justify both its purpose and extent. Use of article 4 directions should be limited to situations where it is necessary to protect the local amenity or wellbeing of the area and the Local Planning Authority should clearly identify the potential harm the direction is intended to address.

- 2.2 An article 4 direction does not prevent development but means that an application for planning permission must be made prior to any development taking place. If a Local Planning Authority makes an article 4 direction it can be liable to pay compensation to those whose development rights have been withdrawn.
- 2.3 Two types of article 4 direction can remove permitted rights to change from a C3 Dwellinghouse to a C4 HMO. Firstly, an article 4 direction may take effect immediately but this must be confirmed by the local planning authority following consultation within six months or it will lapse. Secondly, a non-immediate article 4 direction may be made which results in development rights being withdrawn only upon confirmation of the direction following local consultation. The Secretary of State has the power to cancel any direction.
- 2.4 The legal requirement for a non-immediate direction is that the local planning authority considers it is expedient that the development should not be carried out unless permission is granted for it on an application. For an immediate direction the local planning authority must also consider that the development to which the direction relates would be prejudicial to the proper planning of their area or constitute a threat to the amenities of their area. Local authorities can elect to make a non-immediate direction in instances where it would be legally possible to make an immediate direction. The immediacy of the threat and compensation liability may be considerations in determining which to use.
- 2.5 A direction coming into effect immediately would have the clear advantage of straight away requiring a C4 HMOs to require planning permission. However, it would also expose the Council to potentially very high levels of compensation liability in cases where applications submitted within the first 12 months of the removal of the permitted development rights were refused or granted subject to conditions, such compensation being based, in part, on the difference in property values arising from the Council's decision.
- 2.6 A non-immediate direction with a prior notice period of 12 months would avoid compensation liability and also allow the results of local consultation to be taken into account in advance of the Council deciding to confirm the direction removing permitted development rights.
- 2.7 As detailed above, any article 4 direction must be evidenced based to comply with the requirements of the NPPF and the PPG and applied in a measured and targeted way.

3.0 Current Evidence

3.0 Recent Planning Applications

3.1 Over the past 5 years, there have been 4 determined applications for planning permission in Netherfield to change the use of a property from a dwelling to a HMO proposing the occupation of the property by more than 6 unrelated people sharing basic amenities.

3.2 These applications are detailed below:

2020/0484

56 Meadow Road, Netherfield

Single storey extension to rear elevation and change of use from C3 to sui-generis, 6 bedrooms, 7 occupants House in Multiple Occupation

The proposal was refused planning permission contrary to officer recommendation. A revised scheme was subsequently implemented under permitted development comprising 6 bedrooms.

2020/0630

45 Ashwell Street, Netherfield

Change of use from C3 dwellinghouse to seven bedroom (Sui Generis) HMO including loft dormer extension.

The proposal was refused planning permission by the Borough Council, contrary to officer recommendation. An appeal was subsequently made by the applicant to the Planning Inspectorate. The appeal was allowed and permission was granted.

2020/0789

112 Victoria Road, Netherfield

Proposed change of use from existing residential apartments C3 to a large HMO sui generis

The proposal was granted planning permission under delegated authority, following consultation with the Planning Delegation Panel.

2022/0153

49 Chandos Street, Netherfield

Proposed change of use from dwelling (C3) to 7 bedroom HMO including rear dormer loft conversion

The proposal was granted Planning permission following referral to Planning Committee.

3.3 The four determined applications were each considered in light of the relevant policies contained within the NPPF, Greater Nottingham Aligned Core Strategy

(Part 1 Local Plan), Local Planning Document and the Parking Provision for Residential Developments – Supplementary Planning Document.

- 3.4 The principle of the proposed use, impact upon residential amenity, highway safety, flood risk and other issues were fully considered by officers in each report and no conflict was found with any of the Councils adopted planning policies or national policies.
- 3.5 In relation to highway safety, advice was sought from the Highways Authority prior to determining each application and no objections were received. There is no evidenced highway safety risk identified by the Highway Authority which would indicate that existing and proposed HMOs in the Netherfield ward would result in undue highway safety issues. Dwellings in this locality are situated in close proximity to the Netherfield designated shopping area where there are a number of amenities, shops etc. which are within walking distance and the wider area is well served by public transport.
- 3.6 There are no highway safety grounds identified through the determination of recent planning applications which would support an Article 4 direction.
- 3.7 The analysis of planning applications over the past five years indicates that HMOs requiring planning permission are in full conformity with national and local planning policies and no harm has been identified by officers or the Planning Inspectorate.

4.0 Residents Meeting

- 4.1 A residents meeting was held at 7pm on 03 March 2022 at the St Georges Church, Victoria Road, Netherfield. The meeting was arranged and chaired by a local resident, and the purpose was to discuss a pending planning application at Chandos Street (which has now been determined and detailed above) and HMOs/Article 4 directions more generally. The meeting was attended by approximately 50 residents.
- 4.2 The key concerns raised are detailed below and each concern is assessed in relation to the relevant planning considerations, which have been established through appeal decisions and case law.

- Loss of private rented accommodation

Comment: HMOs have the potential to increase the level of private rented accommodation and diversify the stock of private rented accommodation.

- Loss of family homes

Comment: There has undoubtedly been a loss of some larger properties which are suitable for families. Planning permission has however been granted for 830 new homes at Teal Close and there have already been a significant number of completions. There is also a resolution to grant

planning permission for the redevelopment of the Kendon Packaging site and other housing is anticipated to be delivered in the wider area.

- Waste bins on pavements

Comment: it is accepted that (larger) HMOs have the potential to generate more litter but there is no evidence to suggest that this is causing an undue problem or that it cannot be managed.

- Drainage and water supply

Comment: There is no evidence to suggest that HMOs are causing problems with drainage or the supply of water.

- Impact upon property values

Comment: This is not a material planning consideration.

- Loss of community cohesion

Comment: The numbers are low and there is no evidence that there is a significant concentration of HMOs or grouping on any particular street.

- Highway safety concerns

Comment: As detailed above, no concerns have been raised by the Highway Authority.

- Loss of car parking

Comment: As above.

- No demand for further HMOs as some of the rooms within the recently converted accommodation have not been let.

Comment: If there is an over-supply to meet demand, this is likely to reduce the number of future HMOs coming forward in Netherfield. The demand for a particular housing product cannot usually be given significant weight in the overall planning balance when determining a policy compliant application for planning permission.

- Some of the rooms are being advertised at £700 per calendar month

Comment: This is not a planning consideration and rents will be determined by the market.

- Insufficient school places in the Netherfield area.

Comment: A new primary school has been constructed at Teal Close, with the first intake of students expected in September 2022.

- An Article 4 direction should be implemented to deter investors from targeting properties in Netherfield.

Comment: This is no justification for an Article 4 direction.

4.3 From a planning perspective, none of the concerns either singularly or in combination would merit suitable justification to progress an Article 4 direction. No subsequent submissions have been made by residents in support of the concerns following the meeting, with the exception of further objections to planning application 2022/0153, which has now been determined.

5.0 Submission from Tom Randall MP

5.1 A written submission was however received by the Leader of Gedling Borough Council on 20 April 2022, detailing the results of a survey undertaken by the MP and a County Councillor. It is stated that there were 111 respondents. A copy of this submission is contained in appendix 2.

5.2 The following data is included in the covering letter:

- Of those surveyed, 93% said they would like to see Gedling Borough Council introduce an Article 4 direction in Netherfield.
- 40% said that an increase in HMOs in Netherfield is removing family homes off the market and resulting in the community not knowing their neighbours
- 68% said an increase in HMOs is adding to issues around lack of on street-street parking.

5.3 Appended to the covering letter is are the survey questions:

- How does the increase in HMOs in Netherfield affect you?
- Are you aware of any HMOs in Netherfield?
- Have HMOs always been in the area?
- How do you feel about an increase in HMOs in Netherfield?
- Gedling Borough Council could introduce an Article 4 direction that will require property owners to apply for planning permission should they wish to convert their property into a HMO. Would you like to see this introduced in Netherfield?

5.4 No details have been provided in relation to how the data was collected or the overall number of residents/properties surveyed. It would however appear to be primary data collected in the local area which reflects the views of the respondents. The data indicates that the respondents have concerns about HMOs, but it does not demonstrate any demonstrable harm which needs to be addressed by implementing an Article 4 direction or any other measures.

6.0 Applications made by Landlords for a Licence under the Housing Act 2004.

6.1 From the 01 October 2018 the Government has extended the scope of mandatory HMO Licensing throughout England. All HMOs in the Gedling

Borough with 5 or more tenants who do not form a single household require a licence under the Housing Act 2004 and any licences granted include conditions relating to mandatory national minimum sleeping room sizes and waste disposal requirements.

- 6.2 In Netherfield, there have been licences granted at 1A Meadow Road, 46 Chandos Street, 5 Matlock Street, and 72-74 Station Road. A mandatory licence has also been granted for 1-3 Conway Road for a long established HMO permitted to accommodate 15 persons. This was not previously identified as the licence address states Carlton, but the site is actually in the Netherfield Ward.

The Council has received HMO license applications for 3 further properties which are still being processed:

56 Meadow Road

112 Victoria Road

45 Ashwell Street

The Council has a 12 month timescale for issuing HMO licences. The licence holders have met their legal duty when submitting the application.

No application has been made for 49 Chandos Street as it is not currently occupied by 5 or more individuals.

Applications made under the Netherfield Selective Licensing Area

- 7.1 An analysis of Selective Licensed HMOs has identified that there are 3 small HMOs each accommodating 3 unrelated individuals sharing. The addresses of these properties are 48 Forester Street, 37 Curzon Street and 7A Victoria Road.

8.0 Antisocial Behaviour

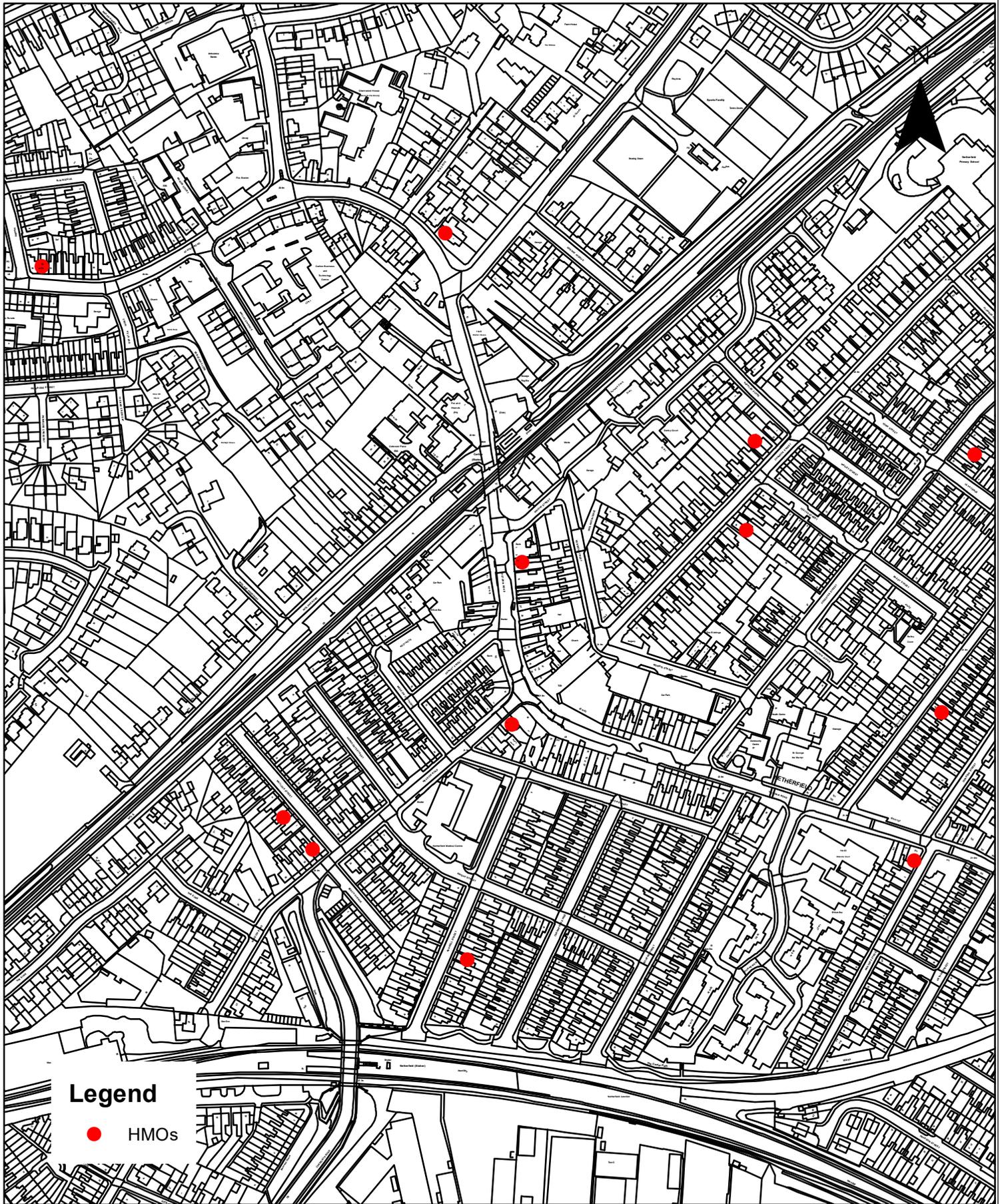
- 8.1 The Community Protection Manager has advised that between all of the known HMOs in Netherfield, antisocial behaviour levels reported to the Council have been very low or non-existent so far and their position remains unchanged since being consulted in May 2022. The bulk of complaints are generated by renovation works needed to convert the properties into HMOs, but typically no diary sheets were ever returned and builders generally worked between reasonable hours so no further action could be taken anyway. Additionally, there seems to be a running theme of complaints about the state of bins which can and has led to pest control complaints and concerns about residents parking, as the streets that HMOs are typically on are terraced with no driveways. The car parking concerns have not however generated any objections from the highways authority on safety grounds. In relation to noise, litter and antisocial behaviour, these matters can be controlled through other legislation and do not require an Article 4 direction.

9.0 Composition of the Netherfield Housing Stock

- 9.1 There are **2915** residential properties within the ward of Netherfield and evidence available to the Council indicates that there are 9 confirmed HMOs providing accommodation for 5 or more unrelated individuals. There are 3 smaller HMOs providing accommodation for 3 unrelated individuals. The total number of HMOs is 12. Therefore, **0.41%** of the housing stock in Netherfield is comprised of HMOs. Furthermore, the existing HMOs appear to be distributed across the ward and at the current time, there does not appear to be an over concentration in one particular locality. The distribution is shown at Appendix 4.

10.0 Conclusion

- 10.1 The private rented sector is an important part our housing market and HMOs form a vital part of this sector, often providing cheaper accommodation for people whose housing options are limited. The available information demonstrates that HMOs in Netherfield are distributed across the ward and comprise a low percentage of the overall number of residential properties.
- 10.2 Having regard to the requirements set out in the NPPF and the PPG, in my view there is currently insufficient evidence to demonstrate that an Article 4 direction is necessary to protect local amenity or the well-being of the Netherfield Ward. The situation should however be monitored to ensure that a proliferation of HMOs does not emerge in any particular locality or the Netherfield ward as a whole.



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Report to Cabinet

Subject: Authority Monitoring Report April 2021 – March 2022

Date: 8th December 2022

Author: Planning Policy Manager

Wards Affected

Borough-Wide

Purpose

This report is to inform Cabinet of Gedling Borough Council's Authority Monitoring Report April 2021 – March 2022.

Key Decision

This is not a Key Decision.

Recommendation(s)

THAT:

- 1) Cabinet receives and notes the content of the Authority Monitoring Report April 2021 – March 2022.

1 Background

- 1.1 The Authority Monitoring Report is prepared annually and the updated version covers the period 1 April 2021 to 31 March 2022.
- 1.2 The National Planning Practice Guidance states that local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the

duty to co-operate and shows how the implementation of policies in the Local Plan is progressing.

1.3 The updated Authority Monitoring Report is attached as **Appendix A**.

1.4 Key updates in Gedling Borough in 2021/22 include:-

Local Plan Delivery and Monitoring

1.5 All policies of the Aligned Core Strategy (Part 1 Local Plan) and the Local Planning Document (Part 2 Local Plan) are being implemented and monitored through this Authority Monitoring Report to inform future plan preparation.

1.6 Progress has been made on the preparation of the Greater Nottingham Strategic Plan (GNSP) in conjunction Nottingham City, Broxtowe and Rushcliffe Councils. A report elsewhere on the agenda seeks approval to issue the GNSP Preferred Approach document for a period of consultation prior to consultation on a full draft Strategic Plan in 2023. A joint evidence base is being prepared also in conjunction with Ashfield District Council and Erewash Borough Council, where appropriate. Once adopted, the GNSP will supersede the Aligned Core Strategy (Part 1 Local Plan).

1.7 The Council continues to fulfill the Duty to Co-operate with neighboring authorities as set out in Section 3 of the Authority Monitoring Report.

1.8 The Housing Delivery Action Plan analyses delivery of the Council's housing requirement and identifies the measures the Council intends to undertake to increase/maintain delivery of new housing in Gedling Borough.

Neighbourhood Plans

1.9 All policies specified in the Neighborhood Plans for Burton Joyce, Calverton, Papplewick and Linby are being implemented.

Supplementary Planning Documents and Guidance

1.10 In February 2022, the Council adopted the Parking Provision for Residential and Non-Residential Developments SPD which replaced the previous Parking Provision for Residential Developments SPD (May 2012). Outside the monitoring period, the Council has published two statements: Position Statement on Green Belt Policies LPD 13 and LPD 14 of the Local Planning Document in February 2022; and the Interim Planning Policy Statement: First Homes in October 2022.

Monitoring Local Plan Policies

1.11 Section 5 of the AMR monitors the implementation of the Local Plan against the monitoring indicators set out in the policies of the Greater Nottingham Aligned Core Strategy and the Gedling Borough Local Planning Document. The Local Plan was underpinned by a Sustainability Appraisal Monitoring Framework which included further monitoring indicators. The majority of the Authority Monitoring Report therefore contains detailed monitoring information covering the following planning topics:-

- Climate Change, Flood Risk and Water Management
- Environmental Protection
- Green Belt
- Natural Environment
- Open Space and Recreational Facilities
- Historic Environment
- Design
- Homes
- Retail and Community Facilities
- Transport
- Infrastructure and Developer Contributions

2 Proposal

2.1 To ask Cabinet to note the content of the Authority Monitoring Report April 2021 – March 2022.

3 Alternative Options

3.1 Not to produce an Authority Monitoring Report. Regulation 34 of the Town and Country Planning (Local Planning)(England) Regulations 2012 require local planning authorities to produce a monitoring report. The report contains information on the implementation of the Local Development Scheme and the extent to which the policies are being successfully implemented.

4 Financial Implications

- 4.1 All costs associated with staff involved in assessing progress against the monitoring indicators will be met from existing budgets.

5 Legal Implications

- 5.1 Regulation 34 of the Town and Country Planning (Local Planning)(England) Regulations 2012 require local planning authorities to produce a monitoring report.

6 Equalities Implications

- 6.1 An Equalities Impact Assessment has already been undertaken on the council's policies through the assessment of the adopted version of the Local Plan. The Authority Monitoring Report monitors the effectiveness of these policies.

7 Carbon Reduction/Environmental Sustainability Implications

- 7.1 The document monitors policies of the Local Plan which will help to protect the environment and respond to climate change.

8 Appendices

- 8.1 Appendix A – Authority Monitoring Report April 2021 – March 2022.

9 Background Papers

- 9.1 None

10 Reasons for Recommendations

- 10.1 To inform Cabinet of the Authority Monitoring Report.

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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Authority Monitoring Report

April 2021 – March 2022

Published December 2022

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1. Introduction

- 1.1. The Authority Monitoring Report is based upon the monitoring period **1 April 2021 to 31 March 2022**.
- 1.2. The Authority Monitoring Report is required under Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012. Regulation 34 can be viewed on the following website <https://www.legislation.gov.uk/ukxi/2012/767/regulation/34/made>.
- 1.3. The National Planning Practice Guidance states that local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan is progressing.
- 1.4. All of the monitoring indicators included in this report and their origins are set out in **Appendix 1**.

2. Development Plan Documents

- 2.1. Development Plan Documents set out the local planning policies for development in the area and comprise the Local Plan, Supplementary Planning Documents and Guidance and Neighbourhood Plans. The Development Plan for Gedling Borough is summarised below.

Local Plan

Greater Nottingham Aligned Core Strategy (Part 1 Local Plan)

- 2.2. The Aligned Core Strategy was adopted in September 2014 and was prepared in conjunction with Nottingham City Council and Broxtowe Borough Council and in close co-operation with Erewash Borough Council and Rushcliffe Borough Council. In 2015, the Councils won the 'Plan of the Year' award by the Royal Town Planning Institute in recognition of their joint working. The document sets out the strategic policy direction for future development in Gedling Borough. The Aligned Core Strategy is available on the Council's web page www.gedling.gov.uk/acs.
- 2.3. See 'Local Development Scheme' below for further information regarding progress on the Greater Nottingham Strategic Plan which, when adopted, will replace the Aligned Core Strategy.

Gedling Borough Local Planning Document (Part 2 Local Plan)

- 2.4. The Local Planning Document was adopted in July 2018 and superseded the Gedling Borough Replacement Local Plan (2005). The document sets out policies for the assessment of planning applications and site specific policies and allocations for new housing, employment, retail, community facilities, recreation and open space, nature conservation and other land uses. The Local Planning Document is available on the Council's web page www.gedling.gov.uk/lpd.

Supplementary Planning Documents and Guidance

- 2.5. Councils may produce Supplementary Planning Documents (SPDs) or guidance to support Local Plan policies. SPDs and guidance can be thematic or site specific and are a material consideration for determining planning applications. The following documents have been adopted in Gedling Borough and are available on the Council's web page www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/adoptedlocalplanandpolicydocuments/supplementaryplanningdocumentsandguidance:
ce:-

Development brief SPDs/informal guidance

- Willow Farm Development Brief informal guidance (December 2019)

- Development Brief for three sites to the north east of Arnold (January 2019)
- Top Wighay Farm Development Brief SPD (February 2017)
- Dark Lane, Calverton Development Brief SPD (July 2008)
- Gedling Colliery and Chase Farm Development Brief SPD (June 2008)

Topic based SPDs/guidance

- Parking Provision for Residential and Non-Residential Developments SPD (February 2022)
- Low Carbon Planning Guidance for Gedling Borough (May 2021)
- Air Quality and Emissions Mitigation Guidance (2019)
- Planning Obligations Protocol (guidance) (June 2014)
- Affordable Housing SPD (December 2009)
- Open Space Provision for New Housing Development SPG (guidance) (November 2001)

Statements

- Interim Planning Policy Statement: First Homes (October 2022)
- Position Statement on Green Belt Policies LPD 13 and LPD 14 of the Local Planning Document (February 2022)

2.6. During the monitoring period the Council adopted the Parking Provision for Residential and Non-Residential Developments SPD which replaced the previous Parking Provision for Residential Developments SPD (May 2012) and published the Position Statement on Green Belt Policies LPD 13 and LPD 14 of the Local Planning Document. Outside the monitoring period, the Council has published the Interim Planning Policy Statement: First Homes in October 2022.

Neighbourhood Planning

2.7. Neighbourhood Plans are prepared and approved by the local community and set out planning policies for the specified neighbourhood area. There are currently four neighbourhood areas in Gedling Borough and more information is available on the Council's web page www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/neighbourhoodplans. The following progress has been made on neighbourhood plans:-

- Burton Joyce Neighbourhood Plan. Approved by referendum on 29 November 2018 (94% 'YES' vote) and 'made' on 10 January 2019.
- Calverton Neighbourhood Plan. Approved by referendum on 30 November 2017 (94.63% 'YES' vote) and 'made' on 31st January 2018.
- Linby Neighbourhood Plan. Approved by referendum on 2 May 2019 (92% 'YES' vote) and 'made' on 27 July 2019.

- Papplewick Neighbourhood Plan. Approved by referendum on 5 July 2018 (91.34% 'YES' vote) and 'made' on 6 September 2018.

2.8. Neighbourhood Development Orders are prepared and approved by the local community and grant planning permission for specific types of development in specific neighbourhood area. No such orders have been adopted or are being prepared in Gedling Borough.

Statement of Community Involvement

2.9. The Statement of Community Involvement sets out the Council's approach towards community consultation on planning applications and emerging planning policy documents. The document was last updated in September 2019 and is available on the Council's web page www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/consultations.

Local Development Scheme

2.10. The Local Development Scheme sets out the Council's programme for preparing documents that will form part of the Local Plan. The Local Development Scheme was last updated in January 2019 and is available on the Council's web page www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/consultations. The Local Development Scheme sets out the below timetable for the preparation of the Greater Nottingham Strategic Plan.

Table 1: Local Development Scheme timetable

Stage	Dates
Starting Evidence Base	September 2018
Consultation on SA scoping report	June 2019
Consultation on Growth Options	September 2019
Draft Publication Consultation	March 2020
Publication of Submission Document	September 2020
Submission of document and sustainability appraisal to Secretary of State	January 2021
Independent Examination Hearings (if required)	June 2021
Adoption	December 2021
Post production (monitoring and review mechanisms)	Ongoing

2.11. It was not possible to meet the timetable for the 'Consultation on Growth Options' in September 2019 due to unanticipated delays in the Part 2 Local Plan examinations for Broxtowe Borough, Nottingham City and Rushcliffe Borough Councils. Events elsewhere in the country (the Inspectors for the West of England Plan recommended it be withdrawn from examination) highlighted the importance of ensuring the early part of plan making is thoroughly evidence based, and that the Regulation 18 consultation (options) is open and transparent, with a clear audit trail of how the preferred growth strategy has been arrived at. Restrictions on working practices affecting both

the participating councils and consultants undertaking evidence work as a result of the covid-19 pandemic also contributed to delays.

- 2.12. Consultation on the Greater Nottingham Strategic Plan Growth Options document took place between 6 July and 14 September 2020 and the consultation was subsequently reopened between 10 February 2021 and 24 March 2021 to reflect that some comments made during the initial consultation period had been blocked by security software and not received.
- 2.13. The uncertainties around the Government's planning reforms and need to take on board the recently published Integrated Rail Strategy in November 2021 led to some delay to the preparation of the Greater Nottingham Strategic Plan.
- 2.14. Subject to the approval of Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils, consultation on the Greater Nottingham Strategic Plan Preferred Approach document is expected to take place in December 2022. The Preferred Approach consultation seeks views on the proposed strategy and vision, the approach to housing and employment provision and the proposed strategic sites.
- 2.15. It is anticipated that a draft Greater Nottingham Strategic Plan will be published for public consultation in 2023.

3. Duty to Co-operate

3.1 The Duty to Co-operate was introduced in the Localism Act 2011 and progress is annually reported through the Authority Monitoring Report.

Local Planning Authorities

3.2 The Council has undertaken the following Duty to Co-operate actions:-

- The Council is preparing the joint Greater Nottingham Strategic Plan with Broxtowe Borough, Nottingham City and Rushcliffe Borough Councils. Consultation was undertaken on the Greater Nottingham Strategic Plan Growth Options document between July and September 2020 and between February and March 2021, which comprises the first formal stage of plan preparation. Consultation on the Greater Nottingham Strategic Plan Preferred Approach document is expected to take place in December 2022 and it is anticipated that a draft Greater Nottingham Strategic Plan will be published for public consultation in 2023. The Strategic Plan, when adopted, will replace the Councils' Part 1 Local Plans. A joint evidence base is being prepared, some elements in conjunction with other Nottinghamshire authorities including Ashfield District and Erewash Borough Councils.
- The Part 1 Local Plan Aligned Core Strategies (2014) were adopted in partnership with Broxtowe Borough and Nottingham City Councils, with Erewash and Rushcliffe Borough Councils adopting their own Core Strategies but ensuring a high degree of alignment between the Part 1 Local Plans.
- The Planning Obligations Protocol (2014) sets out how cross boundary impacts will be addressed through Section 106 contributions and/or Community Infrastructure Levy.
- The Inspector's Report on the Gedling Borough Council Local Planning Document (Part 2 Local Plan) (2018) confirmed that the legal requirements of the Duty to Co-operate had been met.
- The Council has worked with the Greater Nottingham authorities to prepare a joint statement of common ground, in accordance with paragraph 27 of the National Planning Policy Framework 2021. This was submitted to the Ministry of Housing, Communities and Local Government in late 2018 and a response is still awaited.
- The Greater Nottingham authorities facilitated a housing delivery workshop to consider barriers to the delivery of housing in the light of a significant stock of planning permissions for housing led development. Following this workshop, a development protocol, building on good practice already taking place across Greater Nottingham providers to deliver high quality, sustainable development was endorsed by Joint Planning Advisory Board and will be adopted and implemented by the partner Councils. Subsequent housing delivery workshops have been facilitated to consider barriers to housing delivery and to explore how to raise the environmental sustainability standard of housing developments.

- The Greater Nottingham Authorities have prepared the joint Strategic Housing Land Availability Assessment (SHLAA) methodology report to facilitate consistency across this area of work.

Statutory Consultees

3.3 The Council has an ongoing collaborative relationship with statutory consultees including the Environment Agency, Natural England, Historic England, the Highways Authority, Highways England, Homes England and other key partners. Discussions with these organisations informed the evidence base supporting the Aligned Core Strategy (Part 1 Local Plan), the Local Planning Document (Part 2 Local Plan) and neighbourhood plans. This includes taking a collaborative approach towards Sustainability Appraisal, Habitats Regulations Assessment, justification of site allocations and evidence base document where relevant. The Council continues to consult statutory consultees on plan-making matters and relevant planning applications.

4. Demographics of Gedling Borough

4.1. This section is informed by the 2011 Census and the 2021 Census which provides demographic information about Gedling's population. The census is updated every 10 years. The first results from the 2021 Census were released in June 2022 and other datasets are due to be released in late 2022 and from early 2023. Information on the 2011 Census is available on the following website www.ons.gov.uk/census/2011census and further information on the 2021 Census, including the timeline for future census releases, is available at the following website pages www.ons.gov.uk/census and www.ons.gov.uk/census/aboutcensus/releaseplans.

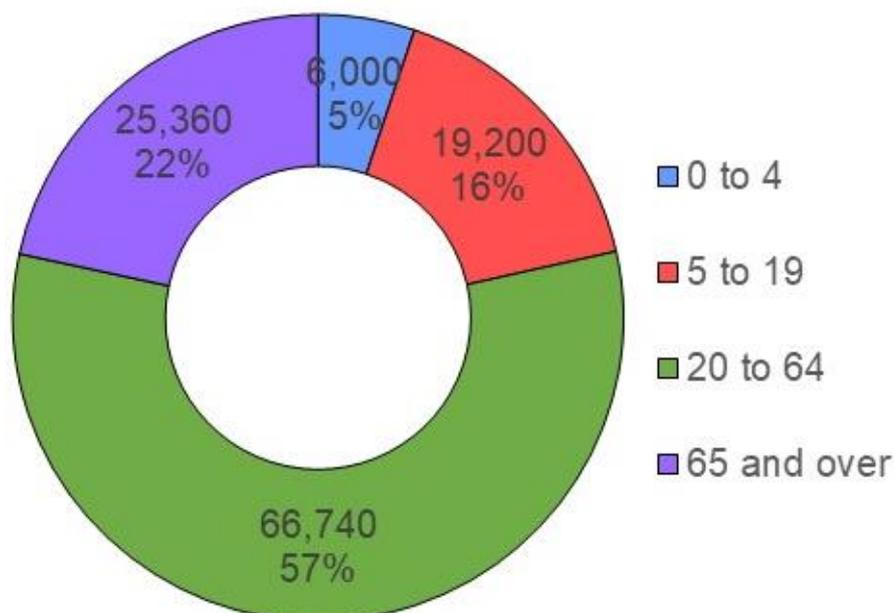
4.2. The government also publishes population mid-estimates annually.

Population

4.3. Key statistics about Gedling Borough's population are:-

- The population from the 2021 Census was 117,300 which is an increase of 3.3% (3,757) since 2011 when it was 113,543.
- According to latest 2018 based projections, the population of Gedling Borough is predicted to increase to 125,200 by 2030 and 130,100 by 2040.
- The gender split is 48.5% male (56,900) and 51.5% female (60,400).
- Since 2011, Gedling has seen a 3% increase in children aged under 15, a -1% decrease in adults aged 15 to 64 and a 20 % increase in those aged 65 and over.

Chart 1: Gedling Borough population by age (2021 Census)



Deprivation

- 4.4. Gedling Borough has seen a gradual improvement in overall Index of Multiple Deprivation score from 15.29 in 2010 to 14.89 in 2019. In 2015, Gedling Borough Council had a national deprivation ranking of 207 out of the 317 Districts in England. The three most deprived wards are Netherfield, Daybrook and Cavendish.

Ethnicity

- 4.5. Table 2 below shows the mix of ethnicities in Gedling Borough, according to the 2011 Census:-

Table 2: Ethnic demographic information

Ethnicity	Percentage
White: English/Welsh/Scottish/Northern Irish/British	90.3%
White: Irish	0.8%
White: Gypsy or Irish Traveller	0%
White: Other White	1.9%
Mixed/multiple ethnic group: White and Black Caribbean	1.3%
Mixed/multiple ethnic group: White and Black African	0.2%
Mixed/multiple ethnic group: White and Asian	0.5%
Mixed/multiple ethnic group: Other Mixed	0.3%
Asian/Asian British: Indian	1.2%
Asian/Asian British: Pakistani	0.8%
Asian/Asian British: Bangladeshi	0.1%
Asian/Asian British: Chinese	0.4%
Asian/Asian British: Other Asian	0.5%
Black/African/Caribbean/Black British: African	0.3%
Black/African/Caribbean/Black British: Caribbean	1.0%
Black/African/Caribbean/Black British: Other Black	0.1%
Other ethnic group: Arab	0.1%
Other ethnic group: Any other ethnic group	0.2%

5. Monitoring Local Plan Policies

Overview and Interpretation

- 5.1. This section monitors the implementation of the Local Plan against the monitoring indicators set out in the policies of the Aligned Core Strategy (Part 1 Local Plan) (“ACS”) and the Local Planning Document (Part 2 Local Plan) (“LPD”). The Part 1 and Part 2 Local Plans were underpinned by a Sustainability Appraisal Monitoring Framework (“SA”) which included further monitoring indicators.
- 5.2. All of the monitoring indicators and targets for each planning topics as well as their origins are set out in **Appendix 1**. The relevant monitoring indicators are referenced and highlighted yellow throughout this section and can be cross-referenced with Appendix 1.

Monitoring Indicators: ACS Policy & SA / LPD Policy & SA

- 5.3. The monitoring indicators are split into the following planning topics:-
- Climate change, flood risk and water management
 - Environmental protection
 - Green Belt
 - Natural environment
 - Open space and recreational facilities
 - Historic environment
 - Design
 - Homes
 - Retail and community facilities
 - Transport
 - Infrastructure and developer contributions
- 5.4. Reporting for each monitoring indicator will depend on the type of information available. Generally, information is recorded with reference to the **monitoring period** (1 April 2021 to 31 March 2022) and the **base period** (since 1 April 2011 which is the start of the plan period for the Local Plan). Where information for the indicators have not been reported the reasons for this are explained.

Climate Change, Flood Risk and Water Management

Energy and climate change

5.5. Appendix 1 sets out that the Council will monitor renewable energy schemes; energy use by type and carbon dioxide emissions.

Monitoring Indicators: ACS Policy 1 & SA 9, 10 / LPD Policy 1, 2 & SA 10, 11

- Tables 3, 4, 5, 6 and 7 provide a list of planning permission granted for types of renewable energy schemes since 2011.
- Table 8 shows that between 2011 and 2020, there was a decrease in average domestic electricity and gas use, a decrease in average industrial/commercial electric use and an increase in average industrial/commercial gas use.
- Table 9 shows that between 2011 and 2020, there was a decrease in energy consumption deriving from coal, manufactured fuels, petroleum and electricity and an increase in energy consumption deriving from gas and biofuels.
- Table 10 shows that between 2011 and 2020, the total carbon dioxide emissions per capita has reduced from 4.6 to 3.3 tonnes of carbon dioxide.

Table 3: Planning permissions granted for wind turbine schemes since 2011

Ref	Description	Date granted
2010/0025	Erect wind turbine on 18 metre steel mast, 13 metre diameter. St Georges Hill Cottage, Georges Lane, Calverton.	21 May 2010
2010/0244	Erection of two wind turbines at Woodborough Park, Foxwood Lane.	19 August 2010
2011/0523	Single wind turbine with a generating capacity of 330 kW in Woodborough.	20 April 2016
2012/0840	Single wind turbine with generating capacity of 0.1mw at Burntstump landfill site in Calverton.	21 December 2012
2012/1472	Single wind turbine with a generating capacity of 2.5mw at Severn Trent Water site in Stoke Bardolph.	26 September 2013
2014/0556	Single wind turbine with a generating capacity of 0.5mw at Barracks Farm in Papplewick.	1 December 2014
2014/1168	Single wind turbine with a generating capacity of 1.5mw at Newstead and Annesley Country Park.	18 July 2016
2016/0571	Wind turbine with a maximum height of 100m, associated infrastructure to include building and crane hardstanding in Newstead And Annesley Country Park.	18 July 2016

Table 4: Planning permissions granted for solar power schemes since 2011

Ref	Description	Date granted
2011/0191	Extension including siting of PV Solar Panels at 282 Longdale Lane in Ravenshead.	19 April 2011

2011/0981	New entrance porch extension. First Floor extension to accommodate new staircase, new roof tiles throughout, new solar PV roof tiles, new retrofit photovoltaic solar modules system on roof. Insulated render system applied to external rendered walls, internal alterations, Woodborough Mill, Epperstone By Pass.	11 October 2011
2011/1102	Installation of solar array on existing flat roof on side of property, 48 Salcombe Drive Redhill.	24 November 2011
2011/1117	The proposal is for the installation of a ground mounted system of 16 Sharp 245Wp solar panels.	29 December 2011
2011/1144	Installation of ground based solar PV system.	28 November 2011
2011/1430	Installation of 80 solar photovoltaic arrays over two flat roofs of the Kestrel Business Centre building, Kestrel Business Centre, Road No 2 Colwick.	15 February 2012
2012/0049	The installation of solar photovoltaic panels to parts of 5 roofs on the site, for the microgeneration of electricity using an inverter, Nottinghamshire Fire And Rescue Headquarters Bestwood Lodge Drive.	20 February 2012
2012/0068	Erect two storey front extension, single storey extension to rear and side and solar panels to rear roof, 281 Main Street Calverton.	22 March 2012
2012/0121	Solar PVs installed at Council assets – Civic Centre, Jubilee House, the Depot and Richard Herrod Centre.	27 February 2012
2012/0439	Retention of Photovoltaic Solar Panels, Village Hall, Lingwood Lane.	25 September 2012
2012/1335	Solar Photovoltaic Farm on part of the former Gedling Colliery site.	23 October 2013
2014/0633	Solar photovoltaic (PV) farm with an installed electricity generation capacity of 5.5 MWp (p-peak production) generating approximately 5,000,000 kWh of electricity per annum, on part of the former Gedling Colliery site.	8 September 2014
2014/0596	Installation of Solar PV panels to front and rear roof slopes of commercial building at 10 Chapel Lane Arnold.	10 July 2014
2015/0058	To install wind and solar powered lights on the multi use games area (MUGA) at Newstead, Multi Use Games Area Tilford Road Newstead Nottinghamshire.	3 Jul 2015
2015/0352	A 100kW Solar PV array at Little Tithe Farm, Blidworth Lane	8 Jul 2015
2015/0862	Erection of a 4MW PV Solar Farm and associated infrastructure in Calverton	25 Aug 2016

2015/1079	Variation of condition 2 to allow for the siting of an additional 46 solar panels within the existing site area (REF 2015/0352), Little Tithe Farm, Blidworth Lane, Calverton.	24 November 2015
2016/0266	Erection of a timber summer house. Installation of solar heating at Hall Mews 5 Hall Lane Papplewick.	1 June 2016
2016/0740	Retention of Solar Panels, Foxhills Foxwood Lane Woodborough .	21 April 2017
2016/1140	Installing a solar panel array at 322 Spring Lane Lambley .	22 December 2016
2018/0193	A Ground Mounted Solar PV Array at Calverton Fish Farm, Moor Lane.	22 May 2018
2019/0907	Up to 10 solar panels mounted on a freestanding aluminium and wooden adjustable stand at 5 Douglas Crescent Carlton.	13 December 2019
2021/0110	Single storey extension to existing banqueting hall and solar panels to existing roof slope in Goosedale Farm Goosedale Lane.	11 May 2021
2022/0430	To fit solar panels to the pitched roof (south and east), as well as a south facing flat roof, 65 Nottingham Road, Ravenshead.	30 June 2022

Table 5: Planning permissions granted for biofuel schemes since 2011

Ref	Description	Date granted
2010/0332	Chimney for biomass boiler at Calverton Fish Farm	7 July 2010
2014/1376	Timber constructed heat cabin to house two biomass boilers, thermal store and pellet store at Sherwood Lodge Police Headquarters.	16 March 2015
2015/0004	Biomass boilers at Sherwood Lodge Police Headquarters.	28 April 2015
2018/0111	Biomass boilers to provide up to 120kW energy at Charnwood Court Nursing Home.	24 April 2018
2019/0989	Installation of biomass boiler in Dorket Head Farm, 431 Calverton Road, Arnold.	6 January 2020

Table 6: Planning permissions granted for heat pump schemes since 2011

Ref	Description	Date granted
2011/0930	Retain installation of air source heat pump, Elysium, Newstead Abbey Park.	14 October 2011
2013/0246	Installation of an air source heat pump (Danfoss AT6), 428 Carlton Hill, Carlton.	08 April 2013
2015/0599	Installation of 2 no. 9kW Air Source Heat Pumps, 1-3 Stokers Cottages, Rigg Lane, Papplewick.	4 September 2015
2016/0788	Associated landscaping and external works; new paths; foul and surface water drainage provision; site lighting; external air source heat pump	16 December 2016

	condenser compound, Gedling Country Park Spring Lane.	
2020/0027	Installation of a Stiebel Eltron WPL25 12kW air source heat pump, 32 Rowan Avenue, Ravenshead.	24 February 2020
2020/0828	Variation of condition 2 (approved drawings) of permission 2017/0157 for the inclusion of air source heat pumps to be positioned on external elevation of the building, Site of 72 To 74 Westdale Lane East Gedling.	2 November 2020

Table 7: Planning permissions granted for renewable solid fuel schemes since 2011

Ref	Description	Date granted
2011/0401	Diversification of a farming business to include the production of renewable solid fuel by the processing of wood at Silverland Farm in Ravenshead.	21 July 2011

Table 8: Average electricity and gas use (mean consumption) per meter in kilowatt hours (kWh)

	Electricity use per meter: domestic users	Electricity use per meter: non-domestic users	Gas use per meter: domestic users	Gas use per meter: non-domestic users
2011	3,986	61,662	15,529	880,835
2020	3,768	47,082	15,001	1,088,947

Source: <https://www.gov.uk/government/collections/sub-national-gas-consumption-data> and <https://www.gov.uk/government/collections/sub-national-electricity-consumption-data>

Table 9: Energy consumption by type in tonnes of oil equivalent (ktoe)

	Coal	Manufactured fuels	Petroleum products	Gas	Electricity	Bioenergy & wastes
2011	0.9	4.3	37.8	90.6	30.9	1.7
2020	0.5	2.3	33.5	99.0	28.8	3.7

Source: <https://www.gov.uk/government/collections/total-final-energy-consumption-at-sub-national-level>

Table 10: Carbon dioxide emissions estimates: industry, commercial, domestic and transport sectors (tonnes of CO2 per capita)

	Industry	Commercial	Domestic	Transport	Total (t CO2) per capita
2011	90.4	54.9	240.0	114.0	4.6
2020	75.5	30.1	174.4	93.6	3.3

Source: <https://www.gov.uk/government/collections/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics>

Flooding and water quality

5.6. Appendix 1 sets out that the Council will monitor the number of planning permissions implemented against Environment Agency and Local Lead Flood Authority advice, the number of developments incorporating Sustainable Urban Drainage Systems and the area of and number of households within Flood Zones 2 and 3.

Monitoring Indicators: ACS Policy 1 & SA 8 / LPD Policy 3, 4, 5, 6 & SA 8, 9

- Zero planning permissions have been granted contrary to Environment Agency or Local Lead Flood Authority advice (including advice on flood risk, water quality and aquifers) since 2011. The information is available on the following website www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk. Where objections from statutory bodies are received the Council takes due regard and technical matters would be satisfied by a planning condition upon granting permission.
- Table 11 shows that there has been an increase of 32.36 hectares of land and 589 houses within Flood Zones 2 or 3 between 2011 and 2022.
- All new buildings granted planning permission since 2011 have either incorporated Sustainable Drainage Systems or a condition was attached to the decision requiring details for the disposal of surface water to be approved before commencement of the development in accordance with the Council's standard approach, to ensure that any flooding risks are fully mitigated.

Table 11: Area and households within Flood Zones 2 and 3

Year	Area in Flood Zones 2 or 3	Number of households in Flood Zones 2 or 3	Number of households in Flood Zone 2	Number of households in Flood Zone 3
2011	1,189.47 ha	4,600	N/A	N/A
2012	1,233.00 ha	5,154	N/A	N/A
2013	1,233.00 ha	5,154	N/A	N/A
2014	1,233.00 ha	5,154	N/A	N/A
2015	1,233.00 ha	5,154	N/A	N/A
2016	1,233.00 ha	5,154	N/A	N/A
2017	1,180.83 ha	5,495	2,104	3,391
2018	1,206.00 ha	N/A	N/A	N/A
2019	1,232.00 ha	5,033	1,352	3,681
2020	1,211.70 ha	5,007	1,325	3,682
2021	1,221.83 ha	5,263	1,789	3,474
2022	1,221.83 ha	5,189	1,842	3,347

N/A = data not available

Waste management facilities

5.7. Appendix 1 sets out that the Council will monitor the number of new waste management facilities by type.

Monitoring Indicators: ACS SA 9, 10 / LPD SA 10, 11

- Table 12 shows that eight new waste management facilities have been granted planning permission by Nottinghamshire County Council as waste authority since 2011. There are two new waste facilities granted planning permission in the Borough during the monitoring period.

Table 12: Planning permissions granted for waste management facilities since 2011

Ref	Description	Date granted
2011/0548 NCC	Change of use of land and buildings for a waste management facility to handle wastes including metals, end of life vehicles and their associated parts including plastics & waste electrical components, aggregates and non-hazardous wastes at Private Road No 2, Colwick Industrial Estate.	9 November 2011
2011/1167 NCC	Change of use to allow for the construction and operation of a Roadsweeper Waste Reception Bay. R C Tuxford Exports, Hollinwood Lane, Calverton	13 January 2012
2013/0890 NCC	Development of an anaerobic digestion facility. This is understood to be operational but may not be working at full capacity. Private Road No.4, Colwick Industrial Estate	13 November 2013
2017/0962 NCC	Change of use of land to accommodate a small sewage pumping station. Land to the north of Stoke Lane, Stoke Bardolph	15 September 2017
2019/0017 NCC	Change of use of existing buildings from waste water transfer station and B1, B2 and B8 to plastic recycling. Private Road No 2, Colwick Industrial Estate	21 January 2020
2019/1089 NCC	Application for habitat enhancement and provision of open space through sustainable use of material arising from the construction of the Gedling Access Road. Land off Arnold Lane, Gedling	22 January 2020
2021/0599 NCC	Retrospective planning application to retain:- - Unit 1: Parts and storage racking to rear of main site office; Increased refuse derived fuel (RDF) Area; Bays in aggregate area; Storage bays in wood recycling yard; SRF refinement plant; Scrap metal storage area and associated works. - Unit 2 : External storage area of baled sorted waste; Storage bays adjacent bale storage area;	30 June 2021

Ref	Description	Date granted
	Storage bays to rear of processing shed & Mobile glass cleaner and associated works. Enviro Building, Private Road No 4, Colwick Industrial Estate, Colwick	
2021/0648 NCC	Development of a waste management facility comprising a waste transfer station incorporating refuse derived fuel (RDF) production associated works. Land off Private Road No. 3, Colwick Industrial Estate, Nottingham, Colwick	14 September 2021

Environmental Protection

Environmental consultees

- 5.8. Appendix 1 sets out that the Council will monitor the number of planning applications approved against the advice of the Council's Public Protection (Scientific) Officer, the Coal Authority and the Health and Safety Executive.

Monitoring Indicators: LPD Policy 7, 8, 9, 10

- Zero planning applications during the monitoring period were approved against the advice of Gedling Borough Council's Scientific Officer who provides technical advice on land contamination and air quality.
- Zero planning permissions for development have been granted contrary to advice from the Coal Authority since 2011. Where objections from statutory bodies are received the Council takes due regard and technical matters would be satisfied by a planning condition upon granting permission.
- Zero planning permissions for development have been granted contrary to advice from the Health and Safety Executive since 2011. Where objections from statutory bodies are received the Council takes due regard and technical matters would be satisfied by a planning condition upon granting permission.

Air quality management

- 5.9. Appendix 1 sets out that the Council will monitor air quality management and whether development accords with the requirements of the Air Quality and Emissions Mitigation guidance.

Monitoring Indicators: LPD Policy 11 & SA 8, 9

- There is one Air Quality Management Area in Gedling Borough. The A60 Mansfield Road from its junction with Oxclose Lane and Cross Street south to its junction with Egerton Road in Woodthorpe was designated in April 2011 and an Air Quality Action Plan adopted in 2012 and revised/updated in 2019.
- The Department for Environment, Food & Rural Affairs expects local planning authorities to work towards reducing emissions and/or concentrations of PM2.5 (fine particulate matter) regardless of levels. There is clear evidence that PM2.5 has a significant impact on human health, including premature mortality, allergic reactions, and cardiovascular diseases even at very low levels.
- In 2019 the Council updated the 'Air Quality and Emissions Mitigation: Guidance for Developers', which sets out borough-wide measures to help reduce vehicle emissions occurring as a result of development and construction emissions during development. The document is incorporated into Policy LPD 11 of the Part 2 Local Plan.
- The Council's Scientific Officer is consulted on planning applications where issues of air quality and emissions mitigation arise, and provides

technical comments in relation to interpreting the Air Quality and Emissions Mitigation guidance. It is generally the approach that conditions where appropriate, or otherwise advisory notes, are attached to planning decisions where these are requested. The guidance is given weight under Policy LPD 11. Zero planning permissions have been granted where an objection has been raised by the Council's Scientific Officer.

Green Belt

Green Belt land

5.10. Appendix 1 sets out that the Council will monitor the percentage of planning permissions granted contrary to Policy LPD 13 and Policy LPD 14 of the Part 2 Local Plan (proposals that increase the floor space of an existing building or replacement building by more than 50%), the number of homes for rural workers granted planning permission, the location/area of land removed from the Green Belt and progress in producing a Part 2 Local Plan.

Monitoring Indicators: ACS Policy 3 & LPD Policy 13, 14, 16, 17

- The Council adopted the Local Planning Document (Part 2 Local Plan) in July 2018. The Part 2 Local Plan released 215 hectares of Green Belt land across the Borough in accordance with Policy 3 of the Aligned Core Strategy. This represents a 2% reduction. 73% of Gedling Borough is now Green Belt (8,794 hectares).
- Since the Part 2 Local Plan was adopted, five planning permissions have been granted for disproportionate additions (above 50% of the original floor space), as set out in Policy LPD 13 and Policy LPD 14 of the Part 2 Local Plan. Table 13 sets out the reasons for these.
- Zero homes were granted planning permission for rural workers in the Green Belt (in accordance with Policy LPD 17 of the Part 2 Local Plan) in 2020/21.

Table 13: Planning permissions granted for development in the Green Belt with an increase in floor space being over 50% since the adoption of the Local Planning Document

Ref	Summary of reason for approval	Date granted
2018/0569	Extension 104% over original floor space. Very Special Circumstances demonstrated.	15 August 2018
2020/0889	Extension over 50% of original floor space. Very Special Circumstances demonstrated.	8 December 2020
2021/0110	Extension over 50% of original floor space. Very Special Circumstances demonstrated due to economic benefits relating to Goosedale Farm.	11 May 2021
2020/1177	Extension 255% over original floor space. Very Special Circumstances demonstrated due to economic benefits relating to Goosedale Farm.	6 July 2021
2021/0929	Extension 67% over original floor space. Very special circumstances demonstrated that would outweigh the limited harm identified.	24 September 2021

Safeguarded land

5.11. Appendix 1 sets out that the Council will monitor the status of safeguarded land and why any planning permissions have been granted.

Monitoring Indicators: ACS Policy 3

- The planning status of each safeguarded land site is set out in Table 14.

Table 14: Planning status of safeguarded land

Site	Planning status
Top Wighay Farm, Hucknall	Safeguarded for future development in the Part 2 Local Plan.
Oxton Road/ Flatts Lane, Calverton	Safeguarded for future development in the Part 2 Local Plan.
Moor Road, Bestwood Village	Safeguarded for future development in the Part 2 Local Plan.
Mapperley Golf Course	Safeguarded (Protected) from future development in the Part 2 Local Plan.
Lodge Farm Lane, Arnold	Safeguarded (Protected) from future development in the Part 2 Local Plan.
Glebe Farm, Gedling Colliery	Safeguarded (Protected) from future development in the Part 2 Local Plan.
Spring Lane, Lambley	Safeguarded (Protected) from future development in the Part 2 Local Plan.

Natural Environment

Nationally and internationally designated site and species

5.12. Appendix 1 sets out that the Council will monitor Sites of Special Scientific Interest, progress on the designation of Special Protection Areas and losses/gains to priority habitats.

Monitoring Indicators: ACS Policy 17 / LPD Policy 18 & SA 6, 7

- There is one Site of Special Scientific Interest in Gedling Borough which is Linby Quarries, the condition of which is 81.24 % 'favourable' and 18.76 % 'unfavourable – no change'. The information is provided by Natural England (<https://designatedsites.naturalengland.org.uk>). There has been no net change in the monitoring period.
- The potential possible Sherwood Forest Special Protection Area has been considered for being formally proposed for designation since prior to the preparation of the Aligned Core Strategy (Part 1 Local Plan). No progress has been made towards formal designation of the Sherwood Forest Special Protection Area.
- The baseline information on losses and gains in priority habitat is not currently available for Gedling Borough.

Locally Designated Sites

5.13. Appendix 1 sets out that the Council will monitor the number, area and net change of Local Nature Reserves, Local Wildlife Sites, Local Geological Sites and the number of Local Wildlife Sites under positive conservation management.

Monitoring Indicators: ACS Policy 16, 17 & SA 6, 7 / LPD Policy 18 & SA 6, 7

- Table 15 shows there are five Local Nature Reserves in Gedling Borough all of which have a management plan in place. The Hobbucks Management plan recently expired and is being updated.
- Tables 16 and 17 set out the number and area of Local Wildlife Sites in Gedling Borough and the number of those under positive management using Single Data List Indicator 160. Information on Local Wildlife Sites and Local Geological Sites is provided by the Nottinghamshire Biological and Geological Records Centre. Although Table 16 indicates that there has been a slight reduction in the number of Local Wildlife Sites, the total area remains mostly unchanged. In 2022, four sites were removed. These are; Thieves Wood, Harlow Wood, Newstead Robin Hood Line, and Annesley Forest. These changes and some mapping revisions have resulted in a very small reduction in site area.
- Table 18 sets out the number and area of Local Geological Sites, which were first identified in 2018.

Table 15: Local nature reserves

Site	Designated	Area (ha)	Management
Gedling House Woods	1992	4.79 ha	Friends of Gedling House Woods
Gedling House Meadow	2007	5.93 ha	Friends of Gedling House Woods
Netherfield Lagoons	2007	51.01 ha	Gedling Conservation Trust
The Hobbucks	2015	9.79 ha	Gedling Borough Council/ Friends of the Hobbucks
Gedling Country Park	2018	106.77 ha	Gedling Borough Council supported by Friends of Gedling Country Park

Table 16: Local wildlife sites

Year	Total sites	Area (ha)
Spring 2011	80	1,198.06 ha
Spring 2012	85	1,227.27 ha
Spring 2013	83	1,227.48 ha
Spring 2014	88	1,232.09 ha
Spring 2015	83	1,250.53 ha
Spring 2016	82	1,250.53 ha
Spring 2017	83	1,268.12 ha
Spring 2018	87	1,272.56 ha
Spring 2019	86	1,275.37 ha
Spring 2020	85	1,284.45 ha
Spring 2021	82	1,250.80 ha
Spring 2022	78	1,249.95 ha

Table 17: Local wildlife sites under positive management

Year	Total sites	Sites under positive management	Percentage under positive management
2011/12	68	24	35.3%
2016/17	79	22	27.8%
2018/19	79	23	29.1%
2019/20	85	N/A	N/A
2020/21	82	N/A	N/A
2021/22	78	N/A	N/A

Table 18: Local geological sites

Year	Total sites	Area (ha)
2018	5	20.68 ha

Woodland and Ancient Woodland

5.14. Appendix 1 sets out that the Council will monitor net changes in woodland area and ancient woodland and the number of planning permissions resulting in the loss of ancient woodland.

Monitoring Indicators: ACS SA 6, 7 / LPD Policy 18 & SA 6, 7

- Forestry Commission statistics on woodland show as at March 2018 there was 1,763.5 hectares of woodland in Gedling Borough. This figure was 1,764.7 hectares in 2014. Forestry Commission reports are available on the following website <https://www.forestresearch.gov.uk/tools-and-resources/national-forest-inventory>.
- The Forestry Commission recorded approximately 55.1 hectares of ancient woodland in Gedling Borough in 2020. This has decreased from 56.8 hectares in 2019.
- During the monitoring period no planning permissions have been granted that resulted in the loss of trees within designated ancient woodland.

Open Space and Recreational Facilities

Open space

5.15. Appendix 1 sets out that the Council will monitor the setting of green infrastructure policies in the Part 2 Local Plan; the area of new open spaces by type and net change; the number of open spaces and financial contributions towards open spaces secured via Section 106 agreements; the amount of greenfield land lost to new development, and the net change in Local Green Spaces.

Monitoring Indicators: ACS Policy 16 & SA 6, 7/ LPD Policy 20, 21, 22 & SA 2, 6, 7

- The Part 2 Local Plan includes Policy LPD 20 and Policy LPD 21 which seek to protect existing green infrastructure and provide new green infrastructure (10% on sites 0.4 hectares and above).
- Table 19 shows the area of open space in the Borough by type, as recorded by the Council's Parks and Street Care team. It is noted that there may be some overlap between the categories. The 2018 figure equates to the area of open spaces shown on the Local Planning Document Policies Map.
- Table 20 shows the amount of greenfield land lost to new large development for housing (10 dwellings or more) and other uses. For information, land is considered 'lost' upon commencement of development.
- New open spaces committed from s106 agreements during 2021/22 are set out in Table 21. The total figure for s106 contributions was £576,649.18 with further contributions potentially due subject to the approval of open spaces schemes.
- Table 22 shows that there are 29 Local Green Spaces in Gedling Borough, which are designated through the adoption of a Development Plan including the Part 2 Local Plan and Neighbourhood Plans. There has been no net loss of designated Local Green Spaces since they were designated. It should be noted that Local Green Spaces in Burton Joyce were designated in the Part 2 Local Plan and not in the Neighbourhood Plan.

Table 19: Area of open space by type and net change

Type of Open Space	Area in LPD (2018)	Net change since 2018
Allotments	24.41 ha	N/A
Amenity greenspaces	112.83 ha	N/A
Cemeteries	26.39 ha	N/A
Green corridors	0.99 ha	N/A
Natural and semi natural urban green	107.4 ha	N/A
Outdoor sports facility	348.24 ha	N/A
Parks and gardens	446.01 ha	N/A

Type of Open Space	Area in LPD (2018)	Net change since 2018
Play areas/young people	22.09 ha	N/A
Recreation ground/sport	10.18 ha	N/A

N/A = data not available

Table 20: Amount of greenfield land (ha) lost to new large development since 2011

Year	Site Name	Type	Area lost
2011/12	147 homes on Ashwater Drive allocation site (allocated in 2005 Local Plan).	Residential	4.58 ha
2012/13	49 homes on Howbeck Road allocation site (allocated in 2005 Local Plan).	Residential	1.50 ha
2012/13	113 homes on Main Street and Hollinwood Lane, Calverton (designated safeguarded land).	Residential	3.76 ha
2013/14	18 homes on Park Road in Bestwood Village.	Residential	0.29 ha
2014/15	38 homes on part of the Top Wighay Farm strategic site.	Residential	1.47 ha
2015/16	No loss.		
2016/17	150 homes on Spring Lane allocation site (H6).	Residential	9.88 ha
2017/18	237 homes on North of Papplewick Lane strategic site.	Residential	7.87 ha
2018/19	No loss.		
2019/20	199 homes (phase 1) on part of the Teal Close strategic site.	Residential	4.80 ha
2019/20	66-bedroom care home on the Teal Close strategic site.	Residential care home	0.44 ha
2020/21	164 homes on part of the Howbeck Road/ Mapperley Plains allocation site (H7).	Residential	7.69 ha
2020/21	14 homes on Wood Lane allocation site (allocated in 2005 Local Plan).	Residential	0.72 ha
2020/21	14 homes on Mill Field Close allocation site (H20) in Burton Joyce.	Residential	0.75 ha
2021/22	Additional 18 homes on North of Papplewick Lane strategic site.	Residential	0.91 ha
2021/22	353 homes (phase 2) on part of the Teal Close strategic site.	Residential	11.32 ha
2021/22	Unit 1 and 14 trade counter units on part of the Teal Close strategic site.	Employment	3.4 ha
2021/22	101 homes on part of the Westhouse Farm allocation site (H12) in Bestwood Village.	Residential	3.29 ha
2021/22	351 homes on Park Road allocation site (H16) in Calverton.	Residential	13.6 ha

Table 21: Open spaces contributions 2021/22

Ref	Site name	Breakdown of Obligations	Maintenance Contribution	Capital Contribution
2018/0360	Land South Of Main Street, Calverton	Open spaces scheme to be submitted and approved by the Council. Off-site contribution due if under provision deliverable on site.	£184,557.90 (RPI Index Linked)	£77,113.00 (RPI Index Linked)
2020/0258	Land North of Papplewick Lane, Linby	Open spaces scheme to be submitted and approved by the Borough Council.	N/A	N/A
2018/0817	Car Park North Green, Calverton	Open space off site contribution in lieu of on-site provision.	£10,617.00 (RPI Index Linked). Subject to re-assessment of viability.	N/A. Subject to re-assessment of viability.
2020/1108	Land East of 16 Kighill Lane, Ravenshead	Open space off site contribution in lieu of on-site provision.	£26,486.46 (RPI Index Linked)	£11,138.40 (RPI Index Linked)
2020/0238	Land at Ashdale, Nottingham Road, Burton Joyce	Open space off site contribution in lieu of on-site provision.	£38,710.98 (RPI Index Linked)	£16,279.20 (RPI Index Linked)
2020/1054	Land At Rolleston Drive, Arnold	Open space off site contribution in lieu of on-site provision.	£133,431.36 (RPI Index Linked)	£60,679.20 (RPI Index Linked)
2020/0050	Top Wighay Farm, Wighay Road, Linby	Open spaces scheme to be submitted and approved by the Borough Council in relation to each phase of the development.	N/A	N/A
2021/0737	96 Plains Road, Mapperley	Open space off site contribution in lieu of on-site provision.	£17,635.68 (RPI Index Linked).	N/A

Table 22: Local Green Spaces in the Borough

Development Plan	Number of Local Green Spaces designated	Designation date
Local Planning Document (Part 2 Local Plan)	9	July 2018
Calverton Neighbourhood Plan	4	November 2017
Papplewick Neighbourhood Plan	6 (including two duplicates also allocated in the Part 2 Local Plan)	July 2018
Linby Neighbourhood Plan	12	May 2019
Total	29	

Recreational open space and facilities

5.16. Appendix 1 sets out that the Council will monitor Green Flag awarded open spaces; net changes to Country Parks, and the number of planning permissions for new tourism related accommodation.

Monitoring Indicators: ACS Policy 16 & SA 3 / LPD Policy 24 & SA 2, 6, 7

- Table 23 shows there are five Green Flag awarded parks in Gedling Borough – Arnot Hill Park, Gedling Country Park, Burton Road Jubilee Park, Bestwood Country Park and for the first time Breck Hill Park in 2022.
- There are five Country Parks in Gedling Borough – Bestwood Country Park; Burntstump Country Park; Gedling Country Park; Newstead and Annesley Country Park and Newstead Abbey. No changes in designation have taken place during the monitoring period.
- No planning permissions for new tourist accommodation were granted during the monitoring period as shown in Table 20.

Table 23: Green Flag awarded to open spaces since 2011

Open Space	Award	Management
Arnot Hill Park	Since 2007	Managed by the Council and the Friends of Arnot Hill Park. Completed projects include improvements to the lake, play areas, buildings, car parks and security and installation of planting schemes and sculptures.
Gedling Country Park	Since 2016	Managed by the Council supported by the Friends of Gedling Country Park. Completed projects include the play area, café 1899, visitor centre and information, nature trail and sculptures, relocation of the Bee Hives onto the Butterfly walk, Ivan Gollop memorial garden, viewing platforms and extensions to the car park.
Burton Road Jubilee Park	2014-2018 Since 2019	A Friends of Burton Road Jubilee Park group is now involved with the management and development.

Open Space	Award	Management
Bestwood Country Park	Since 2020	Green Flag awarded summer 2020. The park is owned by Gedling Borough Council and Nottinghamshire County Council. The Council have the maintenance responsibilities for all of the park through a collaborative agreement with County. The Friends of Bestwood Country Park also assist with the development and management with frequent volunteering conservation activities.
Breck Hill Park	First award 2022	Managed by the Council and supported by the Friends of Breck Hill Park. Refurbishment of the playground completed in February 2021.

Table 24: New tourist accommodation granted permission since the adoption of the Local Planning Document

Ref	Site name	Accommodation Type	Date granted	Status
2018/0174	272 Longdale Lane, Ravenshead	Change of use to 3 holiday apartments	27 April 2018	Built in 2019.
2018/0115	Lakeside, Mansfield Road, Bestwood	Proposed hotel	7 December 2018	Lapsed permission i.e. not built.
2019/0177	Fairview Farm, Ravenshead	Construct 3 holiday lets	23 April 2019	Unimplemented.

Historic Environment

Heritage assets

5.17. Appendix 1 sets out that the Council will monitor the number of heritage assets by type and area and the number and percentage of heritage assets at risk.

Monitoring Indicators: ACS Policy 11 & SA 6, 7 / LPD Policy 26, 27, 28, 29, 30, 31 & SA 3

- The number of designated and non-designated heritage assets by type in Gedling Borough are:-
 - 195 Listed Buildings (6 Grade I, 15 Grade II* and 174 Grade II).
 - Nine Scheduled Monuments.
 - Four Registered Parks and Gardens.
 - Six Conservation Areas.
 - 144 non-designated heritage assets.
- Further information on Listed Buildings, Scheduled Monuments and Registered Parks and Gardens are available on Historic England's national heritage list website <https://historicengland.org.uk/listing/the-list>. Recent Listed Building entries are reported on the Council's web page www.gedling.gov.uk/heritage-assets.
- The area of each Registered Park and Garden in Gedling Borough is:-
 - Bestwood Pumping Station – 2.35 hectares
 - Newstead Abbey – 287.33 hectares
 - Papplewick Hall – 46.33 hectares
 - Papplewick Pumping Station – 2.75 hectares
- Appraisals have been adopted for each of the six Conservation Areas which are available on the Council's website www.gedling.gov.uk/conservation-areas. An appraisal for Linby Conservation Area has been reviewed and adopted in November 2021. Work to consider the designation of a new Conservation Area in Gedling is underway. The area currently covered by each Conservation Area is:-
 - Bestwood Village – 15.71 hectares
 - Calverton – 14.25 hectares
 - Lambley – 24.62 hectares
 - Linby – 25.54 hectares
 - Papplewick – 55.70 hectares
 - Woodborough – 45.43 hectares
- Table 25 shows that there are three out of 214 (1.4%) designated heritage assets at risk in Gedling Borough and the information is provided in the Heritage at Risk Midlands Register 2021 by Historic England

(<https://historicengland.org.uk/advice/heritage-at-risk>). The Council has not identified non-designated heritage assets at risk.

- The Council adopted ‘Non Designated Heritage Assets: Selection Criteria’ in January 2019 in order to progress the implementation of Policy LPD 31 of the Part 2 Local Plan. The Council has reviewed non-designated heritage assets using the selection criteria document since 2020 and the latest local heritage list was published in March 2022. Further information is available on the Council’s web page www.gedling.gov.uk/heritage-assets.

Table 25: Designated heritage assets at risk by type

Type of heritage asset	2012	2021
Listed Buildings	3	2
Conservation Areas	0	0
Scheduled Monuments	1	1
Registered Park and Gardens	0	0
Non-Designated Heritage Assets	0 (not identified)	0 (not identified)

Planning applications in historic environment

5.18. Appendix 1 sets out that the Council will monitor the number of planning applications approved against Historic England advice and the number of Section 106 contributions to manage or conserve heritage assets.

Monitoring Indicators: LPD Policy 26, 29, 30 & SA 3

- Zero planning applications were approved against Historic England advice in the monitoring period.
- Zero section 106 obligations entered into related to the management and conservation of heritage assets in the monitoring period.

Design

New development

5.19. Appendix 1 sets out that the Council will monitor the density of new development, the number of homes built on residential garden land and progress on setting indicators to improve the standard of design in the Part 2 Local Plan.

Monitoring Indicators: ACS Policy 10 / LPD Policy 33, 34

- The density of new homes delivered on large sites (50 or more dwellings in the urban area and 10 or more dwelling in the rural area) is shown in Tables 26, 27 and 28. The density policy in the Part 2 Local Plan provides the target of no new development of less than 30 dwellings per hectare with the exception of no new development of less than 20 dwellings per hectare in Burton Joyce, Lambley, Ravenshead and Woodborough, no new development of less than 25 dwellings per hectare in Bestwood Village, Calverton and Newstead and locations where there is convincing evidence of a need for a different figure.
- Table 29 shows that since 1 April 2011, 12% of new homes were constructed on residential garden land.
- The Part 2 Local Plan does not include indicators that monitor the improvement of the standard of design given that there is no framework in place to assess standard of design. The Part 1 Local Plan includes Policy 10 (Design and Enhancing Local Identity) and the Part 2 Local Plan includes Policy LPD 32 (Amenity) and Policy LPD 35 (Safe, Accessible and Inclusive Development), all of which are taken into consideration when determining planning applications.
- Following the submission of an expression of interest for the National Model Design Code: Phase 2 pilots the Council were in receipt of a grant award from the Department for Levelling Up, Housing and Communities in March 2022 to produce a design guide to steer new development in the Borough. The information is available on the following website <https://www.gov.uk/government/news/communities-empowered-to-shape-design-of-neighbourhoods>.

Table 26: Density of new homes completed on sites of 50 dwellings or more in the urban area (policy requirement is 30 dwellings per hectare (dph)) since 2011

	Number of dwellings at up to 29 dph	Number of dwellings at 30 dph and over
2011/12	0	55
2012/13	0	158
2013/14	0	177
2014/15	0	136
2015/16	0	52
2016/17	0	27
2017/18	0	89

	Number of dwellings at up to 29 dph	Number of dwellings at 30 dph and over
2018/19	0	163
2019/20	0	250
2020/21	0	130
2021/22	0	262

Table 27: Density of new homes completed on sites of 10 dwellings or more in Burton Joyce, Lambley, Ravenshead and Woodborough (policy requirement is 20 dwellings per hectare (dph)) since 2011

	Number of dwellings at up to 19 dph	Number of dwellings at 20 dph and over
2011/12	0	33
2012/13	0	13
2013/14	0	0
2014/15	0	1
2015/16	0	0
2016/17	1	12
2017/18	0	0
2018/19	1	0
2019/20	0	0
2020/21	0	2
2021/22	0	6

Table 28: Density of new homes completed on sites of 10 dwellings or more in Bestwood Village, Calverton and Newstead (policy requirement is 25 dwellings per hectare (dph)) since 2011

	Number of dwellings at up to 24 dph	Number of dwellings at 25 dph and over
2011/12	0	46
2012/13	3	0
2013/14	2	6
2014/15	4	77
2015/16	2	55
2016/17	0	9
2017/18	3	11
2018/19	0	15
2019/20	0	4
2020/21	0	6
2021/22	0	14

Table 29: New homes completed on residential garden land since 2011

Year	Total (net) completions	Number of completions on garden land	Percentage (%)
2011/12	275	59	21%
2012/13	227	32	14%
2013/14	321	35	11%
2014/15	311	30	10%

Year	Total (net) completions	Number of completions on garden land	Percentage (%)
2015/16	174	36	21%
2016/17	198	40	20%
2017/18	237	26	11%
2018/19	286	29	10%
2019/20	360	21	6%
2020/21	310	27	9%
2021/22	357	34	10%
TOTAL	3,056	369	12%

Homes

Housing delivery

5.20. Appendix 1 sets out that the Council will monitor the housing completions (net additional homes); planning progress made on strategic sites and allocated housing sites; the five year land supply of deliverable housing sites; housing completions on previously developed land and windfall sites; and progress made on the Gedling Colliery/Chase Farm as a regeneration site.

Monitoring Indicators: ACS Policy 2, 7 & SA / LPD Policy 40, 64, 65, 66, 67, 68, 69, 70 & SA 1

- The Part 1 Local Plan was adopted in September 2014 and sets the housing requirement. The Part 2 Local Plan was adopted in July 2018 and includes housing allocations in line with the objectives of the Part 1 Local Plan.
- The Department for Levelling Up, Housing and Communities published the results of the Housing Delivery Test for 2021 on 14 January 2022. The 2021 result for Gedling Borough Council is 85% and is based on the three year period 1 April 2018 to 31 March 2021. This is an improved performance in comparison with 68% with the previous Housing Delivery Test result for 2020. 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 and a buffer of 20% to its five year housing land supply is now no longer required.
- The Council's Housing Delivery Action Plan has been updated and published in July 2022. The Action Plan is available on the following Council's web page www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/monitoringreports. As well as including a detailed analysis of the key reasons for the under delivery of the Council's housing requirement the Action Plan identifies the measures the Council intends to undertake to increase/maintain delivery of new housing in Gedling Borough. Many of the actions identified in the previous Housing Delivery Action Plan have already been implemented and a number of actions are ongoing.
- The Council's Five Year Housing Land Supply Assessment 2022 published in October 2022 considers the Borough's supply of housing against the housing target (based on the annual local housing need calculated using the standard method because the housing requirement set out in the Part 1 Local Plan is now out of date). Gedling Borough Council has a 7.25 year supply. The direct web link to the latest five year housing land supply assessment is www.gedling.gov.uk/5yhs.
- The Council updates its Brownfield Land Register annually in accordance with the Housing and Planning Act 2015. The latest Brownfield Land Register is available on the Council's web page www.gedling.gov.uk/shlaa.

- Table 30 sets out the housing requirement for the plan period and the number of new homes built since 2011.
- Table 31 sets out progress made with the strategic sites in the Aligned Core Strategy and the housing sites allocated in the Local Planning Document.
- Table 32 sets out the number of housing completions since 2011 on allocated, unallocated and safeguarded land sites. Allocated sites are those that are allocated for residential development in the Local Plan. Unallocated sites are those that are not allocated in the Local Plan, otherwise known as “windfall sites”. Safeguarded land is protected from development during the plan period in order to meet longer term development needs.
- Table 33 sets out the number of new home completions on previously developed land or ‘brownfield’ land since 2011.
- The Chase Farm/Gedling Colliery site is a strategic allocation in the Part 1 Local Plan and was subsequently allocated for housing and employment in the Part 2 Local Plan. A Supplementary Planning Document for the site was approved in 2008. Tables 31 and 40 set out progress made on the residential and employment allocations of this site.

Table 30: Housing requirement and completions (net) during the plan period

Locality area	Aligned Core Strategy housing requirement 2011-2028	Local Planning Document 2011-2028	Completions 2011-2022
Urban area (Arnold and Carlton) including Teal Close and Gedling Colliery/Chase Farm sites	4,045	4,890	2,316
Around Hucknall including North of Papplewick Lane and Top Wighay Farm	Approx 1,300 homes including up to 300 homes on North of Papplewick Lane and 1,000 homes on Top Wighay Farm	1,265 homes	210 (172 on North of Papplewick Lane and 38 on Top Wighay Farm)
Key settlement for growth - Bestwood Village	Up to 560 homes	540 homes	98
Key settlement for growth - Calverton	Up to 1,055 homes	820 homes	206
Key settlement for growth - Ravenshead	Up to 330 homes	300 homes	123
Other villages (listed below)	Up to 260 homes	170 homes including 80 homes in Burton Joyce and 50 homes	

Locality area	Aligned Core Strategy housing requirement 2011-2028	Local Planning Document 2011-2028	Completions 2011-2022
		in Woodborough	
• Burton Joyce		80 homes	35
• Lambley			29
• Linby			5
• Newstead			9
• Papplewick			2
• Stoke Bardolph			0
• Woodborough		50 homes	23
Total			3,056

Table 31: Progress made on strategic sites and allocated housing sites

Site	Progress and planning status
Teal Close	Allocated for 830 homes. Site 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 dwellings have been built. 184 homes on phase 1 (15 plots remaining) and 44 homes on phase 2 (309 plots remaining) have been built.
North of Papplewick Lane	Allocated for up to 300 homes. The site is currently under construction for 255 homes including an additional 18 homes (2017/0201 and 2020/0258). As at 31 March 2022, 172 homes have been built.
Top Wighay Farm	Allocated for 845 homes. Part of site for 38 homes (2014/0950) is built. Outline planning permission for mixed-use development comprising 805 homes (2020/0050) granted in March 2022.
(H1) Rolleston Drive	Allocated for 140 homes. The site is currently under construction for 131 factory-built affordable homes (2020/1054).
(H2) Brookfields Garden Centre	Allocated for 90 homes. A combined development brief for three sites (H2, H7 and H8) to the north east of Arnold adopted in January 2019. 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.
(H3) Willow Farm	Allocated for 110 homes. Development brief (informal guidance) adopted in February 2020. Full planning application for 24 houses on part of the site (2021/1398)

	was submitted in December 2021 and is to be referred to Planning Committee in November 2022.
(H4) Linden Grove	Allocated for 115 homes. Site is currently under construction for 120 homes (2021/0694).
(H5) Lodge Farm Lane	Allocated for 150 homes. Resolution to grant outline planning application for up to 148 homes (2018/0347) in August 2019 subject to the signing of the s106.
(H6) Spring Lane	Allocated for 150 homes. Site completed in April 2019.
(H7) Howbeck Road/ Mapperley Plains	Allocated for 205 homes. A combined development brief for three sites (H2, H7 and H8) to the north east of Arnold adopted in January 2019. The majority of the site is currently under construction for 164 homes (2019/0213). As at 31 March 2022, 24 homes have been built.
(H8) Killisick Lane	Allocated for 230 homes. A combined development brief for three sites (H2, H7 and H8) to the north east of Arnold adopted in January 2019. 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	Allocated for 1,050 homes (updating the strategic location made in the Aligned Core Strategy). Development brief adopted in June 2008. 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.
(X1) Daybrook Laundry	Allocated for 50 homes.
(X2) Land West of A60 A	Allocated for 70 homes. Site is currently under construction for 72 homes (2016/0854).
(X3) Land West of A60 B	Allocated for 150 homes. Full planning application for 157 homes was submitted in January 2021 and pending consideration (2021/0072).
(H10) Hayden Lane	Allocated for 120 homes. Full planning application for 135 homes was submitted in April 2022 and pending consideration (2022/0501).
(H11) The Sycamores, Bestwood Village	Allocated for 25 homes. The site is currently under construction for 11 homes (2018/0650 and 2019/0678).

(H12) Westhouse Farm, Bestwood Village	Allocated for 210 homes. Part of the site is currently under construction for 101 homes (2018/0823). As at 31 March 2022, 12 homes have been built.
(H13) Bestwood Business Park, Bestwood Village	Allocated for 220 homes. Outline planning permission for up to 220 homes (2014/0214) lapsed in March 2018.
(H14) Dark Lane, Calverton	Allocated for 70 homes. The site is currently under construction for 57 homes (2017/1263).
(H15) Main Street, Calverton	Allocated for 75 homes. Outline planning permission for up to 79 homes (2018/0360) granted in April 2021.
(H16) Park Road, Calverton	Allocated for 390 homes. 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 for a re-plan of 2020/0020 which includes additional 12 homes taking the total number of units to 363 (2022/0584) granted in October 2022. Full planning permission for 20 bungalows on the remainder of the site (the car park at North Green) (2018/0817) granted in August 2021
(X4) Flatts Lane, Calverton	Allocated for 60 homes. The site is currently under construction for 82 homes (2020/0822).
(H17) Longdale Lane A, Ravenshead	Allocated for 30 homes.
(H18) Longdale Lane B, Ravenshead	Allocated for 30 homes. Resolution to grant outline planning application for up to 31 homes (2014/0273) in August 2018 subject to the signing of the s106. Referred back to Planning Committee in October 2022 to agree amendments to the planning obligations and conditions to facilitate custom/self-build developments.
(H19) Longdale Lane C, Ravenshead	Allocated for 70 homes. Reserved matters for 47 homes (2017/1164) granted in December 2019.
(X5) Kighill Lane A, Ravenshead	Allocated for 20 homes. Being delivered as three separate sites:- <ul style="list-style-type: none"> • The west part of the allocation site (land of 22 Kighill Lane) for six homes was completed in April 2022 (2020/0741). As at 31 March 2022, five dwellings have been built and the remaining sixth plot was built in April 2022. • For the middle part of the allocation site, a new dwelling 16 Kighill Lane was built in August 2019 (2018/1004). • For the east part of the allocation site (land adjacent to 16 Kighill Lane), outline planning application for up to seven homes (2020/1108) granted in May 2021.
(X6) Kighill Lane B, Ravenshead	Allocated for 30 homes. Full application for 11 homes on part of the allocation site was submitted in March 2022 and pending consideration (2022/0250).
(H20) Mill Field Close, Burton Joyce	Allocated for 20 homes. Site completed in March 2022
(H21) Orchard Close, Burton Joyce	Allocated for 15 homes. Reserved matters for 14 homes (2021/0301) granted in August 2021.

(H22) Station Road, Newstead	Allocated for 40 homes. 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.
(H23) Ash Grove, Woodborough	Allocated for 10 homes. 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.
(H24) Broad Close, Woodborough	Allocated for 15 homes. Two full planning applications. Resolution to grant full planning application for three detached houses on part of the allocation site 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 to be accessed off Broad Close (2019/1080) was submitted in November 2019 and pending consideration.

Table 32: New homes (net) built on allocated, non-allocated and safeguarded sites since 2011

	Completions	Allocated (%)	Unallocated (%)	Safeguarded (%)
2011/12	275	134 (49%)	141 (51%)	0 (0%)
2012/13	227	170 (75%)	57 (25%)	0 (0%)
2013/14	321	195 (61%)	120 (37%)	6 (2%)
2014/15	311	154 (50%)	98 (32%)	59 (19%)
2015/16	174	48 (28%)	78 (45%)	48 (28%)
2016/17	198	63 (32%)	135 (68%)	0 (0%)
2017/18	237	91 (38%)	146 (62%)	0 (0%)
2018/19	286	163 (57%)	123 (43%)	0 (0%)
2019/20	360	251 (70%)	109 (30%)	0 (0%)
2020/21	310	196 (63%)	114 (37%)	0 (0%)
2021/22	357	235 (66%)	122 (34%)	0 (0%)
TOTAL	3,056	1,700 (56%)	1,243 (41%)	113 (4%)

Table 33: New homes built on previously developed land (PDL or brownfield land) (gross) since 2011

	New build	Conversions	Changes of use	Total	All completions	PDL %
2011/12	117	3	9	129	295	44%
2012/13	19	3	5	25	233	11%
2013/14	54	23	12	89	327	27%
2014/15	31	5	15	51	319	16%
2015/16	37	5	11	53	192	28%
2016/17	63	9	31	103	210	49%
2017/18	101	15	25	141	261	54%
2018/19	154	6	15	175	303	58%
2019/20	137	5	43	185	367	50%

	New build	Conversions	Changes of use	Total	All completions	PDL %
2020/21	40	7	45	92	322	29%
2021/22	63	1	28	92	369	25%

Housing delivery by type

5.21. Appendix 1 sets out that the Council will monitor the number of affordable housing completions (by social, intermediate and affordable rent); the number of housing completions by dwelling type, size, tenure, density and location; the number of planning permissions for specialist accommodation; the number of planning permissions for live work units; and the delivery of self-build and custom homes.

Monitoring Indicators: ACS Policy 8 / LPD Policy 36, 37, 39, 41, 42 & SA 1

- Policy LPD 36 of the Part 2 Local Plan sets out affordable housing requirements of 10%, 20% or 30% dependent on sub-market location. Table 34 shows the overall percentage of housing completions that are affordable, the number of which are social, intermediate and affordable
- Chart 2 shows the types of homes (flat/house) and bedroom size of homes completed since 2011.
- The density of housing completions is set out in Table 26, 27 and 28 above.
- Table 35 shows the specialist accommodation granted permission or built since 2011.
- The Council applies Policy LPD 41 of the Part 2 Local Plan where it is relevant to do so in determining planning applications on live work units.
- The Council maintains a joint self-build and custom housebuilding register with Broxtowe Borough, Erewash Borough, Nottingham City and Rushcliffe Borough Councils. Information on the register is available on the following Council's web page www.gedling.gov.uk/selfbuild. Information from the register has been used to support the determination of planning applications and will inform the implementation of Policy LPD 42 of the Part 2 Local Plan. Table 36 provides the number of entries added to Gedling's register for each base period. The register did not have a local connection test when it was set up in 2016. The register was revisited in 2018 and the revised registration form which now includes local connection criteria was launched on 31 October 2018. As a result of this review the number of entries on the register is split between part 1 and part 2 of the register.
- Table 37 provides the number of suitable self-build and custom build plots for each base period.
- The Council introduced a self-build matchmaker service in June 2021 which aims to match landowners who are considering selling their land with people who want to build their own home within Gedling Borough. Information on the matchmaker service is available on the Council's web page www.gedling.gov.uk/selfbuild.

Table 34: Percentage of affordable homes delivered since 2011

Year	Net completions	Affordable homes type delivered	Total affordable
2011/12	275	Social rent: 42 Intermediate: 12 Affordable rent: n/a	54 (20%)
2012/13	227	Social rent: 7 Intermediate: 12 Affordable rent: 17	36 (16%)
2013/14	321	Social rent: 7 Intermediate: 21 Affordable rent: 28	56 (17%)
2014/15	311	Social/affordable rent: 23 Intermediate: 15	38 (12%)
2015/16	174	Social/affordable rent: 12 Intermediate: 6	18 (10%)
2016/17	198	Social rent: 28 Intermediate: 11	39 (20%)
2017/18	237	Social rent: 28 Intermediate: 24	52 (22%)
2018/19	286	Social rent: 22 Intermediate: 28	50 (17%)
2019/20	360	Social/affordable rent: 11 Intermediate: 8	19 (5%)
2020/21	310	Social/affordable rent: 24 Intermediate: 7	31 (10%)
2021/22	357	Social/affordable rent: 29 Shared ownership: 8	37 (10%)

Chart 2: Type and size of housing completions since 2011

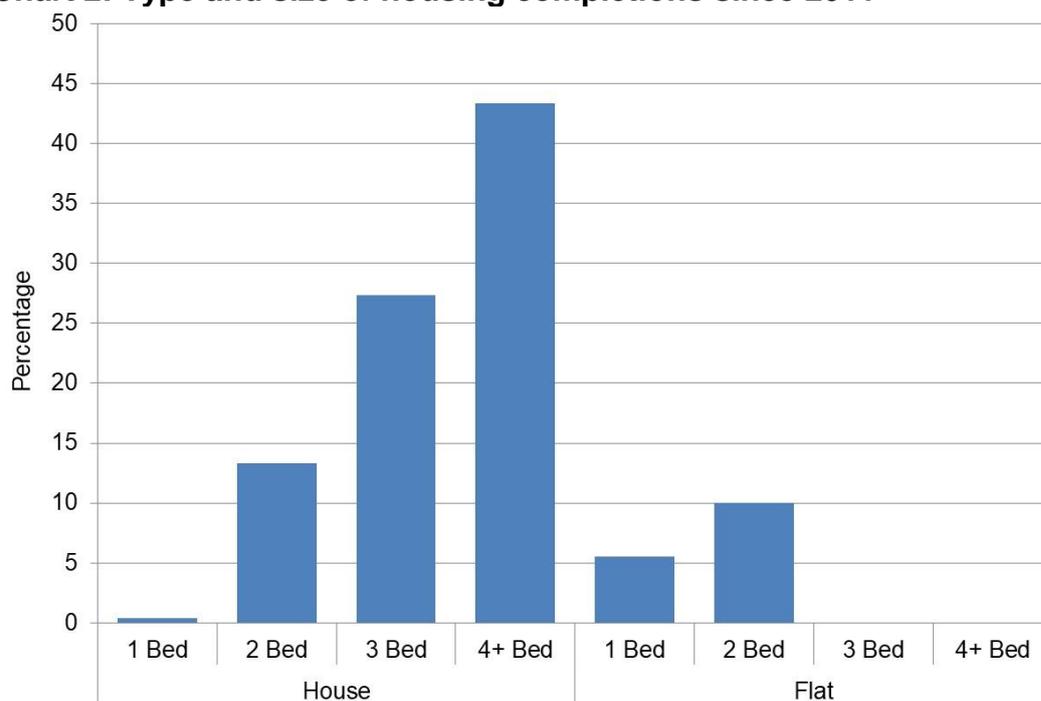


Table 35: Specialist accommodation granted permission or built since 2011

Ref	Site name	Type	Proposal and number of bedrooms	Date granted	Status
2010/1118	The Maid Marian (Coppice Road), Arnold	Elderly	New development. 64 beds.	31 March 2011	Built June 2012.
2011/0223	Mansfield Road (738), Woodthorpe	Dementia care	New development. 31 beds.	21 April 2011	Built April 2012.
2012/0618	Grey Goose, Gedling	Elderly	New development. 52 beds.	26 July 2012	Built Nov 2013.
2014/0033	St Andrews House, Mapperley	Elderly	Conversion of sheltered housing to apartments. 32 beds.	9 May 2014	Built May 2015.
2015/1268	Braywood Gardens (Millbrook Drive), Carlton	Elderly	Extension of care home. +12 beds.	23 December 2015	Built June 2016.
2017/0614	Moriah House, Carlton	Elderly	Extension of care home. +16 beds.	11 July 2017	Built November 2018.
2018/0318	Eden Lodge, Bestwood Village	Elderly	Demolish and replace existing care home. 64 beds.	6 September 2018	Lapsed.
2019/1191	Teal Close, Netherfield (Rivendell View)	Elderly	New development. 66 beds.	11 March 2020	Built March 2021.
2020/0880	Ernehale Lodge, Arnold	Elderly	Extension of care home. +7 beds	2 December 2020	Not implemented.
2021/0968	30 Church Street Arnold	Children's home	Change of use from dwelling house to care home. 3 beds.	26 October 2021.	Not implemented.
2021/0847	7 Dawlish Court Mapperley	Children's home	Change of use from dwelling house to care home. 4 beds.	17 September 2021.	Not implemented.
2021/0484	274 Porchester Road, Mapperley	Children's home	Change of use from dwelling house to care home. 6 beds.	21 June 2021.	Not implemented.

Ref	Site name	Type	Proposal and number of bedrooms	Date granted	Status
2021/0674	26 Breck Hill Road, Woodthorpe	Children's home	Change of use from dwelling house to care home. 3 beds.	24 September 2021.	Not implemented.
2021/1138	160 Mapperley Plains, Mapperley	Children's home	Change of use from dwelling house to care home. 3 beds.	19 November 2021.	Not implemented.

Table 36: Number of entries added to Gedling's self-build register for each base period (31 October to 30 October)

Base period	Number of entries in total	Number of entries on Part 1	Number of entries on Part 2
Base period 1: 1 April 2016 to 30 Oct 2016	20	N/A	N/A
Base period 2: 31 Oct 2016 to 30 Oct 2017	47	N/A	N/A
Base period 3: 31 Oct 2017 to 30 Oct 2018	35	N/A	N/A
Base period 4: 31 Oct 2018 to 30 Oct 2019	31	19	12
Base period 5: 31 Oct 2019 to 30 Oct 2020	28	19	9
Base period 6: 31 Oct 2020 to 30 Oct 2021	46	33	13
Base period 7: 31 Oct 2021 to 30 Oct 2022	42	26	16

N/A = not applicable

Table 37: Number of planning permission for serviced plots suitable for self and custom build granted for each base period (31 October to 30 October)

	Number of plots suitable
Base period 1: 1 April 2016 to 30 Oct 2016	11
Base period 2: 31 Oct 2016 to 30 Oct 2017	22
Base period 3: 31 Oct 2017 to 30 Oct 2018	31
Base period 4: 31 Oct 2018 to 30 Oct 2019	12
Base period 5: 31 Oct 2019 to 30 Oct 2020	17
Base period 6: 31 Oct 2020 to 30 Oct 2021	14

	Number of plots suitable
Base period 7: 31 Oct 2021 to 30 Oct 2022	11

Accessibility of homes

5.22. Appendix 1 sets out that the Council will monitor the percentage of households with sustainable access to community facilities.

Monitoring Indicators: ACS Policy 12 & SA 9 / LPD SA 12

- The percentage of households within 800 metres/10 minutes' walk of a bus stop with an hourly or better daytime bus service (weekdays 0600-1800) in Gedling Borough is 94%. By comparison the percentage of such households within 400 metres/ 5 minutes' walk is 74%. The number of total households with access to public transport is not available. The information is based on data collated in February 2022 by Nottinghamshire County Council Performance, Intelligence and Policy.

Empty homes, homelessness and house prices

5.23. Appendix 1 sets out that the Council will monitor the number of vacant homes; the number of homelessness acceptances; average house prices; and population by group.

Monitoring Indicators: ACS SA 1 / LPD SA 1

- The number of empty homes (those that are unoccupied for council tax purposes) by ownership type is set out in Table 38. The Council has taken measures to reduce empty homes including reducing the council tax discount that empty homes can benefit from, charging a council tax 100% premium on properties that have been empty for two to five years and a 200% premium on properties empty for over five years, operating a service to help owners of empty properties to find investors and employing an Empty Homes Officer.
- The Council takes a proactive approach to bringing empty homes in the Borough back into use. An Empty Homes officer has been in post since June 2017. Chart 3 shows the number of homes brought back into use each year since March 2011.
- The number of homelessness acceptances is set out in Table 39. The Council prevents homelessness in the majority of cases by advocating on behalf of tenants; mediating between young people and their parents; and assisting people to find private or social rented housing. The significant rise in acceptances from 2018/19 reflects changes brought about by the Homelessness Reduction Act 2017.
- Population by group is set out in the demographics section in this report.
- Chart 4 shows the average house prices for all property types (detached, semi-detached, terraced and flats) from March 2011 to March 2022.

Information on average house prices are available on the following website
<https://landregistry.data.gov.uk/app/ukhpi>.

Table 38: Number of empty homes (unoccupied for Council Tax purposes) since 2013

	Private	Local authority	Registered social housing	Total
2013	1,735	3	31	1,769
2014	1,431	3	53	1,487
2015	1,490	0	34	1,524
2016	1,268	1	122	1,391
2017	1,372	2	108	1,482
2018	1,595	2	86	1,683
2019	1,391	5	99	1,495
2020	1,464	6	80	1,550
2021	1,252	5	68	1,325
2022	1,295	8	59	1,362

Chart 3: Empty homes brought back into use since 2011

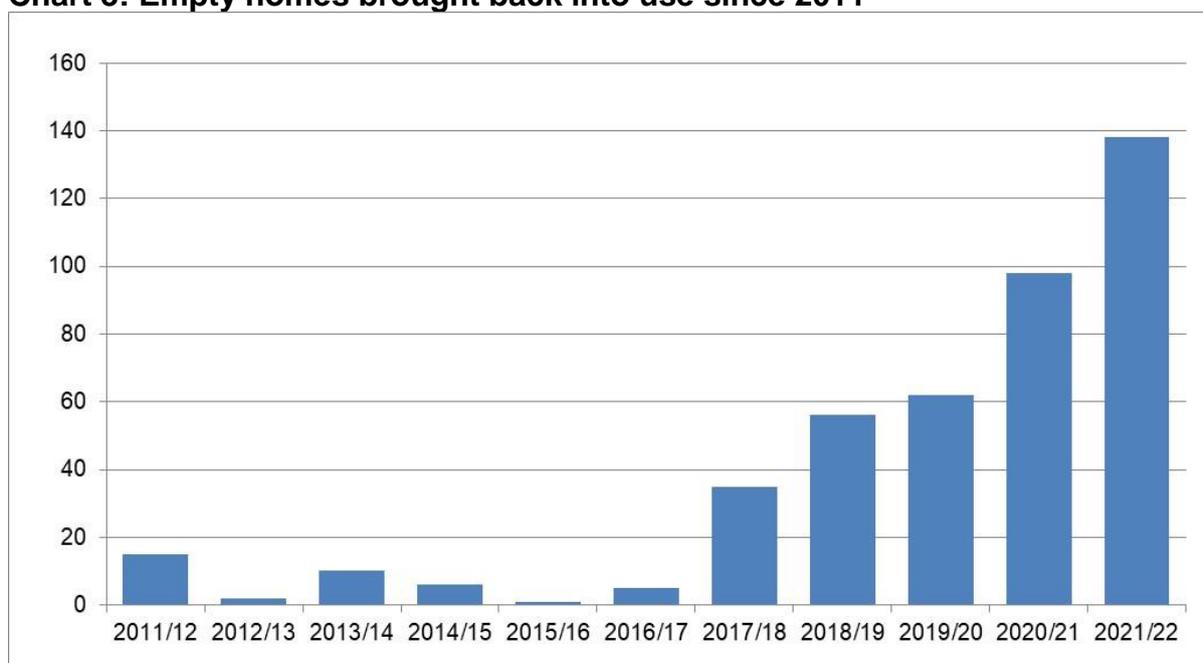


Table 39: Number of homelessness acceptances since 2012

Year	Number of homelessness acceptances
2012/13	56
2013/14	51
2014/15	74
2015/16	75
2016/17	100
2017/18	99
2018/19	351
2019/20	358
2020/21	288

Year	Number of homelessness acceptances
2021/22	268

Chart 4: Average house prices since 2011



Gypsy and travellers pitches

5.24. Appendix 1 sets out that the Council will monitor the number of pitches granted planning permission and delivered for gypsy and traveller communities.

Monitoring Indicators: ACS Policy 9 & SA 1 / LPD Policy 38 & SA 1

- The 2016 Gypsy and Traveller Accommodation Assessment indicated that there was a requirement for three additional pitches in Gedling Borough between 2014 and 2029 and the Part 2 Local Plan therefore sets out that a site for three pitches would be identified in the built up area of Gedling Borough.
- No pitches have been granted planning permission or delivered in Gedling Borough since April 2011. The Greater Nottingham and Ashfield Council Gypsy and Traveller Accommodation Assessment (March 2021) confirmed the need for one additional pitch for gypsy and traveller accommodation and eight plots for travelling showpeople up to 2038. The Greater Nottingham authorities will continue to work together on this strategic issue, including through the preparation of the Greater Nottingham Strategic Plan, and the extent of existing and new provision of pitches and plots will be kept under review as will the potential need for stopping places.

Employment

Employment delivery

5.25. Appendix 1 sets out that the Council will monitor planning progress made on strategic and allocated employment sites and the supply/availability of employment land by type and area.

Monitoring Indicators: ACS Policy 4 & SA 12, 13, 14 / LPD Policy 71 & SA 13, 14, 15

- The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as Use Classes. For any planning applications submitted the Use Classes will be used to determine it. The Use Classes were last updated on 1 September 2020 and the new Class E introduced uses previously defined in the revoked Classes covering employment uses B1. The existing uses B2 and B8 remain unchanged.
- Table 40 shows the progress made on employment allocations in the Part 2 Local Plan.
- Table 41 sets out the available supply of employment land on non-allocated sites with planning permission.

Table 40: Progress made on allocated employment sites

Allocated Site	Progress and planning status
Teal Close	Allocated site for 7 hectares. The Employment Land Needs Study (2021) recalculates the site area as 8.6 hectares gross and 6.45 hectares net. Outline planning permission (2013/0546) granted in June 2014. Reserved matters (2019/0614) in relation to part of the employment area – unit 1 and trade park – was granted in November 2019. The trade park element is 4,905 sq. m of B8 and unit 1 is 2782.4 sq. m for B1, B2 and B8 uses. Permission built in September 2021. Reserved matters (2019/0615) for six employment units within the remainder of the employment area for B1, B2 and B8 uses comprising 10,312 sq. m granted in June 2021. Permission built in September 2022 (outside the monitoring period).
Top Wighay Farm	Allocated site for 8.5 hectares. The Employment Land Needs Study (2021) recalculates the site area as 8.55 hectares gross and 6.5 hectares net based on outline planning permission 2020/0050 for mixed-use development including land for employment purposes (up to 49,500 m ² of B1 and B8 uses) granted in March 2022. The office B1a element is 8,000 sq. m. Planning application for office building use for 3,412 sq. m (on a site area of 5.7 ha) class E (g)(i) within part of the employment allocation (7/2022/0050NCC) granted by Nottinghamshire County Council in July 2022 (outside the monitoring period). The site area includes access roads, landscaping and surface water drainage. The site for the office building is estimated to be 1.3 ha and therefore if implemented the residual employment land allocation is around 5.2 ha.

Allocated Site	Progress and planning status
Gedling Colliery/Chase Farm	Allocated site for 5 hectares. The Employment Land Needs Study (2021) recalculates the site area as 4.12 hectares gross and 2.45 hectares net. Outline planning permission for a mix of employment units, pub/restaurant and a drive through unit (2017/1571) granted in July 2020.
Hillcrest Park	Allocated site for 1 hectare.

Table 41: Available supply of employment land on non-allocated sites with planning permission (above 1 ha site area or 1,000 square meters floor space)

Ref	Site	Use class	Proposal	Date granted
2020/0873	Colwick Industrial Estate (Midland Catering, Road No 5)	E(g), B2 and B8	Full permission for demolition of existing two industrial units and erection of 18 units in 3 blocks. 170 sq. m to be replaced with erection of 18 B1, B2 and B8 units comprising 1,251 sq. m (a net gain of 1,081 sq. m).	15 January 2021
2021/0982	Colwick Business Park (Unit 16)	B2	Full permission for part demolition of existing commercial property and erection of building for general industrial. Net gain 294 sq. m.	7 October 2021
2021/1080	Colwick Industrial Estate (Land south of Colwick Loop Road and Road No 3)	B8	Full permission for erection of a building for use as a builders' merchant. Net gain 1,470 sq. m.	28 February 2022

Employment development

5.26. Appendix 1 sets out that the Council will monitor the net addition of new office floor space and industrial and warehouse development (i.e. by type and location); the area of employment land lost to residential and other uses; new industrial and warehouse floor space taken up on non-allocated sites; the number of planning permissions granted for rural/employment business development; the percentage of large developments including Local Labour Agreements.

Monitoring Indicators: ACS Policy 4 & SA 12, 13, 14 / LPD Policy 44, 45, 47, 48 & SA 13, 14, 15

- There has been no net new office development during the monitoring period (over 1,000 square metres floor space or 1 hectare site size) as shown in Table 42.
- There has been a net gain of 160 sq. m new industrial and warehouse units (over 1,000 square metres floor space or 1 hectare site size) during the monitoring period as shown in Table 42. This relates to a loss of 6,717 sq. m industrial and warehouse units due to work starting on the housing allocation site H1 Rolleston Drive (2020/1054) and a new development of 6,877 sq. m industrial and warehouse units for phase 2 at the strategic site Teal Close which includes unit 1 comprising 2,782 sq. m of industrial and warehousing uses B2 and B8 and 14 trade counter units comprising 4,095 sq. m of B8 built in September 2021 (2019/0614).
- Table 43 sets out the area of employment land (above 0.1 hectares) lost to residential or other uses. During the monitoring period, a total of 5.32 ha was lost to due to work starting on four sites including two housing allocations in the Part 2 Local Plan (Old Manor Farm, Lowdham Lane, Woodborough (2020/0528), Cornhill Road (50), Carlton (2021/1432), site H1 Rolleston Drive (2020/1054) and site X2 Land West of A60 A (2016/0854).
- One planning permission for the erection of a replacement stable and machinery building at Cottage Farm, Catfoot Lane, Lambley (2021/0906) was granted in accordance with Policy LPD 47 of the Part 2 Local Plan during the monitoring period.
- Table 44 provides a list of developments in Gedling Borough which included local labour agreement. The impact of the covid-19 pandemic and the need for greater efficiency has led the Council to review its approach to the future delivery of local labour agreements and the monitoring of existing ones in place. The outcome of this review will be reported in the next authority monitoring report 2022/23. The covid-19 pandemic and public health restrictions have curtailed the monitoring of the local labour agreements in place due to temporary site closures and lockdown restrictions. Consequently, detailed monitoring of local labour agreements has not taken place during 2020/21 and Table 38 reports on the number of local labour agreements in place. It is intended that more detail will be provided in future authority monitoring reports.

Table 42: Gain and loss of office and industrial and warehouse floor space since 2011

Year	Office floor space B1(a) and E(g)(i)	Industrial and warehouse floor space B1(b), B1(c), E(g)(ii), E(g)(iii), B2 and B8
2011/12	0 sq. m	-2,760 sq. m
2012/13	0 sq. m	-1,320 sq. m
2013/14	0 sq. m	0 sq. m
2014/15	0 sq. m	-2,760 sq. m
2015/16	0 sq. m	0 sq. m
2016/17	0 sq. m	-880 sq. m
2017/18	9,630 sq. m	7,800 sq. m
2018/19	0 sq. m	0 sq. m

Year	Office floor space B1(a) and E(g)(i)	Industrial and warehouse floor space B1(b), B1(c), E(g)(ii), E(g)(iii), B2 and B8
2019/20	-193 sq. m	0 sq. m
2020/21	-109 sq. m	3,200 sq. m
2021/22	-3,707 sq. m	160 sq. m
Total	5,621 sq. m	3,440 sq. m

Threshold: Gain is above 1 ha site area or 1,000 square metres floor space. Loss is amount of whole floor space lost to residential or retail development for sites over 0.1 hectares.

Table 43: Area of employment land (above 0.1 hectares and development commenced) lost to residential or other uses since 2011

Year	Losses in employment or regeneration area	Amount lost to residential development only
2011/12	0 ha	0.69 ha
2012/13	0.33 ha	0.33 ha
2013/14	0 ha	0 ha
2014/15	1.40 ha	0 ha
2015/16	0 ha	0 ha
2016/17	0 ha	0.22 ha
2017/18	0 ha	0 ha
2018/19	0 ha	0 ha
2019/20	0 ha	0.10 ha
2020/21	0 ha	0.32 ha
2021/22	0 ha	5.32 ha
Total	1.73 ha	6.98 ha

Table 44: Local Labour Agreements secured

Ref	Site	Proposal	Agreement
2016/0854	Metallifactory Ltd	Erection of 72 dwellings	Local Labour Agreement
2018/0577	Wood Lane	Residential development of 14 houses	Local Labour Agreement
2018/0549	Carlton Police Station	Conversion of former police station into 42 apartments	Employment and Skills Plan
2018/0607	Land North West, Park Road, Calverton	Residential development of up to 365 dwellings	Employment and Skills Plan
2018/1143	Land on Flatts Lane, Calverton	Erection of up to 84 dwellings	Employment and Skills Plan
2018/1034	Land Off Orchard Close, Burton Joyce	Erection of up to 15 dwellings	Employment and Skills Plan
2017/0155	Brookfields Garden Centre	Erection of up to 32 dwellings	Employment and Skills Plan
2019/0213	Land to the West Mapperley Plains	Erection of 164 dwellings	Local Labour Agreement

Ref	Site	Proposal	Agreement
2019/1186	Linden Grove, Gedling	Residential development for up to 120 dwellings	Local Labour Agreement
2017/1263	Dark Lane, Calverton	Erection of 57 dwellings	Local Labour Agreement
2019/1031	Earl of Chesterfield, Carlton Hill	Erection of 23 sheltered accommodation flats with one office	Local Labour Agreement
2020/0050	Top Wighay Farm	Mixed-use development comprising 805 homes, land for employment purposes, a Local Centre and a 1.5 form entry Primary School	Employment and Skills Plan
2020/1054	Land at Rolleston Drive, Arnold	Residential development for 140 dwellings	Employment and Skills Plan
2020/0954	The Phoenix, Shelford Road, Gedling	Construction of 26 self-contained flats	Employment and Skills Plan
2018/0817	Car Park, North Green , Calverton	Erect 20 No. single storey bungalows	Employment and Skills Plan
2018/0360	Land south of Main Street, Calverton	Residential development for up to 79 dwellings	Employment and Skills Plan

Employment profile

5.27. Appendix 1 sets out that the Council will monitor the overall number of jobs, Borough's employment supply, employment and unemployment rate, earnings by type, employment profile by type and the qualifications by type of the working age population.

Monitoring Indicators: ACS Policy 4 & SA 12, 13, 14 / LPD SA 13, 14, 15

- Employment profile information is from the Office for National Statistics. A profile report for Gedling Borough is available on the following website <https://www.nomisweb.co.uk/reports/lmp/la/1946157165/report.aspx>.
- 82.7% of the working age population of Gedling Borough are qualified to NVQ2 or above. Table 45 shows a breakdown of qualifications by type.
- Table 46 shows the overall number of employee jobs in Gedling Borough.
- The employment and unemployment rate in Gedling Borough is set out in Table 47.
- The employment profile of Gedling Borough residents is shown in Table 48.
- The weekly earnings for full-time workers is shown in Table 40. Whilst wages have risen since 2011 the gap in pay between male and female full time employees has widened.

Table 45: Qualifications of Gedling Borough working age residents by type (January 2021 to December 2021)

Individual Levels	Number of residents	Percentage (%)
NVQ4 and above	25,300	35.0%
NVQ3 and above	41,700	57.7%
NVQ2 and above	59,800	82.7%
NVQ1 and above	66,600	92.0%
Other qualifications	N/A	N/A
No qualifications	4,000	5.6%

Table 46: Employee jobs in Gedling Borough (excluding farm-based agriculture, self-employed, government-supported trainees and HM forces) (2011 and 2021)

Year	(Full-time employee jobs)	(Part-time employee jobs)	Total employee jobs
2011	17,000	12,000	29,000
2021	20,000	12,000	32,000

Table 47: Number of working age people (16+) in employment, self-employed and unemployed in Gedling Borough (2010/11 and 2020/21)

Year	People in employment (including self-employed)	Self-employed	Unemployed
April 2010 – March 2011	56,300 (74.1%)	6,100 (7.0%)	3,700 (6.2%)
April 2021 – March 2022	56,300 (74.8%)	6,200 (7.9%)	2,300 (3.9%)

Table 48: Employment profile of Gedling Borough by occupation (working age) (2010/11 and 2020/21)

Employment Group	April 2010 – March 2011	April 2020 – March 2021
Managers, directors and senior officials	12.4%	11.1%
Professional occupations	17.6%	30.3%
Associate professional and technical	8.8%	17.5%
Administrative and secretarial	14.1%	7.3%
Skilled trades occupations	11.3%	8.4%
Caring, leisure and other service occupations	11.2%	6.8%
Sales and customer services occupations	8.0%	7.9%
Process plant and machine operatives	6.7%	3.5
Elementary occupations	9.9%	4.2

Table 49: Earnings by residence (gross weekly pay) (2011 and 2021)

	Male Full-Time Workers	Female Full-Time Workers	Full-Time Workers (all)
2011	£501.00	£387.10	£456.70
2021	£595.10	£523.50	£575.30

Retail and Community Facilities

Retail monitoring

5.28. Appendix 1 sets out that the Council will monitor retail need, the health and diversity of uses of local centres, the proportion of vacant units, the amount of office floor space created in local centres; the number of planning permissions granted for upper floor uses; the amount of retail floor space approved outside of local centres; and the number of planning applications for A1 uses above 500 square metres with an Impact Assessment.

Monitoring Indicators: ACS Policy 6 / LPD Policy 50, 51, 52 & SA 13, 14, 15

- The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as Use Classes. For any planning applications submitted the Use Classes will be used to determine it. The Use Classes were last updated on 1 September 2020 and the new Class E introduced uses previously defined in the revoked Classes covering retail uses A1, A2, A3 with other retail uses A4 and A5 being under sui generis.
- Retail need has been established in the 'Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study (2015)' and the findings of which for Gedling Borough are summarised in Table 50.
- Table 51 shows that the health and diversity of Arnold town centre and local centres is monitored by measuring the percentages of uses of ground floor frontages. The target percentages are set out in Policy LPD 50 of the Part 2 Local Plan.
- Vacancies within Arnold town centre and local centres between 2011 and 2020 are also shown in Table 52.
- No new office floor space (over 1,000 sq. m floor space or 1 hectare site size) has been completed in Arnold town centre during the monitoring period.
- No planning permissions were granted for new retail development (over 1,000 sq. m floor space or 1 hectare site size) within town and local centres during the monitoring period.
- During the monitoring period, two new local centres on the strategic sites Teal Close and Gedling Colliery/Chase Farm were approved. Reserved matters for a local centre comprising a public house, commercial/retail terrace and children's day nursery (2019/0613) granted in May 2021. Hybrid application for a balancing lagoon (full application) and outline permission for local shops at the Gedling Colliery/Chase Farm site (2020/1255) was granted in December 2021. When implemented, the two centres will be added to Tables 51 and 52 in future authority monitoring reports.
- The amount of retail floor space approved and built outside of defined centres is set out in Table 53. During the monitoring period, two permissions were granted for a new supermarket at Teal Close strategic site and demolition of commercial buildings and the erection of 15 artisan outlets and play barn at Timmermans Garden Centre in Woodborough. A

new Sainsbury's supermarket was built on the land south of Colwick Loop Road.

- Policy LPD 51 of the Part 2 Local Plan has been used to justify planning permissions for change of use of upper floors to retail uses and other uses. During the monitoring period no permissions were granted for the use of a first floor roof area for retail uses and other uses as shown in Table 54.
- Zero applications for A1 uses above 500 sq. m, and therefore requiring a Retail Impact Assessment under Policy LPD 52 of the Part 2 Local Plan, were determined by the Council during the monitoring period.

Table 50: Additional convenience and comparison goods retail floor space required

Year	Type of retail floor space required	Arnold Town Centre (sq. m)	Carlton Square District Centre (sq. m)	Local Centres (sq. m)	Rest of Borough (residual floor space) (sq. m)	Total (sq. m)
2019	Convenience	285	180	141	-5485	-4879
2019	Comparison	732	57	75	-2582	-1715
2024	Convenience	543	343	269	-4682	-3527
2024	Comparison	2091	159	210	-1195	1265
2028	Convenience	761	474	-4682	-4036	-2427
2028	Comparison	3392	266	345	231	4234

Table 51: Percentage of frontage by uses of ground floor units within town and local centres (March 2022)

Shopping Centre	Shops	Financial and professional services	Café or restaurant	Pub or drinking establishment	Take away	Other non-retail uses
Arnold Town Centre (Primary Area)	69%	16%	5%	9%	2%	9%
Arnold Town Centre (Secondary Area)	38%	9%	3%	10%	10%	30%
Burton Joyce Local Centre	31%	11%	4%	0%	9%	45%
Calverton Local Centre	37%	0%	9%	0%	12%	42%
Carlton Hill Local Centre	50%	5%	7%	4%	9%	23%
Carlton Square Local Centre	68%	0%	4%	0%	7%	22%

Shopping Centre	Shops	Financial and professional services	Café or restaurant	Pub or drinking establishment	Take away	Other non-retail uses
Gedling Village Local Centre	38%	9%	8%	7%	11%	27%
Mapperley Plains Local Centre	54%	12%	12%	7%	6%	9%
Netherfield Local Centre	43%	4%	5%	3%	5%	41%
Ravenshead Local Centre	50%	19%	5%	0%	6%	21%

Table 52: Percentage of vacancies of ground floor units within local centres (July 2020)

Shopping Centre	August/September 2011	March 2022
Arnold Town Centre (Primary Area)	9%	9%
Arnold Town Centre (Secondary Area)	6%	7%
Burton Joyce Local Centre	0%	0%
Calverton Local Centre	5%	0%
Carlton Hill Local Centre	9%	6%
Carlton Square Local Centre	24%	8%
Gedling Village Local Centre	5%	4%
Mapperley Plains Local Centre	3%	9%
Netherfield Local Centre	13%	12%
Ravenshead Local Centre	0%	0%

Table 53: Retail and other town centre use developments permitted and built outside of town and local centres (over 1,000 sq. m floor space or 1 hectare site size) since 2011

Ref	Site	Proposal	Date granted	Status
2011/0887	Victoria Retail Park (Unit 1)	Unit 1 demolished and re-developed for three new retail units.	3 November 2011	Built.
2012/1031	Victoria Park	Demolition of Unit 1 and redevelopment for three retail units.	5 December 2018	Built in May 2014.
2013/0497	Land South of Colwick Loop Road	A4 public house and A3 restaurant or A5 hot food takeaway.	12 December 2013	Lapsed.
2013/0500	Land South of Colwick Loop Road	Hybrid application for full permission for A1 retail, petrol filling station and outline permission for	30 January 2014	A1 retail store (Sainsbury's) built in November 2021.

Ref	Site	Proposal	Date granted	Status
		B1/B2/B8 employment uses.		
2013/1518	The White Hart	Former public house demolished and redeveloped for a new retail food store.	15 May 2014	Built.
2016/0808	Former B&Q, 786 Mansfield Road	Installation of a mezzanine floor to add 1,115 sq. m of A1 retail floor space within an existing retail building.	22 September 2016	Implemented December 2016.
2020/1292	Teal Close	New retail store. Total 1,818 sq. m.	21 May 2021	Not implemented.
2020/1174	Timmermans Garden Centre, Woodborough	Demolition of commercial buildings and the erection of 15 artisan outlets and play barn. Net gain 175 sq. m.	3 June 2021	Not implemented.

Table 54: Permissions for change of use of upper floors to retail uses and other uses since the adoption of the Local Planning Document

Ref	Site	Proposal	Date granted
2018/0625	347 Carlton Hill, Carlton	Redevelopment of existing shop and 3 flats on first and second floors.	31 August 2018
2018/0901	938 942 Woodborough Road	Change use of first floor to A3 use.	04 December 2018
2019/0145	1A Standhill Road, Carlton	Change of use of part of first floor to barbers A1 use.	13 March 2019
2019/0002	28 Victoria Road, Netherfield	Change of use of first floor to form 5 No. flats (C3 use) including first floor side extension, loft conversion and external alterations.	29 March 2019
2019/0457	388 Carlton Hill, Carlton	Change of use of first and second floor to residential.	19 July 2019
2020/0037	53A Main Street Burton Joyce	Retrospective change of use from estate agency office to osteopathic clinic.	04 March 2020
2021/0145	41A Plains Road	Change of use of first floor from A2 (Use Class E, since 1st September 2020) to aesthetics clinic	8 April 2021

Ref	Site	Proposal	Date granted
		and training (Sui Generis).	
2021/0997 PN	116 St Austell Drive	Change of use of upper floors to residential.	8 October 2021
2021/0682	2A Mayfield Road	Erection of first floor over existing retail unit to also be used as Use Class E (Commercial, Service and Business class).	27 August 2021
2021/0227	43B Plains Road	Change of use from accountant office (B1) to training centre (D1).	25 May 2021

Community facilities

5.29. Appendix 1 sets out that the Council will monitor the number of community centres, GP practices, health facilities, leisure centres, museums and libraries and the development of major sporting facilities.

Monitoring Indicators: ACS Policy 13 & SA 2, 3, 5 / LPD SA 2, 5

- Table 55 records the number of local facilities within Gedling Borough which include the following:-
 - 14 community centres – seven council operated (The Brickyard, Burton Road, Killisick, Pond Hills Lane, Westdale Lane, Eagles Nest and Haywood Road). Information on the council operated community centres is available on the following website www.gedling.gov.uk/resident/community/communitycentres. There are also other community centres not operated by the Council for example Bestwood Village Community Centre, Colwick Community Centre, Netherfield St Georges Centre and Newstead Centre. Note the table does not include private sector community centres in the Borough.
 - 14 GP practices. Information is available on the following website <https://www.bestcarecompare.com>.
 - Six leisure centres – five council operated (Arnold, Redhill, Carlton Forum, Calverton and Richard Herrod) and one operated by Ravenshead Parish Council. Information on the council operated leisure centres is available on the following website www.gedling.gov.uk/leisure/ourcentres. Note the table does not include private sector leisure facilities in the Borough.
 - Two accredited museums (Papplewick Pumping Station and Newstead Abbey). Unaccredited museums include Bestwood Winding Engine House; Burton Joyce Centre for Local History and

Calverton Folk Museum. Information is available on the following website <https://finds.org.uk/contacts/accreditedmuseums>.

- Nine libraries. Information is available on the following website www.inspireculture.org.uk/reading-information/find-a-library.
- No major sporting facilities have been developed in Gedling Borough since 1 April 2011.

Table 55: Number of local facilities

	Community centres	GP practices	Leisure centres	Museums	Libraries
Arnold and Carlton	11	11	4	0	6
Bestwood Village	1	0	0	0	0
Calverton	1	1	1	0	1
Ravenshead	0	0	1	0	1
Burton Joyce	0	2	0	0	1
Lambley	0	0	0	0	0
Linby	1	0	0	0	0
Papplewick	0	0	0	1	0
Newstead	0	0	0	1	0
Stoke Bardolph	0	0	0	0	0
Woodborough	0	0	0	0	0
Total	14	14	6	2	9

Community information

5.30. Appendix 1 sets out that the Council will monitor life expectancy at birth, residents' participation in sport and crime by type.

Monitoring Indicators: ACS Policy 12 & SA 2, 4 / LPD Policy & SA 4

- Life expectancy within the Borough is set out in Table 56. The information is available at the following website <https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/healthandlifeexpectancies/datasets/lifeexpectancyestimatesallagesuk>.
- Residents' participation in sport in Gedling Borough is set out in Table 57 and Table 58. The data in Table 57 comes from the Active People Survey which ran from 2005 to 2016 and has now been superseded by the Active Lives Survey. The data in Table 58 comes from the Active Lives Survey and available at the following website <https://activelives.sportengland.org>.
- Table 59 shows the number of crimes in Gedling Borough has risen since 2015 and provided by Nottinghamshire Police.

Table 56: Life expectancy

	2010-12	2013-15	2014-16	2015-17	2016-18	2018-20
Male	80.3	79.4	80.0	80.1	80.9	80.1
Female	82.9	83.6	83.2	83.0	82.9	83.1

Table 57: Adult (16+) participation in 3 x 30 minute sessions of moderate intensity activity per week

	2011/12	2012/13	2013/14	2014/15	2015/16
Sport participation frequency	23.4%	26.8%	30.1%	24.1%	22.9%

Table 58: Adult (16+) level of activity per week (not including gardening)

	Inactive (<30 minutes per week)	Fairly Active (30-149 minutes per week)	Active (150+ minutes per week)	Adults taken part in sport or activity 2+ times in last 28 days
May 2016/17	28.9%	11.7%	59.4%	74.3%
May 2017/18	20.7%	13.6%	65.7%	81.3%
May 2018/19	25.1%	13.9%	61.0%	79.7%
May 2019/20	21.4%	13.2%	65.4%	81.9%
May 2020/21	24.5%	9.8%	65.7%	76.0%

Table 59: Number of crimes by type

	All crime	Burglary of a dwelling	Criminal damage	Robbery	Violence against the person
2015/16	3,663	Not available	680	40	1,132
2018/19	6,539	389	789	67	2,138
2019/20	6,584	370	822	62	2,265
2020/21	5,794	233	700	46	2,156
2021/22	6,117	Not available	712	53	2,191

Transport

Parking and transport schemes

5.31. Appendix 1 sets out that the Council will monitor the percentage of planning permissions in accordance with LPD 57; the number of park and ride facilities granted; progress on the delivery of the Gedling Access Road and other schemes promoted in Infrastructure Delivery Plans; the number of major applications approved against County Highways advice; and the number of travel plans agreed.

Monitoring Indicators: ACS Policy 14, 15 / LPD Policy 57, 59, 60, 61

- Policy LPD 57 of the Part 2 Local Plan and the Parking Provision for Residential and Non-Residential Developments SPD (2022) set out parking standards for developments in Gedling Borough. Conformity with Policy LPD 57 is a planning consideration for all proposals in Gedling Borough.
- Zero planning permissions for major development have been granted contrary to advice from the Highways Authority since 2011. Where objections from statutory bodies are received the Council takes due regard and technical matters would be satisfied by a planning condition upon granting permission.
- Zero park and ride facilities have been granted during the monitoring period.
- Progress made on the delivery of transport schemes promoted in Policy 15 of the Part 1 Local Plan and Policy LPD 60 of the Part 2 Local Plan is set out in Table 60.
- One travel plan in the Borough was approved by Nottinghamshire County Council Highways during the monitoring period. This relates to the planning permission for residential development on the housing allocation site H1 Rolleston Drive (2020/1054).

Table 60: Progress on local transport schemes supported in Policy LPD 60

Transport Scheme	Type	Progress
A60 Larch Farm Crossroads Improvements	Road	The improvement scheme was completed on 20 September 2019.
A60 Leapool to Sherwood Express Busway	Road	The scheme was awarded funding from the Transforming Cities Fund in March 2020 and is currently under investigation.
Gedling Access Road	Road	The Gedling Access Road project commenced construction in January 2020. The new road A6211 Colliery Way opened to traffic on 22 March 2022. The final phase of construction works at Arnold Lane was completed on 15 July 2022 (outside the monitoring period).
A612 Daleside Road Improvement	Road	Nottingham City Council completed their works on their highway network. No works planned for this

Transport Scheme	Type	Progress
(bus priority linked to City Southern Growth Corridor)		section as part of County Council's Transforming Cities programme.
A612 Colwick Loop Road (bus priority linked to City Southern Growth Corridor)	Road	The scheme was awarded funding from the Transforming Cities Fund which was granted funding approval in March 2020. The County Council have advised that the scheme is currently under investigation.
South Notts Rail Network (Netherfield to Gedling route)	Rail	The County Council is currently safeguarding a scheme for possible construction during the third Local Transport Plan for Nottinghamshire 2011-2026 (LTP3). This scheme does not however feature in the current LTP3 implementation programme.
Minerals Railway "Robin Hood Line" (near Bestwood Village) to Calverton	Rail	The County Council has acquired the former railway line for a possible multi user trail i.e. cycling and walking. The scheme is not however included in a construction programme and is being considered for future implementation within the Local Transport Plan period up to 2026.
Fourth Trent Crossing	Road	No safeguarded scheme at this location.

Transport usage

5.32. Appendix 1 sets out that the Council will monitor the proportion of households with hourly or better daytime bus services to local centres; the number of cycling trips, the number of public transport trips, traffic growth, travel to work and railway station usage.

Monitoring Indicators: ACS Policy 14 & SA 11 / LPD Policy & SA 12

- The latest traffic growth in Gedling Borough by cars and cycling is shown in Table 61 and provided by Nottinghamshire County Council Highways. Data for the number of individual journeys is not available. The year 2020 saw a decrease in car traffic and a huge increase of 'leisure counters' during the first lockdown during the covid-19 pandemic, i.e. sites with higher number of cyclists at the weekend than on a weekday, which has influenced the data for 2020.
- Table 62 provides estimated railway station usage in Gedling Borough which shows reduced station usage due to the covid-19 pandemic during 2020/21. The information is available at the following website <https://dataportal.orr.gov.uk/statistics/usage/estimates-of-station-usage>.
- The main mode of public transport in Gedling Borough is buses. Table 63 sets out the number of bus boardings registered for each service operator. (Data should be treated as indicative as recording depends on the operator).

- In 2011, the proportion of residents who travel to work by bus (9.2%), was lower than 2001 (15%). However, the 2011 level remains approximately twice the county and national average according to the 2011 Census.
- The percentage of households within 800 metres/10 minutes' walk of a bus stop with an hourly or better daytime bus service (weekdays 0600-1800) in Gedling Borough is 94%. The information is based on February 2022 provided from Nottinghamshire County Council Performance, Intelligence and Policy.

Table 61: Percentage (compared to 2010 baseline) of cycling and car traffic growth in Gedling Borough since 2010

	Car traffic (%)	Cycling (%)
2010	0.0%	0.0%
2011	-0.2%	7.6%
2012	-2.8%	-0.2%
2013	-0.8%	5.8%
2014	3.2%	11.2%
2015	2.5%	13.1%
2016	2.8%	11.9%
2017	4.1%	8.4%
2018	3.1%	12.3%
2019	3.7%	4.4%
2020	-15.4%	45.7%
2021	-6.4%	18.3%

Table 62: Estimates of station usage (entries and exits) at railway stations since 2011

	Burton Joyce	Carlton	Netherfield	Newstead
2011/12	6,786	22,372	7,410	34,750
2012/13	6,928	21,410	6,682	30,872
2013/14	5,302	20,298	5,382	28,624
2014/15	5,372	25,168	6,050	33,938
2015/16	8,228	36,344	6,544	31,932
2016/17	11,542	46,578	7,742	35,868
2017/18	16,268	54,282	8,644	41,796
2018/19	16,084	54,632	9,150	40,288
2019/20	15,330	57,552	8,292	44,200
2020/21	1,826	12,254	1,210	8,570

Table 63: Bus boardings in Gedling Borough by operator

Bus Operator	Bus boardings 2020/21
Nottingham City Transport	3,993,342
Trent Barton	312,126
Stagecoach East Midlands	78,034
Nottinghamshire County Council Fleet Service	3,597
Ravenhead Community Transport	1,464

Infrastructure and Developer Contributions

Infrastructure delivery

5.33. Appendix 1 sets out that the Council will monitor the implementation of individual schemes in the Infrastructure Delivery Plan and Part 2 Local Plans; that Authority Monitoring reports will be produced and the Infrastructure Delivery Plan periodically updated.

Monitoring Indicators: ACS Policy 18

- The Council updates the Authority Monitoring Report annually reporting on the monitoring indicators of the Part 1 and Part 2 Local Plans policies and the Sustainability Appraisal Monitoring Framework. The Infrastructure Delivery Plan is updated at each stage of local plan preparation and was last comprehensively updated to support the Part 2 Local Plan.
- Given the range and number of projects referred to in the Infrastructure Delivery Plans it would be impractical to report on them in detail as part of the Authority Monitoring Report. However the Council does periodically review the status of individual schemes and information held on individual schemes can be provided on request.

Community Infrastructure Levy (CIL) and Section 106 contributions

5.34. Appendix 1 sets out that the Council will monitor the adoption of a CIL charging schedule and Section 106/ CIL funding.

Monitoring Indicators: ACS Policy 19

- The Council adopted the CIL charging schedule on 16 October 2015. The CIL charging schedule is based on a £/sq. m calculation based on the use and location of proposed development.
- The Infrastructure Funding Statement published December 2022 identifies the Council's priorities for future CIL funding. These include the Gedling Access Road, Gedling Country Park Visitor Centre, secondary school contributions related to the Gedling Colliery/Chase Farm and the Top Wighay Farm strategic sites and Gedling Colliery Country Park Visitor Centre. The Infrastructure Funding Statement is available on the Council's website www.gedling.gov.uk/cil. Table 64 sets out the key figures relating to CIL receipts.
- The Council annually reports its Section 106 contributions via the Infrastructure Funding Statement and full details are available on the Council's website www.gedling.gov.uk/cil. Table 65 sets out the key figures relating to Section 106 contributions.

Table 64: Summary of Community Infrastructure Levy contributions

Cumulative CIL position from 16 October 2015 to 31 March 2022	Amount (£)
Total CIL receipts	£5,322,174.50
Total receipts retained as at 31 March 2022	£4,272,038.77

Table 65: Summary of Section 106 contributions

Section 106 position as of 31 March 2022	Capital amount (£)	Revenue amount (£)
Contributions received in 2021/22	£781,671	£75,533
Contributions spent on projects in 2021/22	£13,825	£29,729
Total contributions remaining	£3,176,204	£134,104

Appendix 1 – Monitoring Indicators

This appendix list out the indicators and targets for each planning topic.

ACS = Aligned Core Strategy
 ACSSA = Aligned Core Strategy Sustainability Framework
 LPD = Local Planning Document
 LPDSA = Local Planning Document Sustainability Framework

The final column of the table refers to the source of the monitoring indicators for example LPD1 refers to Policy LPD1 of the Local Planning Document.

Climate Change, Flood Risk and Water Management

Indicator	Target	Source
Renewable energy – by type (wind turbines and other renewable energy schemes) and amount of installed capacity	No target	ACSSA9; ACSSA10 LPD1; LPD2 LPDSA10; LPDSA11
Energy per meter – by type	No target	ACSSA9; ACSSA10 LPDSA10; LPDSA11
Energy consumed – by type	No target	ACSSA9; ACSSA10 LPDSA10; LPDSA11
Carbon dioxide emissions per capita total	No target	ACSSA9; ACSSA10 LPDSA10; LPDSA11
Department of Energy & Climate Change’s ‘Carbon dioxide emissions within the scope of influence of local authorities’	To reduce per capita CO2 emissions and increase renewable power generation	ACS1
Area of land and number of households in Flood Zones 2 or 3 and without flood protection measures	No target	ACSSA8 LPDSA8; LPDSA9
Number of planning applications in flood risk areas approved against Environment Agency advice /	Zero	ACS1 ACSSA8

Indicator	Target	Source
Number of permissions in flood risk areas implemented against Environment Agency advice		LPD3 LPDSA8; LPDSA9
Number of planning applications approved against the Environment Agency advice on water quality	Zero	ACSSA8 LPD5 LPDSA8; LPDSA9
Number of planning applications approved against the Environment Agency advice on aquifer	Zero	ACSSA8 LPD6
Number of planning applications approved against the advice of the Lead Local Flood Authority	Zero	LPD4 LPDSA8; LPDSA9
Number of developments incorporating SUDS	LPD = No target. ACS = Increase the number of Sustainable Drainage Systems (SuDS)	ACS1 LPD4 LPDSA8; LPDSA9
New waste management facilities – by type	No target	ACSSA9; ACSSA10 LPDSA10; LPDSA11

Environmental Protection

Indicator	Target	ACS/ LPD Policy or SA Framework
Number of planning applications approved against the advice of Gedling Borough Council's Public Protection (Scientific) Officer	Zero	LPD7; LPD10
Number of planning applications approved against the advice of the Coal Authority	Zero	LPD8
Number of planning applications approved against the advice of the Health and Safety Executive	Zero	LPD9
Development to accord with the requirements of the Air Quality and Emissions Mitigation guidance	Zero	LPD11
Air Quality Management	No Target	LPDSA8; LPDSA9

Green Belt

Indicator	Target	ACS/ LPD Policy or SA Framework
Percentage of planning permissions granted against policy (increase in floor space over 50%)	Zero	LPD13; LPD14
Status of each area of Safeguarded Land and the reason why, if any, planning permission has been granted	No target	LPD16
Number of homes granted planning permission for rural workers	No target	LPD17
Production of part 2 Local Plan	Green Belt release in line with the needs set out in the Aligned Core Strategies	ACS3
Location and area of land removed from Green Belt	Green Belt release in line with the needs set out in the Aligned Core Strategies	ACS3

Natural Environment

Indicator	Target	ACS/ LPD Policy or SA Framework
Net change in Site Special Scientific Interest	No net loss	LPD18 LPDSA6; LPDSA7
Number of SSSIs in a favourable condition	Improve management of biodiversity sites	ACS17
Number, area and net change of Local Nature Reserves	No net loss	ACSSA6; ACSSA7 LPD18 LPDSA6; LPDSA7
Number of Local Nature Reserves with a management plan in place	Increase in quality of open spaces & improve management of biodiversity sites	ACS16; ACS17

Indicator	Target	ACS/ LPD Policy or SA Framework
Number, area and net change in Local Wildlife Sites (formerly SINCs)	LPD = No net loss. ACS = Retain areas of biodiversity importance.	ACS17 ACSSA6; ACSSA7 LPD18 LPDSA6; LPDSA7
The number and percentage of Local Wildlife Sites with positive conservation management (using Single Data List Indicator 160)	LPD = Increase in percentage. ACS = Increase in quality of open spaces & improve management of biodiversity sites	ACS16; ACS17 LPD18 LPDSA6; LPDSA7
Net change in Local Geological Sites	No net loss	LPD18 LPDSA6; LPDSA7
Woodland area	No target	ACSSA6; ACSSA7
Number of planning permissions granted that result in loss of Ancient Woodland	Zero	LPD18
Net change in woodland and ancient woodland	No target	LPDSA6; LPDSA7
Losses and gains in priority habitat	No net loss	LPD18
Progress on designation and if designated what condition it is in (Special Protection Area)	Designation of and thereafter maintain or improve condition of Special Protection Area.	ACS17

Open Space and Recreational Facilities

Indicator	Target	ACS/ LPD Policy or SA Framework
To be set locally (GI assets)	Increase the percentage of population with access to GI assets.	ACS16
Net change in certain types of open space/ area of new open space	No net loss	ACSSA6; ACSSA7 LPD20 LPDSA2; LPDSA6; LPDSA7

Indicator	Target	ACS/ LPD Policy or SA Framework
Amount of greenfield land lost to housing and other uses / Greenfield loss of new development (ha) in line with the ACS	No target	ACSSA6; ACSSA7 LPDSA6; LPDSA7
Open space managed to green flag award standard	Increase in quality of open spaces	ACS16 ACSSA3
New open space committed from s106 agreements	Increase in open space	LPD21
Number of s106 contributions related to open space	Increase quality of open spaces	ACS16
Net change in local green space	No net loss	LPD22 LPDSA2; LPDSA6; LPDSA7
Number of planning permissions for new tourist accommodation	No target	LPD24
Net change in country parks	No target	LPDSA2; LPDSA6; LPDSA7

Historic Environment

Indicator	Target	ACS/ LPD Policy or SA Framework
Number of conservation area appraisals	LPD = Increase the number of conservation area appraisals. ACS = Increase quality of open spaces.	ACS11
Number of and area of heritage assets conservation areas and Parks and Gardens	No target	ACSSA6; ACSSA7 LPDSA3
Number of heritage assets – Listed Buildings, Scheduled Ancient Monuments	No target	ACSSA6; ACSSA7 LPDSA3
Number of planning applications approved against Historic England advice (generally, historic parks and gardens and scheduled monuments)	Zero	LPD26; LPD29; LPD30 LPDSA3
Number and percentage of heritage assets (listed buildings, conservation areas, historic parks and	LPD = Zero. ACS = Decrease number of heritage assets at risk	ACS11 ACSSA6; ACSSA7

Indicator	Target	ACS/ LPD Policy or SA Framework
gardens and scheduled monuments) on Heritage at Risk Register		LPD26; LPD27; LPD28; LPD29; LPD30 LPDSA3
No of s106 obligations to manage and conserve heritage assets	Increase	LPD26
Number of Locally Important Heritage Assets	No loss	LPD31 LPDSA3
Number and percentage of Locally Important Heritage Assets at risk	Zero	LPD31 LPDSA3

Design

Indicator	Target	ACS/ LPD Policy or SA Framework
Indicators to be set locally by each Council	Improve the standards of design	ACS10
Density of new development	Burton Joyce, Lambley, Ravenshead and Woodborough = no less than 20 dwellings per hectare. Bestwood Village, Calverton and Newstead = no less than 25 dwellings per hectare	LPD33
Number of homes built on residential garden land	No target	LPD34

Homes

Indicator	Target	ACS/ LPD Policy or SA Framework
Progress on the delivery of the sites allocated (housing)	All sites delivered by 2028. Plus LPD64 only = (The Council will closely monitor	LPD64; LPD65; LPD66; LPD67; LPD68; LPD69; LPD70

Indicator	Target	ACS/ LPD Policy or SA Framework
	progress on all allocated sites to identify any significant slippage or risk of no delivery and should this occur the Council will consider whether this warrants an early review of the Local Plan)	
Net additional homes	7,250 in Gedling	ACS2
Council supply of ready to develop housing sites	5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites	ACS2
Planning permissions of strategic allocations	5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites	ACS2
Preparation of part 2 Local Plans to meet objective of the Aligned Core Strategies	5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites	ACS2
Progress towards an allocation in part 2 Local Plans of Supplementary Planning Document	Delivery of Gedling Colliery/ Chase Farm	ACS7
Completion of site (Gedling Colliery) or certain elements of it (e.g. sq. m of offices developed)	Delivery of Gedling Colliery/ Chase Farm	ACS7
Number of affordable housing delivered and commuted sums	1,450 affordable provision	LPD36
Affordable housing completions by Social Rent, Intermediate Housing, Affordable Rent	Provision of affordable housing – 1,450 in Gedling	ACS8
Type, size and tenure of new housing development/ completions	LPD = No target. ACS = Maintain an appropriate mix of house type, size and tenure	ACS8 LPD37

Indicator	Target	ACS/ LPD Policy or SA Framework
Housing completions – affordable homes, dwelling types, density, location	No target	LPDSA1
Number of housing completions	No target	LPDSA1
Number of housing completions – affordable	No target	LPDSA1
Number of housing completions by dwelling type, size and density	No target	LPDSA1
Number and area of housing completions on previously developed land	No target	LPDSA1
Number of vacant dwellings – by type	No target	LPDSA1
% of households with access to services and facilities by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a stop	Improve accessibility from residential development to key community facilities and services	ACS12 ACSSA9;
Number of new homes with access to key community facilities and services – by walking, cycling and public transport	No target	LPDSA12
Number of pitches delivered (gypsy and travellers)	Three additional pitches provided by March 2019	LPD38
Number of plots/pitches allocated and granted planning permission for gypsy and traveller communities. Total number implemented.	Meet the needs of Gypsies, Travellers and Travelling Showpeople	ACS9 ACSSA1 LPDSA1
Number of planning permissions for specialist accommodation	No target	LPD39
New housing development on windfall sites	No target	LPD40
Number of planning permissions for live work units	No target	LPD41
Delivery of self-build and custom homes	No target	LPD42
Population – by group	No target	ACSSA1 LPDSA1
Average house prices	No target	ACSSA1 LPDSA1
Number of empty homes	No target	LPDSA1

Indicator	Target	ACS/ LPD Policy or SA Framework
Number of homelessness acceptances	No target	ACSSA1 LPDSA1

Employment

Indicator	Target	ACS/ LPD Policy or SA Framework
Progress on the delivery of the sites allocated (employment)	All sites delivered by 2028.	LPD71
Planning permissions (strategic sites)	Delivery of strategic sites in the Aligned Core Strategy	ACS4
Supply of employment land – by type	No target	LPDSA13; LPDSA14; LPDSA15
Overall number of jobs in the plan area	Strengthen and diversify the economy and create 27,900 new jobs (Greater Nottingham)	ACS4
Net addition in new office floor space	Develop 23,000 sq m of office space in Gedling Borough	ACS4 LPDSA13; LPDSA14; LPDSA15
Available supply and net change in supply of industrial and warehouse	Maintain a minimum amount of industrial and warehouse supply of 33.5 hectares (Greater Nottingham)	ACS4
Net addition in new industrial and warehouse development	Develop 10 hectares in Gedling Borough	ACS4 LPDSA13; LPDSA14; LPDSA15
% of the working age population with NVQ level 2 or above / skills level of the working age population/ qualifications by type	Improve skill levels of the working age population	ACS4 ACSSA12; ACSSA13; ACSSA14 LPDSA13; LPDSA14; LPDSA15
Area of employment land lost to residential and other uses above (0.1 ha threshold)	No target	ACSSA12; ACSSA13; ACSSA14 LPD44 LPDSA13; LPDSA14; LPDSA15
New industrial and warehouse floor space taken up on non-allocated sites over 1,000 sq m or 1 hectare threshold	No target	LPD45

Indicator	Target	ACS/ LPD Policy or SA Framework
Number of planning permissions granted for rural employment/business development	No target	LPD47
Percentage of developments over 10 or more dwellings, 0.5 ha of employment land or those creating more than 15 jobs securing Local Labour Agreement	No target	LPD48
Employment supply	No target	LPDSA13; LPDSA14; LPDSA15
Employment and unemployment rate	No target	ACSSA12; ACSSA13; ACSSA14 LPDSA13; LPDSA14; LPDSA15
Earnings – by type	No target	ACSSA12; ACSSA13; ACSSA14
Employment profile – by type	No target	ACSSA12; ACSSA13; ACSSA14
Area of new floor space and land by type and location	No target	ACSSA12; ACSSA13; ACSSA14
Type and area of employment land availability (ha)	No target	ACSSA12; ACSSA13; ACSSA14

Retail and Community Facilities

Indicator	Target	ACS/ LPD Policy or SA Framework
Planning permissions for retail and other town centre use development	Maintain or improve the vitality and viability of the centres within the plan area	ACS6 LPDSA13; LPDSA14; LPDSA15
New retail development	No target	LPDSA13; LPDSA14; LPDSA15
Assessment retail need (from Needs Study)	Maintain or improve the vitality and viability of the centres within the plan area	ACS6
Centre health checks	Maintain or improve the vitality and viability of the centres within the plan area	ACS6
Amount of new B1 office floor space created in town centres	Maintain or improve the vitality and viability of the centres within the plan area	ACS6

Indicator	Target	ACS/ LPD Policy or SA Framework
Amount of retail floor space approved outside of defined centres	Maintain or improve the vitality and viability of the centres within the plan area	ACS6
Percentage of frontages for individual uses/ diversity of uses in centres	No target	LPD50 LPDSA13; LPDSA14; LPDSA15
Proportion of vacant units	No target	LPDSA13; LPDSA14; LPDSA15
Number of planning permissions granted (upper floors)	None	LPD51
Number of planning applications for A1 uses 500 sq metres or more with an Impact Assessment	100%	LPD52
Life expectancy at birth	Improvements in health	ACS12 ACSSA2
Number of major sporting facilities developed	Increase in provision of major sporting facilities	ACS13
Residents participation in sport	No target	ACSSA2
Crime – by type	No target	ACSSA4 LPDSA4
Number of community centres, GP practices, health facilities, leisure centres, museums and libraries	No target	ACSSA2; ACSSA5; ACSSA3 LPDSA2; LPDSA5

Transport

Indicator	Target	ACS/ LPD Policy or SA Framework
Percentage of planning permissions in accordance with the policy	No target	LPD57
Number of park and ride facilities granted	No target	LPD59
Progress on the delivery of transport schemes promoted in the policy (LPD60)	All schemes delivered by 2028. In particular, the Council will closely monitor progress on the Gedling Access Road to identify any significant slippage	LPD60

Indicator	Target	ACS/ LPD Policy or SA Framework
	or risk of no delivery and a decision made as to whether this warrants an early review of the Local Plan by December 2018.	
Number of major planning applications approved against Highway advice on road safety matters	Zero	LPD61
Proportion of households with hourly or better daytime bus service to town, district or city centre	Increase modal shift towards public transport, walking and cycling	ACS14 ACSSA11
Number of public transport trips	Increase modal shift towards public transport, walking and cycling	ACS14 ACSSA11
Plan area wide traffic growth	Increase modal shift towards public transport, walking and cycling	ACS14 ACSSA11 LPDSA12
Number of cycling trips	Increase modal shift towards public transport, walking and cycling	ACS14 ACSSA11 LPDSA12
Number of travel plans agreed	Increase in the number of developments supported by travel plans	ACS14
Railway station usage	No target	ACSSA11
Travel to work	No target	LPDSA12
Implementation of individual schemes as in the Infrastructure Delivery Plan (ACS 15)	Delivery of projects promoted in the policy (Gedling Access Road in Gedling)	ACS15

Infrastructure and Developer Contributions

Indicator	Target	ACS/ LPD Policy or SA Framework
Implementation of individual schemes as in Infrastructure Delivery Plan and in Part 2 Local Plans	Delivery of infrastructure identified in the Infrastructure Delivery Plan and Part 2 Local Plans	ACS18
Authority Monitoring Reports and the periodic updates to the Infrastructure Delivery Plan	Delivery of infrastructure identified in the Infrastructure Delivery Plan and Part 2 Local Plans	ACS18
Adopt Community Infrastructure Levy charging schedule	Introduction of Community Infrastructure Levy	ACS19
Authority report on s106 contributions and Community Infrastructure Levy funding	Ensure appropriate developer contributions to infrastructure.	ACS19

There are no indicators for the following policies: ACSA; ACS5; LPD12; LPD15; LPD19; LPD23; LPD25; LPD32; LPD35; LPD43; LPD46; LPD49; LPD53; LPD54; LPD55; LPD56; LPD58; LPD62 and LPD63.

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Report to Cabinet

Subject: Infrastructure Funding Statement 2021/22
Date: 8th December 2022
Author: Community Infrastructure Levy and Section 106 Monitoring Officer

Wards Affected

Borough-wide

Purpose

To provide Members with information on the monies collected through the Community Infrastructure Levy (CIL) and Section 106 Planning Obligations, how they are administrated and future expenditure priorities in relation to the monies collected.

To seek approval for the publication of the Infrastructure Funding Statement for 2021/22 attached in Appendix A.

Key Decision

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

Recommendation(s)

THAT:

- 1) **Cabinet notes the report.**
- 2) **Cabinet agrees to the publication of the Infrastructure Funding Statement for 2021/22 as detailed at Appendix A.**

1 Background

- 1.1 Members will be aware that the Council can secure financial contributions and non-monetary contributions from developments through Section 106 Planning Obligations and the Community Infrastructure Levy (CIL). These contributions are to be expended on infrastructure within the Borough to mitigate against the impacts of local development.
- 1.2 On the 1st September 2019, the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 were published which introduced a new requirement into the Community Infrastructure Levy Regulations 2010 (“the Regulations”) for all Charging Authorities to publish an annual document, known as the “Infrastructure Funding Statement”, before the 31st December each calendar year. This document must include an “Infrastructure List” listing the infrastructure or types of infrastructure the authority intends will be or may be wholly or partly funded by CIL, a “CIL Report” in relation to the previous financial year, and a “Section 106 Report” about planning obligations in relation to the previous financial year. The document must be published on the Council’s website.
- 1.3 The attached Infrastructure Funding Statement 2021/22 at Appendix A includes details of the amount of CIL receipts received, expended and retained for the financial year 2021/22 (“the reported year”), a breakdown of cumulative CIL receipts since its adoption in 2015 and details of demand notices issued during the reported year. It also provides detail of CIL passed to parish councils.

- 1.4 The Infrastructure Funding Statement 2021/22 at Appendix A also provides an update on financial contributions collected through Section 106 Planning Obligations, including details of new planning obligations which were agreed upon during the reported year, the amount of money which was received during the reported year, the monies which have either been allocated or expended within the reported year and the amount of monies retained at the end of the reported year. The report also gives a breakdown of any non-monetary obligations.
- 1.5 In accordance with the Regulations an Infrastructure List is included at the end of the report to detail future infrastructure projects and how they will likely be funded through Planning Obligations. This Infrastructure List is taken from the Regulation 123 List which was adopted as part of the Charging Schedule by Gedling Borough Council on the 16th October 2015.

2 Proposals

- 2.1 The Infrastructure Funding Statement 2021/22 at Appendix A has been prepared taking into account the requirements of the Regulations. It is proposed that members note the Infrastructure Funding Statement 2021/22 at Appendix A and approve publication of the Statement on the Council's website in accordance with the Regulations.

3 Alternative Options

- 3.1 The Council is required to prepare and publish an Infrastructure Funding Statement under Regulation 121A of the Regulations before the end of the calendar year. The content of the Statement at Appendix A is accurate and is as prescribed in the Regulations, if Members did not approve the publication of the Statement, this would be contrary to the Regulations.

4 Financial Implications

- 4.1 Failure to correctly identify and deliver on the S106 schemes would mean that contributions including any indexation may have to be paid back to the developer.
- 4.2 This report does not alter the amount of money that can be collected from developments through the use of the Community Infrastructure Levy (CIL) or Section 106 Planning Obligations.

5 Legal Implications

- 5.1 To comply with the requirements of The Community Infrastructure Levy Regulations 2010 an Infrastructure Funding Statement for the annual year 2021/22 must be published before 31st December 2022. The Statement must include the information set out in Regulation 121A and the relevant schedules detailed therein.

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: Infrastructure Funding Statement 2021/22 Annual Report

9 Background Papers

- 9.1 Gedling Borough Council CIL Charging Schedule - [http://www.gedling.gov.uk/media/Charging%20Schedule%20\(Adoption%20July%202015\).pdf](http://www.gedling.gov.uk/media/Charging%20Schedule%20(Adoption%20July%202015).pdf)

10 Reasons for Recommendations

10.1 To provide information and make Cabinet aware of monies generated through the Community Infrastructure Levy and collected through Section 106 Planning Obligations.

10. To ensure an up to date Infrastructure Funding Statement is published in accordance with The Community Infrastructure Levy Regulations 2010.

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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**Gedling Borough Council
Community Infrastructure Levy (CIL)**

Infrastructure Funding Statement 2021/22

Published December 2022

1 INTRODUCTION

Welcome to the Gedling Borough Council Infrastructure Funding Statement. This statement sets out the income and expenditure relating to the Community Infrastructure Levy (CIL) and Section 106 (s106) Agreements during the financial year 21/22.

As a result of the changes made by the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, Local Authorities are required to produce Infrastructure Funding Statements on an annual basis.

Income collected from the CIL and / or s106 (collectively known as 'planning obligations' or 'developer contributions') is used to help fund the provision of infrastructure which is necessary to support and enable development and growth within the Borough.

Sections 2 and 3 of this statement will provide details of the progress in relation to the collection and expenditure of income generated through the CIL and s106 respectively for the last financial year.

Section 4 sets out the planned future expenditure of income generated through these mechanisms over the next reporting period.

1.1 Community Infrastructure Levy & Section 106 Agreements

The Community Infrastructure Levy is a tariff-based charge on the development of new floorspace within the borough. Monies collected through the CIL can be used to fund a wide range of infrastructure (e.g. roads, medical practices and the provision of open space) that is required to meet the future growth needs of the borough.

The Gedling Borough Community Infrastructure Levy (CIL) Charging Schedule was approved by Full Council on 15th July 2015 and came into effect on 16th October 2015. Planning applications decided on or after 16th October 2015 may therefore be subject to CIL.

Section 106 agreements are private agreements, made between local authorities and developers, which can be attached to a planning permission to ensure that a certain development that may otherwise be unacceptable in planning terms, meets the local planning authorities policy requirements. Typical forms of Section 106 Obligations include:

- Site-specific financial contribution;
- Non-financial obligations; and
- Provision of on-site affordable housing.

1.2 Summary of Headlines within Statement

Table 1. Key Headlines from the Statement.
Summary of CIL Receipts
<p>A total of £3,214,932 in CIL receipts were collected during the financial year 2021/22.</p> <p>A total of £4,272,039 receipts were retained at the end of the financial year 2021/22. Of this, £4,097,740 is to be used towards the provision of Strategic Infrastructure within the Borough, whilst £174,300 remains for Infrastructure projects identified through the Neighbourhood portion of the CIL.</p> <p>A total of £373,379 was passed to Local Parishes during 2021/22 in accordance with Regulations 59A.</p> <p>A total of £160,747 was allocated to cover the administrative costs of implementing and monitoring the CIL during 2021/22.</p>
Summary of Section 106 Contributions
<p>During the 2021/22 financial year £781,671 was collected in capital contributions through Section 106 Obligations. £75,533 was collection in revenue contributions during the same period.</p> <p>A total of £13,825 capital and £29,729 revenue contributions have been spent on infrastructure within Gedling Borough Council during the 2021/22 financial year.</p>

At the end of the financial year 2021/22, £3,176,204 worth of capital contributions were retained by Gedling Borough Council.

Provision for Affordable Housing was secured by way of Section 106 Obligations on four different developments, including a major development consisting of entirely affordable units.

2 COMMUNITY INFRASTRUCTURE LEVY

The amount of CIL payable depends on where the development is located within the borough, the type of use the development comprises of, and the net additional increase in floorspace (£ per Sqm).

Gedling Borough Council's Charging Schedule currently identifies two different types of Uses which are liable for the CIL. Retail development chargeable by a flat rate across the borough whilst new residential development is split into three different zones. The Charging Schedule and Map of the different zones are available to view from our website at <https://www.gedling.gov.uk/cil/>.

Alongside the Charging Schedule Gedling Borough Council also adopted a Regulation 123 List in accordance with the regulations in force at the time. Expenditure of the Strategic CIL receipt was approved for the following infrastructure projects:

- The Gedling Access Road (GAR);
- Secondary School Contributions for Gedling Colliery / Chase Farm and Top Wighay Farm strategic sites; and
- The Gedling Country Park Visitors Centre.

The Regulation 123 List was abolished as part of the CIL Amendment Regulations 2019, and replaced with the 'Infrastructure List'. No new projects have been added to the Infrastructure List.

Unlike Section 106 Agreements, the CIL payable is a fixed rate which is mandatory and non-negotiable. The charge becomes payable upon the commencement of development.

2.1 CIL Income

Table 2 below provides an annual cumulative total of all CIL receipts since Gedling Borough Council first adopted the CIL in 2015. A breakdown of these receipts is provided in greater detail further into the report.

Table 2. Cumulative Total CIL Receipts Retained (to the nearest £)	
Year	Income
2015/16	£0
2016/17	£36,171
2017/18	£420,148
2018/19	£1,038,139
2019/20	£1,276,677
2020/21	£1,671,993
2021/22	£4,272,039

Gedling Borough Council adopted the CIL on 16th October 2015. In accordance with the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, any planning application which was determined prior to this date is not chargeable. It is for this reason, along with a gap between the granting of permission and implemented, that no receipts were collected during the 2015/16 financial year.

2.2 Breakdown of CIL for 2021/22

During the reported year 2021/22, 18 Demand Notices were issued totalling £4,794,417 in CIL Receipts. To date £3,528,708 of these receipts have been collected. The remaining sums will be collecting in accordance with the relevant payment plans as approved in the Councils Charging Schedule. The collection of the remaining sums from these Demand Notices will be reported in future Infrastructure Funding Statements in accordance with relevant payment policies.

During the reported year 2021/22 there has been a total of £3,214,932 collected in CIL receipts from across 24 different developments. A summary of the receipts collected during the year is detailed in Table 3 below.

**Table 3. Annual Breakdown of CIL Receipts 1st April 2021 - 31st March 2022
(to the nearest £)**

Total Receipts Collected	£3,214,932
Neighbourhood Portion of CIL Receipts	£623,342
Strategic Element of CIL Receipts	£2,430,843
Administration Element of CIL Receipts	£160,747
Receipts Passed to Local Parishes	£373,379
Receipts Awarded to Non-Parish Neighbourhood Projects	£80,760
CIL Receipts Retained at End of Year	£4,272,039

Of the receipts which were collected during 2021/22, £2,430,843 is to be spent on strategic infrastructure projects that were identified on the Infrastructure List (previously Regulation 123 List), while £623,342 is to be spent in the locality it was collected as part of the neighbourhood portion of the CIL.

In accordance with Regulation 59A of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, a total of £373,379 worth of CIL Receipts have been passed directly to the Local Parishes from where they were collected.

£160,747 (5%) of all receipts collected during the financial year, have been set aside to cover the administration costs as permitted by the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.

During the financial year 2021/22, projects which were identified as suitable for funding through the Neighbourhood portion of the CIL, in accordance with Regulation 59F of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, were awarded a total of £80,760.

A total of £4,272,039 in CIL receipts were retained at the end of the financial year 2021/22.

2.2.1 Strategic CIL

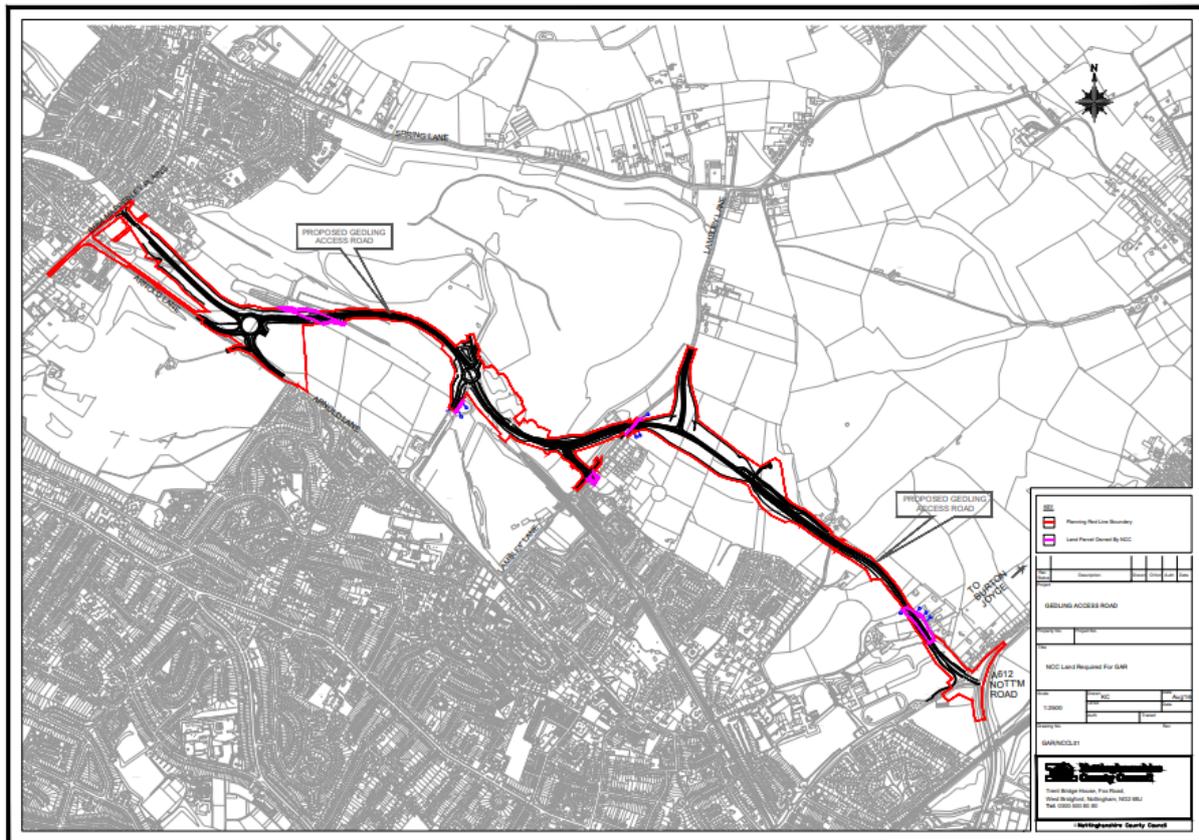
Since its adoption of CIL, to the end of the financial year 2021/22, Gedling Borough Council has collected £4,097,740 towards the provision of its strategic projects.

Table 4. Annual Strategic CIL Collected (to the nearest £)	
Year	Income
2015/16	£0
2016/17	£33,695
2017/18	£333,580
2018/19	£530,147
2019/20	£332,116
2020/21	£437,359
2021/22	£2,430,843
Total	£4,097,740

Following its introduction in 2015, the strategic portion of the CIL collected has been retained for the construction of Gedling Access Road (GAR) which remains the Council's first priority in terms of key infrastructure within the Borough. The Borough Council has agreed to make a contribution of up to £4.48 million from the Strategic CIL receipts.

The GAR is a new 3.8km single carriageway road which provides a link between the B684 Mapperley Plains and the A612 Trent Valley Road / Nottingham Road. This new piece of infrastructure is vital to supporting the residential growth in this area. Construction of the GAR began in January 2020 and was completed in Spring 2022.

Figure 1. Map of Gedling Access Road



2.2.2 Neighbourhood CIL

Under the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 a 'meaningful proportion of CIL receipts are to be passed to local town or parish councils for the area where development takes place. This is known as the 'neighbourhood portion'. The neighbourhood portion to be passed to the local council is set at 15% of the relevant CIL receipts (up to a cap of £100 per existing council tax dwelling) or 25% with no maximum cap specified where there is a Neighbourhood Development Plan in place. At this time there are four Neighbourhood Plans 'made' within Gedling Borough:

- Burton Joyce Neighbourhood Plan,
- Calverton Neighbourhood Plan,
- Linby Neighbourhood Plan, and
- Papplewick Neighbourhood Plan.

Table 5 below shows the portion of the Neighbourhood CIL Receipts which have been collected on behalf of local Parish Councils.

Table 5. Neighbourhood CIL Awarded to Local Parishes (to the nearest £)	
Year	Income
2015/16	£0
2016/17	£3,842
2017/18	£12,374
2018/19	£8,059
2019/20	£23,808
2020/21	£45,304
2021/22	£373,379
Total	£466,766

Where there is no Parish Council, Regulation 59A of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 places a duty on charging authorities to allocate at least 15% (up to a cap of £100 per existing council tax dwelling) or 25% (uncapped) where there is a 'made' Neighbourhood Plan, of CIL receipts to spend on priorities that should be agreed with the local community in areas where development is taking place. Gedling Borough Council undertake annual consultations with local residents and groups to identify and assess projects which may be suitable for Non-Parish neighbourhood funding. Where no suitable projects are identified the Neighbourhood portion is carried over to the next financial year. Further information regarding the Neighbourhood portion of the CIL can be found on the Gedling Borough Council website at <https://www.gedling.gov.uk/cil/>.

Gedling Borough has 11 Parishes where the Neighbourhood portion of CIL Receipts will be passed to the Parish Councils if developments take place in those areas. The Parishes cover the following areas:

- Bestwood
- Colwick;
- Papplewick;
- Village;
- Lambley;
- Ravenshead;
- Burton Joyce;
- Linby;
- St Albans, and
- Calverton;
- Newstead;
- Woodborough.

In accordance with the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019, Parish Councils must publish their own annual reports which detail funding and expenditure for each year where they have received monies passed down through the Neighbourhood Portion through CIL.

It should be noted that the extent of the Parishes does not cover the majority of the urban area of Gedling Borough (with the exception of Colwick). This creates a gap in the coverage for the Neighbourhood portion in the Borough. When development takes place in this area Gedling Borough Council will determine, in consultation with its residents, how to expend this element of the CIL in accordance with Regulation 59F of with the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.

Below is a table showing the amount of CIL which has been collected and allocated towards the Non-Parish Neighbourhood element during the last financial year.

Table 6. Non-Parish Neighbourhood CIL Collected (to the nearest £)	
Year	Income
2015/16	£0
2016/17	£2,476
2017/18	£50,397
2018/19	£91,344
2019/20	£46,423
2020/21	£50,957
2021/22	£249,963
Total	£491,560

To date Gedling Borough Council have awarded a total of £317,260 through the Non-Parish Neighborhood portion, to seven different infrastructure projects. Table 7 below provides a summary of these projects. The projects can be found in greater detail in the relevant annual Infrastructure Funding Statements which are available on the Gedling Borough Council website.

Table 7. Summary of Non-Parish Neighbourhood CIL Awards		
Project	Award	Year of Submission
Cinderpath Lighting	£3,500	17/18

Car Park Extension at Gedling Country Park	£100,000	18/19
Changing Room Facilities at Lambley Lane	£40,000	18/19
Green Lung Corridor	£50,000	19/20
Arnold Marketplace Development	£43,000	19/20
Footpath Extension at Willow Park	£25,000	20/21
Internal works and alterations at Netherfield Forum Children, Young People and Families Hub	£55,760	20/21

At the end of the financial year 2021/22 a total of £174,300 in CIL Receipts were retained by Gedling Borough Council for allocation towards the funding of future nominated projects. Below is a brief description of the latest projects which were granted awards through the Non-Parish Neighbourhood portion of the CIL:

Footpath Extension at Willow Park

In 2022 £25,000 was awarded to the creation of a new surfaced path extension linking Willow Lane via Willow Park with Jessop's Lane to create an accessible and usable 'green walking route' for local residents to enjoy.

The new footpath extension will allow safe access into and out of the existing green space for all users. It will be DDA compliant, 1.2m wide to allow accommodation for wheelchair users and pushchairs, and be constructed of a non-slip surface.

Works were completed in August 2022. Following construction of the extension to the footpath the project will be maintained and managed by Gedling Borough Council's Parks and Street Care Team.

Internal works and alterations at Netherfield Forum Children, Young People and Families Hub

In 2022 a total of £55,760 was awarded towards the redevelopment of the Netherfield Forum Children, Young People and Families Hub which has recently relocated to 2A Forester Street, Netherfield, formerly Trentside Medical Centre.

The award of CIL in this instance will enable the internal renovation of the building to ensure a safe usable space suitable for the needs of the charity and local residents.

Construction works are currently underway and being inspected by Gedling Borough Councils Building Control Team. Work is expected to be complete by the end of 2022.

2.2.3 CIL Administration Portion

The remaining 5% of monies collected through CIL Receipts is made available for Charging Authorities to cover the administrative costs associated with implementing and enforcing the CIL.

To date a total of £266,109 has been collected towards covering the costs of operating the CIL within Gedling Borough Council. Table 8 below shows a breakdown of the annual receipts collected towards this portion of the CIL.

Table 8. Administration CIL Collected (to the nearest £)	
Year	Income
2015/16	£0
2016/17	£2,106
2017/18	£20,861
2018/19	£33,134
2019/20	£21,176
2020/21	£28,085
2021/22	£160,747
Total	£266,109

3 SECTION 106 OBLIGATIONS

Gedling Borough Councils approach to planning obligations is set out within the Aligned Core Strategy 2014 (Part 1 Local Plan), the Local Planning Document 2018 (Part 2 Local Plan) and Gedling Borough Councils Planning Obligations Protocol 2014. Priorities which should be considered when negotiating planning applications include factors such as Affordable Housing, Open Space, Education and Primary Healthcare.

More detailed guidance regarding how obligations are calculated can be found in Gedling Borough Councils Supplementary Planning Documents and Guidance on the Gedling Borough Councils website at

<https://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/adoptedlocalplanandpolicydocuments/>.

3.1 New Section 106 Agreements Signed

During the financial year 2021/22 there have been a total of 11 new planning permissions granted for larger developments which were subject to Section 106 Agreements. Table 9 below provides a list of these developments.

Table 9. List of New Section 106 Agreements 2021/22 (to the nearest £)		
App Ref	Location	Breakdown of Obligations
2018/0360	Land South Of Main Street Calverton Nottinghamshire	Local Employment and Skills Plan. 20% Affordable Housing (70% Affordable Rent and 30% Shared Ownership). Open Space Scheme (Off-site £184,558 Capital and £77,113 Maintenance Contribution). Primary Healthcare £42,606 Contribution. Monitoring Fee £2,205.
2020/0545, 2020/1255 and 2020/0667 (Deed of Variation)	Land at Chase Farm (former Gedling Colliery), Adjacent to Arnold Lane and Lambley Lane, Gedling, Nottingham	No new obligations. Purpose of DoV is to tie new permissions to original agreement.
2020/0258	Land North of Papplewick Lane,	Affordable Housing Contribution £164,092.

	Linby, Nottinghamshire	Open Space Scheme. Monitoring Fee £945.
2018/0817	Car Park North Green Calverton Nottinghamshire	Local Employment and Skills Plan. Affordable Housing provision of 4 dwellings or Off-Site Contribution of £10,617. Open Space Contribution of £10,617. Monitoring Fee £630.
2020/1108	Land East of 16 Kighill Lane, Ravenshead, Nottinghamshire	Open Space Capital Contribution of £26,486.46 and Maintenance Contribution of £11,138.40. Monitoring Fee £315.
2020/1281 (Deed of Variation)	Land at Teal Close, Burton Joyce	No new obligations. Purpose of DoV to vary mortgagee clauses for 18 units of Affordable Housing.
2020/0238	Land at Ashdale, Nottingham Road, Burton Joyce, Nottinghamshire	Local Employment and Skills Plan. Open Space Capital Contribution of £38,710 and Maintenance Contribution of £16,279.
2020/0954	The Phoenix Shelford Road Gedling Nottinghamshire NG4 4HU	Local Employment and Skills Plan. Subject to re-assessment of Viability for Affordable Housing, Education and Primary Healthcare. Monitoring Fee £630.
2020/1054	Land At Rolleston Drive	Local Employment and Skills Plan.

	Arnold Nottinghamshire	<p>100% Affordable Housing provision – 85 Affordable Rent and 46 Shared Ownership.</p> <p>Open Spaces Scheme and Open Space Off-Site Contribution of £194,111.</p> <p>Bus Stop Enhancement Contribution £25,000.</p> <p>Primary Healthcare Contribution £70,986.</p> <p>Monitoring Fee £1,260.</p>
2020/0050	Top Wighay Farm, Wighay Road, Linby, Nottinghamshire	<p>Local Employment and Skills Plan.</p> <p>17.64% Affordable Housing provision within each phase of the development – tenure split 70% Affordable Rent and 30% Shared Ownership.</p> <p>Open Spaces Scheme in relation to each phase of development.</p> <p>Primary School Contribution £4,750,000 and School Land Transfer.</p> <p>Bus Stop Enhancement Contribution £500,000.</p> <p>Toucan Crossing Contribution £500,000.</p> <p>Cycle Way Contribution £150,000.</p> <p>Travel Plan Monitoring Fee £2,500.</p>

		Primary Healthcare Contribution £436,209. Monitoring Fee £5,040.
2021/0737	96 Plains Road Mapperley Nottingham NG3 5RH	Open Space Off-Site Contribution of £17,636. Monitoring Fee £315.

A copy of each Section 106 Agreement and other public documents relevant to each Planning Application can be viewed electronically on the planning portal at <https://pawam.gedling.gov.uk/online-applications/>.

3.2 Section 106 Capital Contributions Overview

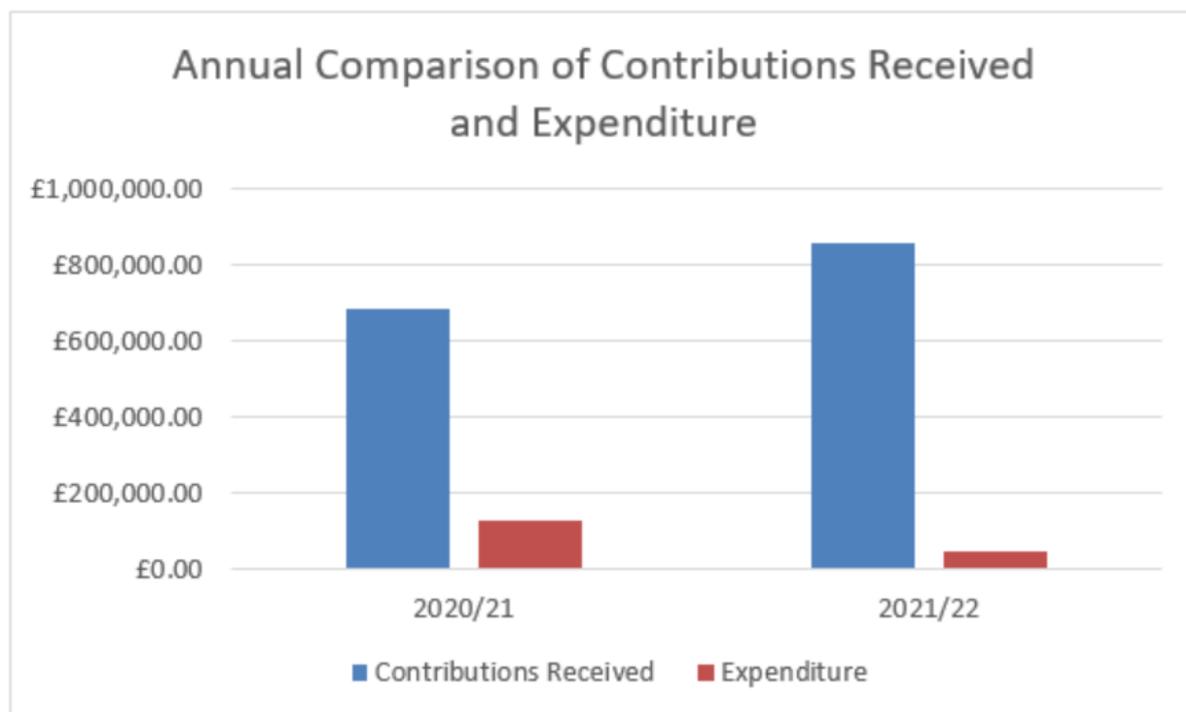
A total of £857,204 was received in Section 106 Contributions during the financial year 2021/22.

Table 10 provides a breakdown of the total contributions received from S106 Contributions and the amount of Expenditure over the last financial year.

Table 10. Overview of S106 Contributions 2021/212 (to the nearest £)			
Contributions Received		Expenditure	
Capital	Revenue	Capital	Revenue
£781,671	£75,533	£13,825	£29,729

This figure represents yet another increase in the total amount of financial contributions collected during the last fiscal year, up from £683,027 Capital and £43,232 Revenue collected during 20/21. These contributions will be used to mitigate the impacts of the relevant developments, in accordance with the terms and obligations of the relevant Section 106 Agreements.

Figure 3. Annual Comparison of S106 Income and Expenditure



3.3 Capital Contributions retained at end of Financial Year 2021/22

Contributions collected through a Section 106 agreement usually have a clause stating the timeframe in which the contribution is to be expended. Currently there are no S106 contributions which have exceeded the timeframe and plans are in place to ensure that the contributions are expended prior to the repayment dates set.

In the majority of S106 agreements the payback period is usually 10 years however these clauses can range between 5 – 10 years.

Table 11 below details the Capital Contributions which have been retained at the end of the financial year 2021/22. These monies have yet to be allocated to a specific scheme or project.

Table 11. Capital Contributions held at 31st March 2022 (to the nearest £)					
Site	Application Reference	S106 Received	Contributions Held	Provision	Deadline to for expenditure
Spring Lane	2007/0748	2014	£24,924	Affordable Housing	2024

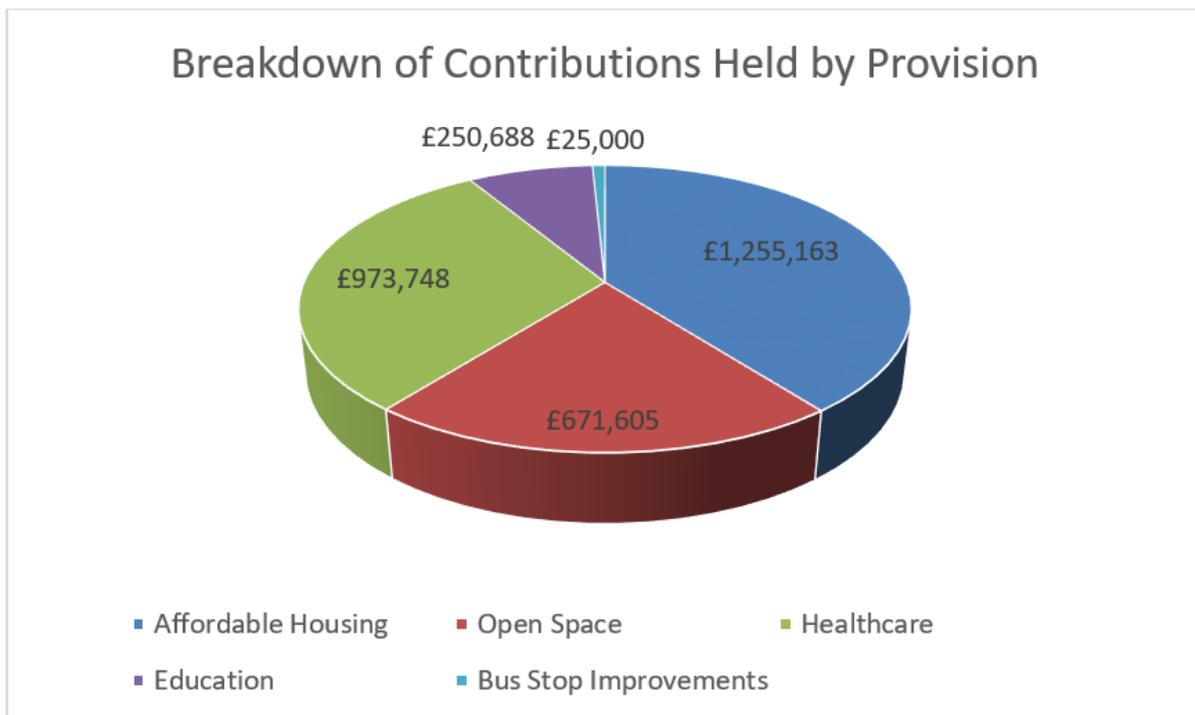
			£11,863	Open Space	
Land Between Main St and Hollinwood	2012/0941	2019	£99,536	Open Space	2029
Land at Wighay Road	2014/0950	2016	£94,822	Open Space	2026
			£560,567	Affordable Housing	
			£21,741	Healthcare	
Land at Stockings Farm	2010/0437	2016	£435,232	Healthcare	2026
Bradstone Drive, off Spring Lane	2014/0740	2017	£23,903	Healthcare	2027
Land North of Papplewick Lane, Linby	2013/1406	2017	£37,346	Healthcare	2027
			£215,568	Affordable Housing	2028
		2020	£454,104	Affordable Housing	2030
			£81,739	Healthcare	2030
Land Off Cavendish Road	2014/0559	2017	£35,243	Open Space	2027
Land at Teal Close, Netherfield	2013/0546	2019	£111,237	Healthcare	2029
Land West of Westhouse Farm	2014/0238	2019	£27,818	Healthcare	2029
		2021	£164,831	Open Space	2031
		2021	£54,939	Open Space	2031

Land west of Beeston Close, Bestwood	2017/0194	2020	£36,826	Open Space	2030
Bradstone Drive, off Spring Lane	2014/0740	2020	£22,692	Healthcare	2030
Land to the West of Mapperley Plain	2019/0213	2020	£44,434	Healthcare	2030
Rolleston Drive	2020/1054	2021	£250,688	Education	2031
			£25,000	Bus Stop	2031
			£35,493	Healthcare	2031
96 Plans Road Mapperley	2021/0737	2021	£17,636	Open Space	2031
Park Road	2018/0607	2021	£17,500	Open Space	2031
			£18,836	Open Space	2031
			£98,372	Healthcare	2031
Mill Field Close, Burton Joyce	2015/0424	2021	£49,352	Open Space	2031
84-86 Chapel Lane, Ravenshead	2019/0770	2021	£30,359	Open Space	2031
Dark Lane	2017/1263	2021	£39,862	Open Space	2031
			£18,713	Healthcare	2031

Glebe Farm	2014/0475	2021	£15,028	Healthcare	2031
Total			£3,176,204		

Figure 4 below provides a breakdown of all the contributions currently held by Gedling Borough Council per service provision.

Figure 4. Pie Chart showing S106 Contributions held per type of provision



It should be noted that during the financial year 2021/22 Gedling Borough Council collected financial contributions, as part of Section 106 Agreements, towards the provision of both Education and Bus Stop Improvements. Whilst it is typically the responsibility of Nottinghamshire County Council to collect contributions regarding Education and Highways Improvements, in each of the relevant cases above, the County Council were the applicants for planning permission and as such were unable to collect the monies from themselves. Gedling Borough Council will release the monies in accordance with the terms and obligations of the relevant Section 106 Agreements.

3.4 Section 106 Capital and Revenue Expenditure

In 2021/22 Section 106 Contributions totalling £13,825 were spent on infrastructure projects across the borough. Table 12 indicates which developments the contributions were drawn down from and what projects they were allocated to.

Table 12. Capital Contributions expended during 2021/22 (to the nearest £)				
Site	Application Reference	S106 Contribution Received	Amount Spent	Provision/Project Funded
Spring Lane, Mapperley	2007/0748	2014	£5,100	Sand Martin Bank and Bird Hide, Gedling Country Park
Spring Lane, Mapperley	2007/0748	2014	£8,725	Lambley Lane Changing Rooms & Pitch Renovation
Total			£13,825	

As well as the collection and expenditure of capital contributions, it is not uncommon for Section 106 Agreements to require the payment of revenue contributions towards the ongoing maintenance of infrastructure which is provided. These payments are typically agreed for a period of 10 years. The majority of revenue contributions which are collected by Gedling Borough Council relate primarily to ongoing maintenance works on Open Spaces sites that the Council have adopted. Table 13 below sets out revenue contributions which have been collected by the Local Authority and the developments they have been spent on thus far.

Table 13. Revenue Contributions Received (to the nearest £)				
Site	Date Received	Balance at 1st April 2021	Annual Payment 2021/22	Remaining Balance at 31st March 2022
Spring Lane	2006	£2,844	£569	£1,707
Park Road, Bestwood	2006	£17,880	£0	£17,880

Edison Way, Arnold	2007	£10,425	£5,213	£0
Downham Close, Arnold	2008	£4,126	£825	£2,476
Brooklands Drive	2008	£2,864	£1,418	£0
Arnold View Primary School	2009	£14,847	£2,474	£9,898
Burton Road, Gedling	2009	£3,819	£763	£2,292
188-194 Mapperley Plains	2016	£11,421	£1,904	£7,614
333-339 Mapperley Plains	2016	£14,453	£2,409	£9,635
Spring Lane	2017	£77,403	£11,057	£55,288
Land at Teal Close, Netherfield	2018	£2,550	£0.00	£2,550
Howbeck Road	2020	£30,956	£3,096	£24,764
Total		£193,588	£29,729	£134,104

3.5 Section 106 Monitoring Fees

The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 introduced a provision for Local Authorities to insert Monitoring Clauses into future

Section 106 Agreements. These clauses allow fees to be levied to support the costs of monitoring and reporting on the delivery of Section 106 planning obligations.

Whilst the amendments to the Regulations allows for monitoring fees to be levied, any such fee must be both fair and reasonable based on the Local Authorities estimates of the actual costs of monitoring the agreement. The Borough Council has an adopted policy which can be viewed on the council's website at the following link - <https://democracy.gedling.gov.uk/documents/s16689/Appendix%201%20Monitoring%20Fee%20Statement.pdf>.

During the financial year 2021/22 Gedling Borough Council completed a total of 8 Section 106 Agreements which include the provision of a Monitoring Fees in accordance with the above policy. A list of these developments and the relevant monitoring fees, including monitoring fees which have been sought in relation to pre-existing agreements, are detailed below. Upon receipt of the monitoring fee the relevant records will be removed from the table.

Table 14. Section 106 Agreements with Monitoring Fees (to the nearest £)			
Site	Date S106 Signed	Value of Monitoring Fee	Status
Land On Flatts Lane, Calverton, Nottinghamshire	03.03.2020	£2,835	Payment Due
Land at Orchard Close, Burton Joyce, Nottinghamshire	26.03.2020	£2,520	Not Commenced
Land at Brookfields Garden Centre, Mapperley Plains, Nottingham, NG3 5RW	26.03.2020	£2,205	Not Commenced
Land at Chase Farm, Mapperley Plains, Mapperley, Nottingham	09.07.2020	£1,890	Not Commenced
Land at the end of Linden Grove, Gedling, Nottingham	28.01.2021	£2,520	Received
Land South Of Main Street, Calverton, Nottinghamshire	07.04.2021	£2,205	Not Commenced
Land East of 16 Kighill Lane, Ravenshead, Nottinghamshire	22.04.2021	£315	Payment Due
Car Park, North Green, Calverton, Nottinghamshire	11.06.2021	£630	Not Commenced

The Phoenix, Shelford Road, Gedling, Nottinghamshire, NG4 4HU	07.07.2021	£630	Received
Land At Rolleston Drive, Arnold, Nottinghamshire	31.08.2021	£1,260	Received
Land North of Papplewick Lane, Linby, Nottinghamshire	02.12.2021	£945	Received
96 Plains Road, Mapperley, Nottingham, NG3 5RH	20.10.2021	£315	Received
Top Wighay Farm, Wighay Road, Linby, Nottinghamshire	25.03.2022	£5,040	Not Commenced
Total		£23,310	

3.6 Non-Monetary Contributions

In some instances, financial contributions may not be deemed necessary to mitigate against the impacts of a development. Instead it may be considered that the provision of on-site infrastructure such as Affordable Housing or, the agreement of future plans such as local employment schemes may be sufficient.

Table 15 details developments approved during the reporting year which include a provision to provide Affordable Housing on site.

Table 15. Provision of Affordable Housing 2021/22			
Site Address	Application Reference	Date S106 Signed	Affordable Housing Obligation
Land South Of Main Street Calverton Nottinghamshire	2018/0360	07.04.2021	20% Affordable Housing (70% Affordable Rent and 30% Shared Ownership).
Car Park North Green Calverton Nottinghamshire	2018/0817	11.06.2021	Affordable Housing provision of 4 dwellings or Off-Site Contribution of £10,617.00.
Land At Rolleston Drive Arnold Nottinghamshire	2020/1054	31.08.2021	100% Affordable Housing provision – 85 Affordable Rent and 46 Shared Ownership.

Top Wighay Farm, Wighay Road, Linby, Nottinghamshire	2020/0050	25.03.2022	17.64% Affordable Housing provision within each phase of the development – tenure split 70% Affordable Rent and 30% Shared Ownership.
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Where appropriate, Section 106 Agreements also create opportunities to work with developers to ensure that, as well as providing a safe and attractive place to live for local residents to live, developments can provide a chance to support and improve the lives of our local residents by agreeing Employment and Skills Plans, also known as Local Labour Agreements. Through these Employment and Skills Plans it is possible to increase work place opportunities for local residents and involve our younger communities to increase skill sets and education.

Of the Section 106 Agreements completed in 2021/22, six included a requirement to submit an Employment and Skills Plan to the Local Planning Authority for signing off. Table 16 details the developments which require such obligations.

Table 16. Employment and Skills Plans Agreed 2021/22	
Site	Date S106 Signed
Land South Of, Main Street, Calverton, Nottinghamshire	07.04.2021
Car Park, North Green, Calverton, Nottinghamshire	11.06.2021
The Phoenix, Shelford Road, Gedling, Nottinghamshire, NG4 4HU	07/07/2021
Land at Ashdale, Nottingham Road, Burton Joyce, Nottinghamshire	03/08/2021
Land At Rolleston Drive, Arnold, Nottinghamshire	31/08/2021
Top Wighay Farm, Wighay Road, Linby, Nottinghamshire	25/03/2022

3.7 Monies Borrowed

No Section 106 monies were spent repaying money borrowed during the financial year 2020/21.

4 GOING FORWARD – PLANNED EXPENDITURE

In accordance with the latest amendments to the CIL Regulations, the IFS outlines the future priorities in terms of expenditure over the next reporting period (2022/23).

The amount of CIL receipts generated in any given financial year is dependent upon the implementation of planning permissions and phasing of developments. Whilst it is possible to calculate the amount of CIL receipts expected through the totalling of Liability Notices generated, this will only ever be a theoretical figure as payment only becomes due upon the commencement of development.

Contributions generated through Section 106 Agreements must be spent in accordance with the terms set out within each Agreement (as negotiated during the planning application process). These terms will often have several trigger points, such as number of residential units occupied, which will cause the payment to become due. In this way, funding obtained through Section 106 agreements are heavily reliant upon the phasing and delivery of development and can vary greatly on a site by site basis, making it difficult to accurately forecast future income.

4.1 Strategic CIL

Since Gedling Borough Council first adopted the CIL in 2015 the Strategic portion of CIL Receipts have been ring-fenced for the provision of the Gedling Access Road (GAR). The GAR remains a vital piece of infrastructure to support growth in the area and provide greater connectivity between the central urbanised area of the Borough such as Mapperley and Arnold, and more rural settlements such as Burton Joyce and Stoke Bardolph. Until such a time as the funding gap for the GAR has been reached, CIL receipts for the Strategic element will continue to be ring-fenced for this piece of infrastructure.

Gedling Borough Council have committed to allocate a total of £4.48 million towards the Gedling Access Road. At the end of the financial year 2021/22 £4,097,740 has been collected through the Strategic portion of the CIL. It is expected that the remaining £382,260 will be collected during the next financial year 2022/23 and that the GAR payment can be made to the County Council, following the completion of a transfer agreement. .

Once the funding gap for the GAR has been reached the focus will shift towards secondary school contributions at Gedling Colliery / Chase Farm and Top Wighay Farm strategic sites. It is envisaged that the interim funding gap for Secondary School facilities required for these two developments can be reduced through education contributions delivered through Section 106 Agreements. Expenditure on a possible visitor centre at Gedling Country Park has also been approved. No decision have been taken with regards to the prioritisation of these projects.

4.2 Neighbourhood Portion CIL

The Neighbourhood CIL will continue to be spent on providing and improving existing infrastructure within the Borough. 15% of CIL receipts will continue to be allocated to the Neighbourhood portion of the CIL rising to 25% in places where a Neighbourhood Plan has been adopted.

The Neighbourhood portion of CIL receipts collected in local parishes will continue to be transferred directly to these governing bodies for allocation.

Throughout the year, local community groups and stakeholders will be able to nominate projects for the Neighbourhood portion of the CIL receipts which are collected within non-parish areas. Submissions can be made by completing the electronic form on the Gedling Borough Council website at the following link - <https://apps.gedling.gov.uk/forms/default.aspx?formid=86>.

In accordance with the CIL Regulations and Gedling Borough Councils CIL Guidance Note, an assessment of all the projects nominated throughout the year will commence in October. A Local Infrastructure Schedule (LIS) will be published along with a comprehensive project assessment for review prior to CIL Non-Parish Funding awards being granted. Following the publication of the LIS and project assessment a public consultation will be undertaken and a final report identifying which if any projects have

been successful. If no projects are nominated or deemed appropriate the Neighbourhood CIL will be carried over to the next financial year.

Examples of types of Infrastructure which may be appropriate include:

- Improvements to local open spaces;
- Street improvements;
- Drainage improvements;
- Town centre regeneration and
- Recreational facilities.

It is important that any project which is nominated is able to demonstrate how it fulfils a need created by new development within the area and, should wherever possible, show availability to provide match funding through other revenue streams.

4.3 Section 106 Contributions

The Gedling 2022/23 capital programme sets out the future spending priorities of Gedling Borough Council. Currently three infrastructure projects totalling £71,800 have been identified in the next financial year. The projects which have been identified so far as suitable for Section 106 funding are detailed in table 17 below.

Table 17. Section 106 Contributions 2022/23 Allocations
Open Spaces
Sand Martin Bank & Bird Hide at Gedling Country Park £13,700 from Spring Lane 2007/0748 Contributions.
Lambley Lane Changing Rooms & Pitch Renovation £21,300 from Land Off Cavendish Road 2014/0559 Contributions.
Bestwood Country Park Car Park extension £36,800 from Land west of Beeston Close 2017/0194 Contributions.
Affordable Housing
No funding committed for 22/23 to date.
Healthcare
No funding committed for 22/23 to date.

Education

Education Contributions are requested and secured by Nottinghamshire County Council. The County Council are required to draft their own Infrastructure Funding Statement reporting on financial contributions received through S106 Agreements. A copy of this document will be available for viewing on Nottinghamshire County Councils website.

Careful consideration will be given to remaining Section 106 Contributions which are being held by Gedling Borough Council. These remaining sums will be monitored and projects identified in accordance with the relevant legal S106 Agreements.

5 Infrastructure List

Table 18. The Infrastructure List

Community Infrastructure Levy	
Construction of Gedling Access Road to facilitate Gedling Colliery / Chase Farm development.	To be funded through Strategic portion of CIL Receipts collected.
Secondary School Contributions at Gedling Colliery / Chase Farm and Top Wighay Farm developments.	To be funded through Strategic portion of CIL Receipts collected.
Gedling Colliery Country Park Visitors Centre	To be funded through Strategic portion of CIL Receipts collected.
Annual assessment of suitable Infrastructure projects identified in accordance with Regulation 59F of the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019.	To be funded through the Neighbourhood portion of CIL Receipts collected.
Section 106 Contributions	
Provision of Affordable Housing Units either on-site or through capital contributions.	To be secured through Section 106 Obligations.
Provision of Open Spaces including new infrastructure and improvements to existing sites.	To be secured through Section 106 Obligations.

Provision for Primary Healthcare including new infrastructure and improvements of existing surgeries.	To be secured through Section 106 Obligations.
Any other future infrastructure which is deemed necessary, in accordance with the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019	To be secured through Section 106 Obligations.

The above is not a final account of all infrastructure that may be funded through Planning Obligations. The Infrastructure List will be monitored and may be updated accordingly to represent new projects that are identified in the future.

If you have any further queries or comments about this statement, please do not hesitate to contact us via email at CIL@gedling.gov.uk or phone on 0115 901 3731.



Report to Cabinet

Subject: Community Infrastructure Levy (CIL) Non- Parish Funding – Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations

Date: 8th December 2022

Author: Community Infrastructure Levy Officer

Wards Affected

Calverton (part), Carlton, Carlton Hill, Cavendish, Colwick (part), Coppice, Daybrook, Ernehale, Gedling, Netherfield, Phoenix, Plains, Porchester, Redhill, Trent Valley (part) and Woodthorpe

Purpose

To seek approval for the commencement of a four week public consultation on the projects shortlisted to receive CIL Neighbourhood Funding in the 'CIL Non-Parish Funding - Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations document.

Key Decision

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

Recommendation

THAT:

Cabinet approves the commencement of consultation on Monday 16th January 2023 for a period of 4 weeks on the shortlisted project identified as suitable for CIL Non-Parish Funding.

1 Background

- 1.1. The Planning Act 2008 introduced the Community Infrastructure Levy (“CIL”) as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. CIL came into force on 6th April 2010 through the Community Infrastructure Levy Regulations 2010.
- 1.2. Following an independent examination in March 2015 and approval at full Council on 15th July that year, the Gedling Borough Council Community Infrastructure Levy Charging Schedule was adopted on 16th October 2015. Gedling Borough Council is the charging authority for the borough of Gedling.
- 1.3. Regulation 59A of the Community Infrastructure Levy Regulations 2010 (as amended) (“the 2010 Regulations”) places a duty on charging authorities to allocate at least 15% (up to a cap of £100 per existing council tax dwelling) of CIL receipts to spend on priorities that should be agreed with the local community in areas where development is taking place. This is known as the ‘neighbourhood portion’.
- 1.4. Where the chargeable development takes place in an area where there is no parish council, the charging authority retains the levy receipts but must spend the neighbourhood portion on, or to support, infrastructure in the area where the chargeable development takes places. This should be done in consultation with the local neighbourhood.
- 1.5. The extent of the parishes however does not cover the majority of the urban area of Gedling Borough (with the exception of Colwick). This creates a gap in the coverage for the neighbourhood portion in the Borough where there are no parishes or town councils to oversee its expenditure.

1.6. The non-parish areas of Gedling Borough as shown in Figure 1 cover the following Wards:

- Calverton (part)
- Carlton Hill
- Colwick (part)
- Daybrook
- Gedling
- Phoenix
- Porchester
- Trent Valley (part)
- Carlton
- Cavendish
- Coppice
- Ernehale
- Netherfield
- Plains
- Redhill
- Woodthorpe

1.7. Regulation 59F of the 2010 Regulations states that where no parish or town council exists the charging authority may use the neighbourhood portion of CIL, or cause it to be used, to support the development of the relevant area by funding:-

- The provision, improvement, replacement, operation or maintenance of infrastructure; or
- Anything else that is concerned with addressing the demands that development places on an area.

1.8. The 'relevant area' is defined by Regulation 59F (1)(4) as that part of the charging authorities area that is not within the area of a parish or town council.

1.9. The Community Infrastructure Levy Guidance ("the Guidance") published on 12th June 2014 makes it clear that the charging authority should engage with the local communities where the development has taken place and agree with them how best to spend the neighbourhood funding. The Guidance also emphasises the importance of the neighbourhood portion being used to

deliver the infrastructure needs of the area in which the chargeable development has taken place.

- 1.10. The Guidance states that “charging authorities should set out clearly and transparently their approach to engaging with neighbourhoods”.
- 1.11. A guidance note dated March 2015 prepared by the Council titled ‘CIL and the Neighbourhood Portion in Non-Parish Areas detailed how the Council would:-
 1. Consult with the local community over how the neighbourhood portion of CIL receipts will be spent in non-parish areas.
 2. Decide which infrastructure projects will benefit from funding from the neighbourhood portion of CIL receipts in non-parish areas.
- 1.12. The Guidance Note creates a process that invites the local community, groups and organisations to identify and have their say on appropriate projects for expenditure of the neighbourhood portion of CIL receipts. Groups, organisations and individuals can nominate potential infrastructure projects throughout the year using our online form; nominations can be submitted throughout the year.
- 1.13. The guidance note also outlines the approach to be taken during the allocations process. It confirms that officers will prepare a Project Assessment and Funding report that recommends a shortlist of projects which will either be considered by Portfolio Holder or Cabinet for approval.
- 1.14. In accordance with the guidance note, the assessment document prepared, the CIL Non- Parish Funding – Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations (**Appendix 1**), has been prepared by the Council’s CIL Officer and includes the following information:
 - CIL Receipts (What Non-Parish Neighbourhood Funding has been collected)

- Local Infrastructure Schedule (A List of potential infrastructure projects that have been submitted for consideration)
- Project Assessment (An assessment of all projects submitted detailing their suitability for funding)
- Project Recommendations (Recommendation of which infrastructure projects (if any) should be funded via the CIL Neighbourhood Funding)
- Further Projects (Opportunity for projects to submitted for consideration next year)
- Consultation (Details of the process)

1.15. The purpose of the CIL Non-Parish Funding - Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations report is to identify and shortlist appropriate infrastructure projects for CIL Neighbourhood Funding. In order to make appropriate awards of CIL Neighbourhood Funding in non-parish areas of the Borough there is a need to project potential payments until the end of the financial year.

1.16. 2017/2018 was the first financial year in that CIL Neighbourhood Funding in the non-parish area of Gedling was awarded. Following public consultation an award of £3,500 granted to the deliver new lighting as part of the Cinder Path scheme in Netherfield, led by Council's Netherfield Locality Officer.

1.17. In 2018/2019 awards of £100,000 and £40,000 were awarded to a Car Park Extension at Gedling Country Park and Changing Facilities at Lambley Lane Recreation Ground respectively.

1.18. In 2019/2020 no projects were nominated for consideration of the CIL Non-Parish Neighbourhood Awards.

- 1.19. In 2020/2021 awards of £50,000 and £43,000 were awarded to the Green Lung Corridor at Mapperley / Gedling and the Arnold Marketplace development in Arnold Town Centre respectively.
- 1.20. In 2021/2022 awards of £25,000 and £55,760 were awarded to a Footpath Extension at Willow Park and Internal works and alterations at Netherfield Forum Children, Young People and Families Hub respectively. Construction works for both projects have now been completed.
- 1.21. At the end of the last financial year 2021/22 (31st March 2022) the amount of unallocated CIL Receipts for the Non-Parish Neighbourhood proportion stood at £174,300.
- 1.22. Since this time, additional CIL receipts have been collected and, as of the 30th September 2022, the Non-Parish Neighbourhood proportion stands at £239,666. Further CIL receipts will continue to be collected as further stages of payment plans become applicable and additional CIL liable planning permissions are granted and commenced.
- 1.23. The table below sets out the amounts collected across the Non-Parish area as of the 30th September 2022.

Table 1. CIL Non-Parish Portion Receipts by Ward as of 30th September 2022

Area (Ward)	Collected
Coppice	£97,254
Daybrook	£1,979
Ernehale	£9,980
Gedling	£354,891
Mapperley Plains	£2,703
Netherfield	£7,260
Phoenix	£952
Porchester	£11,673
Trent Valley	£65,722
Woodthorpe	£4,512

Total Non-Parish Collection	£556,926
2017/2018 Allocations	£3,500
2018/2019 Allocations	£140,000
2020/2021 Allocations	£93,000
2021/2022 Allocations	£80,760
Remaining Non-Parish Neighbourhood Holdings	£239,666

1.24. In accordance with the previously produced guidance note, the Council will prioritise expenditure of the neighbourhood portion of CIL receipts in non-parish areas as set out in the following table:

Table 2. Approach to Expenditure of CIL Neighbourhood Portion in Non-Parish Areas

Priority	Type of Infrastructure Project and Location
1	Infrastructure projects in the ward where the chargeable development has occurred.
2	Infrastructure projects in the non-parish area of Gedling which meet or support the development needs of the area where the chargeable development has occurred.
3	Pool the neighbourhood portion of the CIL receipt for the following year where no suitable infrastructure projects 1 and 2 above have been identified.

2. Local Infrastructure Schedule

- 2.1. In order to identify appropriate infrastructure projects for part funding/funding via CIL Neighbourhood Funding a nomination process was opened and continues to be open.
- 2.2. A list of nominated projects has been created that forms a Local Infrastructure Schedule for the non-parish area of Gedling. A summarised list of potential projects is highlighted below in Table 3.

Table 3: Local Infrastructure Schedule (Summary Table)

Project	Nominator/Proposer	CIL Monies Required
Cinder Path Extension (Netherfield)	Gedling Borough Council (Economic Growth & Regeneration)	£200,000
Gedling Youth & Community Hub Regeneration Project at Former Railway Station (Gedling)	Gedling Youth & Community Hub	£75,000

- 2.3 All projects submitted have been formally assessed and a recommendation has been made as to each project's current suitability for funding. The assessment is based upon information submitted as part of the nomination process. The focus of projects should be that they accord with Regulation 59F of the 2010 Regulations. Other factors considered included:-
- How does the project meet a need created by new development?
 - Timeframe for delivery?
 - Is match funding available?
 - How infrastructure project will be maintained once completed?

- 2.4 All of the projects submitted for consideration have all been assessed; the full assessments and recommendations can be found in **Sections 4 and 5 of Appendix 1.**
- 2.5 The projects submitted as part of the nomination process this financial year which are considered to be appropriate recipients of CIL Non Parish Neighbourhood Funding, is LIS0002 “Gedling Youth & Community Hub Regeneration Project at Former Railway Station (Gedling)”.
- 2.6 It is not considered that the project LIS0001 is progressed sufficiently to be able to ensure the successful delivery of the project if CIL Non-Parish Funding is awarded in this instance. In light of the above it is recommended that LIS0001 is not granted CIL Non-Parish Funding but is retained on the Local Infrastructure Schedule for consideration at next years awards.

3 Proposals

- 3.1 The assessments undertaken on the submitted infrastructure projects propose that the CIL Non-Parish Neighbourhood Funding is allocated accordingly:-
- 1) **LIS0001 “Cinder Path Extension (Netherfield)”** No allocation for CIL Non-Parish Neighbourhood Funding. Retain on Local Infrastructure Schedule for next round of awards.
 - 2) **LIS0002 “Gedling Youth & Community Hub Regeneration Project at Former Railway Station (Gedling)”** Shortlist for Non-Parish Neighbourhood Funding of up to £75,000 award.
- 3.2 It is proposed that approval is given for the recommendations above to be subject to a four week consultation that will be held with the public, stakeholders and Ward Councillors in areas where CIL receipts are collected from chargeable developments within the non-parish area. The public consultation will commence in January 2023 to obtain views on the shortlisted

projects eligible for the funding from the neighbourhood portion of CIL receipts as well as promoting the opportunity for further potential local infrastructure projects to be identified.

- 3.3 The consultation will include a posting on the Keep Me Posted newsletter, the Community Initiatives page on Gedling's Community and Voluntary E-Newsletter, as well as direct consultation with Residential Organisation Groups throughout the borough. A link to the consultation will also be publicised on the Council's dedicated CIL Neighbourhood Funding webpage where interested parties can submit comments or representations.
- 3.4 Following the consultation period, all comments and representations received will be considered by Council's officers who will prepare a final report identifying the schemes selected for funding. The final report will seek approval from Cabinet for the selected projects to benefit from funding through the CIL Non-Parish Neighbourhood Funding.
- 3.5 It is proposed that the four week consultation will commence on Monday 16th January 2023 to Monday 13th February 2023.

4 Alternative Options

- 4.1 The Council is required to formally consult with relevant stakeholders and its residents in relation to the expenditure of the Neighbourhood Non-Parish portion of its CIL Receipts. Failure to undertake the necessary consultation as set out in The Community Infrastructure Levy Guidance ("the Guidance") published on 12th June 2014 would be contrary to the Community Infrastructure Levy Regulations 2010 (As Amended).

- 4.2 Project LIS0001 “Cinder Path Extension (Netherfield)” could be recommended for the awarding of CIL Non-Parish Funding, however, to date, formal agreement has not yet been obtained from Network Rail or any other relevant landowner, and a full business case has not been developed. Therefore it is not clear how this project can be delivered at this time the awarding of CIL Non-Parish Funding may result in monies being allocated to a project which can never be brought forward.

5 Financial Implications

- 5.1 The CIL monies that form part of the Non-Parish Neighbourhood Funding element are monies that have to be used in accordance with the CIL Regulations. The Neighbourhood Funding element of CIL is only used once funds have been collected, forward funding is not permitted at this time.
- 5.2 There is no financial impact as the administration of this process can be met within existing resources and no additional budgets are required at this time.

6 Legal Implications

- 6.1 To comply with the requirements of The Community Infrastructure Levy Regulations 2010 a Charging Authority should engage appropriately with Local Communities regarding expenditure of the Neighbourhood Non-Parish portion where CIL liable development has taken place.

7 Equalities Implications

- 7.1 A proportionate level of publicity will be undertaken to publicise the consultation and the Local Infrastructure Schedule to ensure that the process remains accessible to all.
- 7.2 All nominated projects are assessed equally based on the criteria set out in the CIL and the Neighbourhood Portion in Non-Parish Areas: Guidance Note adopted March 2017.

8 Carbon Reduction/Environmental Sustainability Implications

- 8.1 There are no carbon reduction/sustainability implications arising from this report.
- 8.2 The project LIS0001 “Cinder Path Extension (Netherfield)” would result in the redevelopment of a disused railway line to create a new green link between Ashwell Street and Manvers Street to Victoria Road. At this time the project is not recommended for the CIL Non-Parish Neighbourhood Awards, however, it is recommended to be retained on the Local Infrastructure Schedule for consideration in 2023/24.

9 Appendices

- 9.1 Appendix 1: Community Infrastructure Levy (CIL) Non- Parish Funding – Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations

10 Background Papers

- 10.1 CIL and the Neighbourhood Portion in Non-Parish Areas: Guidance Note - <http://www.gedling.gov.uk/media/Guidance%20note%20-%20CIL%20neighbourhood%20Portion.pdf>

- 10.2 Gedling Borough Council CIL Charging Schedule -
[http://www.gedling.gov.uk/media/Charging%20Schedule%20\(Adoption%20July%202015\).pdf](http://www.gedling.gov.uk/media/Charging%20Schedule%20(Adoption%20July%202015).pdf)

11 Reason for Recommendations

- 11.1 To provide information and make Cabinet aware of projects nominated for the CIL Neighbourhood Non-Parish portion.
- 11.2 To seek authorisation to undertake a 4 week public consultation to seek the views and opinions of local stakeholders and residents regarding the nominated projects prior to the granting of awards.

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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**Community Infrastructure Levy (CIL) Non-Parish Funding
Local Infrastructure Schedule, Project Assessment and Proposed
Funding Allocations**

December 2022

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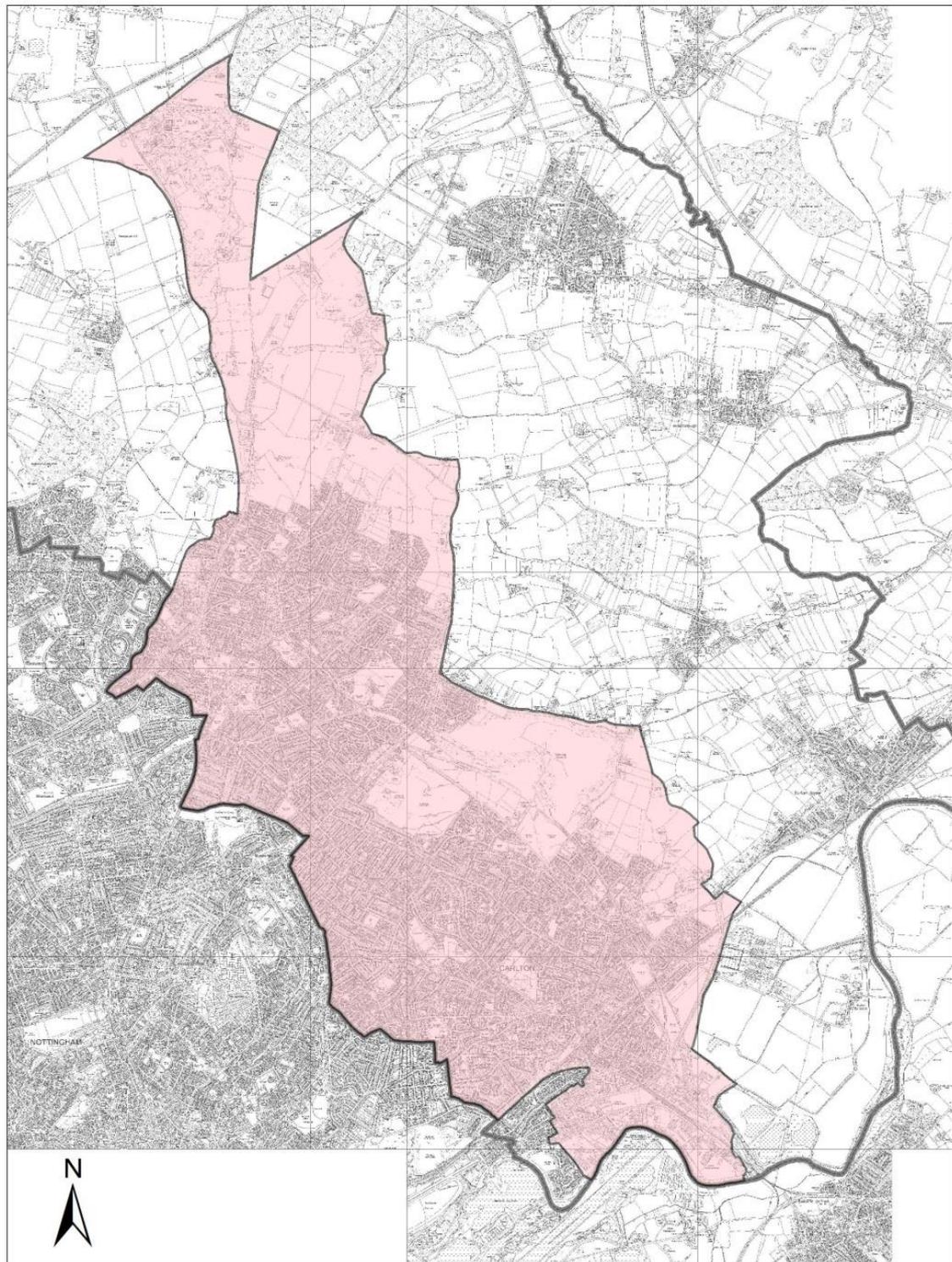
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1. Background

- 1.1. The Planning Act 2008 introduced the Community Infrastructure Levy (“CIL”) as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. CIL came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010.
- 1.2. Gedling Borough Council introduced CIL in October 2015. Following an independent examination in March 2015 and approval at full council on 15 July that year, the Gedling Borough Council Community Infrastructure Levy Charging Schedule was adopted on the 16th October 2015. Gedling Borough Council is the charging authority for the borough of Gedling.
- 1.3. Regulation 59A of the Community Infrastructure Levy Regulations 2010 (as amended) (“the 2010 Regulations”) places a duty on charging authorities to allocate at least 15% (up to a cap of £100 per existing council tax dwelling) of CIL receipts to spend on priorities that should be agreed with the local community in areas where development is taking place. This is known as the neighbourhood portion.
- 1.4. Where the chargeable development takes place in an area where there is no parish council, the charging authority retains the levy receipts but must spend the neighbourhood portion on, or to support, infrastructure in the area where the chargeable development takes places. This should be done in consultation with the local neighbourhood.
- 1.5. The extent of the parishes however does not cover the majority of the urban area of Gedling Borough (with the exception of Colwick). This creates a gap in the coverage for the neighbourhood portion in the Borough where there are no parishes or town councils to oversee its expenditure.
- 1.6. The non-parish areas of Gedling Borough as shown in Figure 1 cover the following Wards:

- Calverton (part)
- Carlton Hill
- Colwick (part)
- Daybrook
- Gedling
- Phoenix
- Porchester
- Trent Valley (part)
- Carlton
- Cavendish
- Coppice
- Ernehale
- Netherfield
- Plains
- Redhill
- Woodthorpe

Figure 1. The Non-Parish Area of Gedling Borough



Gedling Borough Council
Civic Centre, Amot Hill Park, Arnold,
Nottinghamshire, NG5 8LU

Non-Parish Area

Non-Parish Area
Borough Boundary

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- 1.7. Regulation 59F of the 2010 Regulations states that where no parish or town council exists the charging authority may use the neighbourhood portion of CIL, or cause it to be used, to support the development of the relevant area by funding:-
- a) The provision, improvement, replacement, operation or maintenance of infrastructure; or
 - b) Anything else that is concerned with addressing the demands that development places on an area.
- 1.8. The 'relevant area' is defined by Regulation 59F (1)(4) as that part of the charging authorities area that is not within the area of a parish or town council.
- 1.9. The Community Infrastructure Levy Guidance ("the Guidance") published on 12 June 2014 makes it clear that the charging authority should engage with the local communities where the development has taken place and agree with them how best to spend the neighbourhood funding. The Guidance also emphasises the importance of the neighbourhood portion being used to deliver the infrastructure needs of the area in which the chargeable development has taken place.
- 1.10. The Guidance states that "charging authorities should set out clearly and transparently their approach to engaging with neighbourhoods".
- 1.11. A guidance note dated March 2015 prepared by the Council titled 'CIL and the Neighbourhood Portion in Non-Parish Areas detailed how the Council would:-
1. Consult with the local community over how the neighbourhood portion of CIL receipts will be spent in non-parish areas.
 2. Decide which infrastructure projects will benefit from funding from the neighbourhood portion of CIL receipts in non-parish areas.

- 1.12. The Guidance Note creates a process that invites the local community, groups and organisations to identify and have their say on appropriate projects for expenditure of the neighbourhood portion of CIL receipts. Groups, organisations and individuals can nominate potential infrastructure projects throughout the year using our online form; nominations can be submitted throughout the year.
- 1.13. This Assessment Document has been prepared and is structured to present the following information in accordance with the Councils CIL Guidance Note:
- CIL Receipts (What Non-Parish Neighbourhood Funding has been collected)
 - Local Infrastructure Schedule (A List of potential infrastructure projects that have been submitted for consideration)
 - Project Assessment (An assessment of all projects submitted detailing their suitability for funding)
 - Project Recommendations (Recommendation of which infrastructure projects (if any) should be funded via the CIL Neighbourhood Funding)
 - Further Projects (Opportunity for projects to submitted for consideration next year)
 - Information on how the public consultation will be undertaken.

2. CIL Non-Parish Neighbourhood Portion Receipts

- 2.1. In order to make appropriate awards of CIL Neighbourhood Funding in Non-Parish areas of the Borough there is a need to accurately report on Non-Parish CIL Receipts which are currently held by Gedling Borough Council.
- 2.2. 2017/2018 was the first financial year in which CIL Neighbourhood Funding in the non-parish area of Gedling was awarded. Since this time, a total of £317,260 has been awarded to suitable infrastructure projects within the Non Parish Area of Gedling.

- £3,500 award to Lighting at Cinderpath scheme in Netherfield,
- £100,000 award to Car Park Extension at Gedling Country Park,
- £40,000 award to Changing Room Facilities at Lambley Lane Recreation Ground,
- £50,000 award to Green Lung Corridor at Mapperley / Gedling,
- £43,000 award to Arnold Marketplace development in Arnold Town Centre,
- £25,000 award to Footpath Extension at Willow Park, and
- £55,760 award to Internal works and alterations at Netherfield Forum Children, Young People and Families Hub.

2.3. At the end of the last financial year 2021/22 (31st March 2022) the amount of unallocated CIL Receipts for the Non-Parish Neighbourhood proportion stood at £174,300.

2.4. Since this time, additional CIL receipts have been collected and, as of the 30th September 2022, the Non-Parish Neighbourhood proportion stands at £239,666.

2.5. It should also be noted that additional CIL receipts are likely to be collected upon the commencement of other CIL liable planning permissions before a final decision on which projects, if any, are successful.

2.6. The table below sets out the portion of CIL Receipts for the Non-Parish Neighbourhood Funding which have been collected across the Non-Parish area to date.

Table 1. CIL Non-Parish Portion Receipts by Ward as of 30th September 2022 (to the nearest £)

Area (Ward)	Collected
Coppice	£97,254
Daybrook	£1,979
Ernehale	£9,980
Gedling	£354,891
Mapperley Plains	£2,703
Netherfield	£7,260
Phoenix	£952
Porchester	£11,673
Trent Valley	£65,722
Woodthorpe	£4,512
Total Non-Parish Collection	£556,926
2017/2018 Allocations	£3,500
2018/2019 Allocations	£140,000
2020/2021 Allocations	£93,000
2021/2022 Allocations	£80,760
Remaining Non-Parish Neighbourhood Holdings	£239,666

2.7. In accordance with the produced guidance note, the Council will prioritise expenditure of the neighbourhood portion of CIL receipts in non-parish areas as set out in the following table:

Table 2: Approach to Expenditure of CIL Neighbourhood Portion in Non-Parish Areas

Priority	Type of Infrastructure Project and Location
1	Infrastructure projects (including Infrastructure Funding Statement projects) in the ward where the chargeable development has occurred.
2	Infrastructure projects (including Infrastructure Funding Statement projects) in the non-parish area of Gedling which meet or support the development needs of the area where the chargeable development has occurred.
3	Pool the neighbourhood portion of the CIL receipt for the following year where no suitable infrastructure projects 1 and 2 above have been identified.

3. Local Infrastructure Schedule

3.1. In order to identify appropriate infrastructure projects for part funding/funding via CIL Non-Parish Neighbourhood Funding a nomination process was opened and continues to be open.

3.2. A list of nominated projects has been created that forms a Local Infrastructure Schedule for the non-parish area of Gedling. A summarised list of nominated projects is highlighted below in Table 3.

Table 3: Local Infrastructure Schedule (Summary Table)

Project	Nominator/Proposer	CIL Monies Required
Cinder Path Extension (Netherfield)	Gedling Borough Council (Economic Growth & Regeneration)	£200,000
Gedling Youth & Community Hub Regeneration Project at Former Railway Station (Gedling)	Gedling Youth & Community Hub	£75,000

3.3. All projects submitted have been formally assessed and a recommendation has been made as to each project's current suitability for funding. The assessment is based upon information submitted as part of the nomination process. The focus of projects should be that they accord with Regulation 59F of the 2010 Regulations. Other determining factors which shall be considered included:-

- How does the project meet a need created by new development?
- Timeframe for delivery?
- Is match funding available?
- How infrastructure project will be maintained once completed?

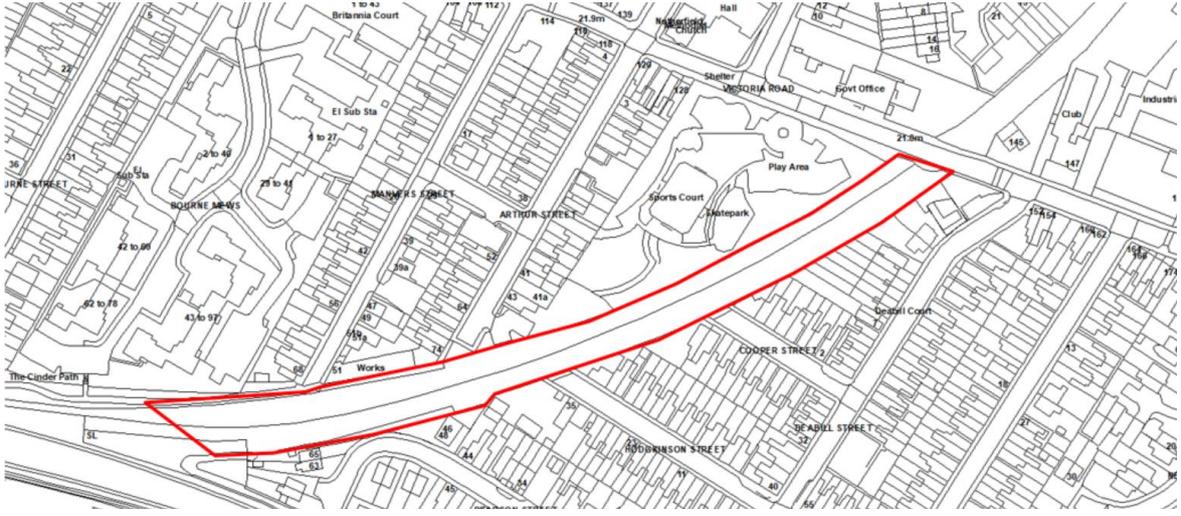
4. Project Assessments

4.1. An assessment of each submitted project has been prepared, each assessment must be accompanied with the following information:-

- Reference Number;
- Description of the project;
- Location;
- Lead agency;
- How it meets the need created by new development,;
- Whether CIL Funding is required to deliver the projects;
- Total cost of projects;
- How much CIL monies are required;
- Is match funding available;
- Timeframe for delivery;
- How the project will be maintained once completed; and
- An assessment of the project suitability for CIL Neighbourhood Funding.

4.2. Two projects have been submitted for consideration. The assessments for each project follows.

Project Assessments

<p>Project Reference: LIS0001</p>	<p>Project Name: Cinder Path Extension (Netherfield)</p>
<p>Project Description: This proposal seeks to extend the existing section of the Cinder Path to incorporate a section of the disused railway line, which runs between Ashwell Street to Manvers Street, to its junction with the old level crossing on Victoria Road.</p> <p>An initial site investigation has been carried out to identify any constrains and inform the development of the consultation design options. A public consultation has been undertaken and the results from the consultation have determined that the preferred option for the design of the project is Design 1.</p> <p>The CIL monies would be utilised to cover the costs of refurbishing the existing route including, ground works, re-surfacing, the planting of new trees and vegetation to improve biodiversity, lighting columns, fencing and seating.</p>	
<p>Location: Cinder Path at Manvers Stree and Victoria Road, Netherfield</p> 	
<p>Lead Agency: Gedling Borough Council – Economic Growth and Regeneration</p>	
<p>How does the project meet a need created by new development: The disused railway line lies entirely within the built up areas of Gedling and Netherfield on the eastern edge of the Greater Nottingham conurbation. The former railway line ends at Gedling Country Park which, as well as being a popular green space, also acts as a gateway into the countryside and beyond. The route bisects residential areas and runs adjacent to established industrial and employment land use. In addition, the former railway line runs adjacent to two significant mixed use residential and employment development sites at Teal Close, Teal Park and on the former Gedling Colliery yard site (also known as Chase farm Development site). The former railway line also inter links with 12 green open</p>	

spaces allotments and lies adjacent or very near to 2 primary and one secondary school.

The creation of the linear green park/cycleway would:

- Create a valuable additional green space
- As the line is extended it will connect 6 existing recreation areas and parks creating a green space network, between Gedling Country Park and Netherfield.
- The route will provide sustainable transport links between housing, employment and recreation routes.
- The linear route will be safeguarded for possible future tram development.

The benefits will therefore include:

- Opportunity for free and healthy recreation
- Enhanced biodiversity
- Access to natural green space for residents and visitors
- Opportunity for community engagement in creative arts and environmental projects
- Improved image and potentially increased business for Netherfield town centre

Total cost of project:

£598,000

How much CIL Neighbourhood Funding is required:

£200,000

Is match funding available:

Yes – The Council are applying to bid to Severn Trent Water Foundations Trust for £250,000 to support delivery of the project.

Timeframe for delivery of project:

2022/23 and 2023/24

How will the project be maintained once completed:

Gedling Borough Council – Parks and Street Care Maintenance Programme.

Assessment of project:

This nominated project would be compliant with Regulation 59F of the 2010 Regulations as it is located in a ward which has contributed CIL Receipts from local development.

The project would redevelop a disused path creating improved recreational facilities within a Ward where there is a need for useable green spaces which can be used for both walking and cycling, improving the health of local residents. The proposal will link two existing green spaces, namely the previously redeveloped part of the Cinder path and Jackie Bells Field, and improve biodiversity and wildlife in the locality through the planting and management suitable trees and plants.

Whilst it is considered that the project would be a good fit for the Non-Parish Neighbourhood Funding Awards, I am mindful that the proposal is still considered to be in the early stages of development. To date, formal agreement has not yet been obtained from the current landowner and a full business case has not been developed. As such, there remains concerns regarding the deliverability of the project should the Non-Parish Neighbourhood award be granted at this stage.

Taking the above into consideration, it is my recommendation that the project LIS0001 should not be awarded Non-Parish Neighbourhood Funding at this time. I would also recommend that the project is retained on the Local Infrastructure Schedule for re-assessment as part of the next round of awards, thus allowing further discussions with stakeholders to ensure the project is deliverable.

Recommendation: No allocation for CIL Non-Parish Neighbourhood Funding. Retain on Local Infrastructure Schedule for next round of awards.

Project Reference: LIS0002	Project Name: Gedling Youth & Community Hub Regeneration Project
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Project Description:
The Gedling Youth & Community Hub is a registered charity (522200) previously known as Gedling & District Youth Club. The charity is seeking CIL awards to undertake a regeneration project to carry out refurbishments to the former railway station off Shearing Hill, Gedling. The aims of the Charity are to restore & enhance (partly already completed) the former Victorian railway station (1876) embracing the building's rich history & heritage. It sits alongside the proposed Gedling Heritage Way. The project will create a vibrant young persons & community facility. It will improve the health & wellbeing of local people by developing a stronger & more resilient community.

The proposal would see substantial works be undertaken, including new kitchen facilities, a new entrance hall, restoration of sash Windows, re-tile & securing of loose roof tiles and new guttering. There is also a gym attached to the old station is due to be demolished as part of the project.

The future plans can be viewed at the community hub or on the website.
www.gedlingyouth.co.uk

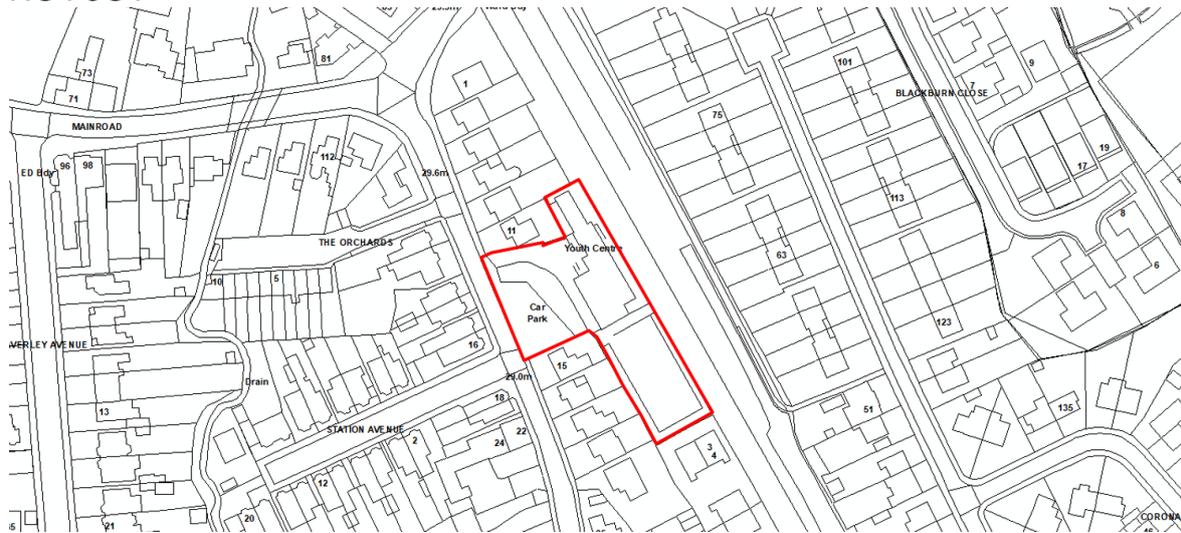
The Gedling Youth & Community Hub would focus the bid for £75k on those items that will help unlock the Heritage Fund application of circa £250k, whilst also delivering a package of work that enables the building to become functional and accessible again (as it is currently constrained to use as a construction skills training facility, due to water ingress).

Specifically these works would include:

- demolition of the unsafe structure of the gym extension
- provision of scaffolding to the single storey section of the building
- repairs to the roof, including re-instatement of slates to the single storey section.

Location:

Gedling Youth Club Youth Centre, 13 Shearing Hill, Gedling, Nottinghamshire, NG4 3GY



Lead Agency:

Gedling Youth & Community Hub

How does the project meet a need created by new development:

The commencement of major housing developments at Chase Farm in Gedling, Rivendell in Netherfield and other sites within the locality, means that the area needs a community hub that all local residents can access for community events or simply to meet and greet for a chat.

The proposed Heritage Way runs past the former Gedling railway station, now the Gedling Youth & Community Hub. This cycle/walkway green lung is much needed in the area of benefit for the wellbeing and improvement of mental health for residents. There are other significant benefits to be gained, particularly from decongestion on the local highway network and increased physical activity amongst existing and thousands of new residents.

The Gedling Youth & Community Hub will be a stopping off point along the Heritage Way for walkers and cyclists. The history and heritage of the mining and railway in our area will be celebrated in the cafe and community rooms. The footfall from the Mott MacDonald report in 2016 approximated 275,000 walkers and 155,000 cycle trips per annum.

Total cost of project:

£250,000

How much CIL Neighbourhood Funding is required:

£75,000

Is match funding available:

Yes - A draft bid for National Heritage Lottery Fund funding was completed in September 2022 and a subsequent meeting to discuss the draft bid with a representative from the Heritage Fund was held in October 2022. The finalised formal bid is expected to be submitted by the end of the year with confirmation of outcome at the start of 2023.

Timeframe for delivery of project:

2023/24

How will the project be maintained once completed:

Once completed the Trustees & Management Committee of Gedling Youth & Community Hub will employ a caretaker to manage the facility.

Assessment of project:

This nominated project is compliant with Regulation 59F of the 2010 Regulations and is located in a ward which has contributed significant CIL Receipts from local development, namely the new housing development at Chase Farm, Gedling.

The property, 13 Shearing Hill, formally the railway station, is a Locally Designated Heritage Asset and in accordance within Policy 31 of the Local Planning Document, its retention is strongly encouraged where possible. The building has been left to fall into disrepair and this project would see the building restored so that it can be safely used the Gedling Youth & Community Hub.

The building is situated approx. 1.4km from the large housing development at Chase Farm which has generated significant CIL Receipts specifically for Non-Parish Neighbourhood funding.

With a strong focus on community the proposed redevelopment of the Gedling Youth & Community Hub would create numerous opportunities for local residents including recreational activities and classes, a tea room and links to potential future green spaces via the redevelopment of the historic railway line. The Gedling Youth & Community Hub have committed to providing opportunities for youthful residents in the locality and as such would ensure that the building once redeveloped is also retained for use as a Young Peoples Centre.

The proposal would regenerate an existing local heritage asset for community use, within a ward which has recently seen a substantial increase in the number of residential dwellings. In light of the above I would recommend that this project is suitable for shortlisting of the Non-Parish Neighbourhood Funding awards.

Recommendation: Shortlist for Non-Parish Neighbourhood Funding of up to £75,000 award.

4.3. Having assessed each project nominated for 21/22 it is my recommendation that LIS0002 "Gedling Youth & Community Hub Regeneration Project" would be suitable for the CIL Non-Parish Neighbourhood Funding awards. This project is considered to be appropriate and accord with Regulation 59F of the 2010 Regulations and the Council's own guidance. I do not consider that LIS0001 "Cinder Path Extension (Netherfield)" is suitably advanced to ensure deliverability of the project. I therefore recommend that this project is not awarded the CIL Non-Parish Neighbourhood Funding awards, but is instead

retained on the on Local Infrastructure Schedule for assessment during the next round of awards in 2023.

5. Recommendations

5.1. Following the assessments of the submitted infrastructure projects it is my recommendation that:

1) **LIS0001 “Cinder Path Extension (Netherfield)”** No allocation for CIL Non-Parish Neighbourhood Funding. Retain on Local Infrastructure Schedule for next round of awards.

2) **LIS0002 “Gedling Youth & Community Hub Regeneration Project”** Shortlist for Non-Parish Neighbourhood Funding of up to £75,000 award.

5.2. The recommendations proposed for CIL Neighbourhood Funding will be subject to a four week public consultation. Any representations received during this consultation will be taken into account and a final recommendation be presented back to Cabinet in Spring 2023.

6. Further Projects

6.1. The opportunity to submit a potential infrastructure project in the Non-Parish area of Gedling is continually open. Councillors, officers, organisations, individuals and groups can nominate infrastructure projects for funding throughout the year by visiting the Gedling Borough Council website at <http://www.gedling.gov.uk/noparishcilneighbourhoodfunding/>. The submitted projects will form a Local Infrastructure Schedule which will be available to view publically on the Council’s website at the same link.

6.2. As part of the nomination process the nominating person or group will need to supply the following information along with any other supporting information.

<ul style="list-style-type: none"> • Project Name 	<ul style="list-style-type: none"> • Project Description
<ul style="list-style-type: none"> • Location (Plan) 	<ul style="list-style-type: none"> • Ward
<ul style="list-style-type: none"> • Individual/Group submitting the nomination 	<ul style="list-style-type: none"> • Lead Agency
<ul style="list-style-type: none"> • How does the project meet a need created by new development? 	<ul style="list-style-type: none"> • Is funding through CIL required to deliver project?
<ul style="list-style-type: none"> • Total cost of the project? How much funding through CIL is required? 	<ul style="list-style-type: none"> • Is match funding available?
<ul style="list-style-type: none"> • Timeframe for delivery of the project? 	<ul style="list-style-type: none"> • How will the infrastructure project be maintained once completed?

7. Consultation

- 7.1. A four week consultation will be held with the public, stakeholders and Ward Councillors in areas where CIL receipts are collected from chargeable developments within the non-parish area. The public consultation will commence in January 2023 to obtain views on the shortlisted projects eligible for the funding from the neighbourhood portion of CIL receipts.
- 7.2. It is proposed that the four week consultation will be from Monday 16th January 2023 to Monday 13th February 2023.
- 7.3. The consultation will include a posting on the Keep Me Posted newsletter, the Community Initiatives page on Gedling's Community and Voluntary E-Newsletter as well as direct consultation with Residential Organisation Groups throughout the borough. A link to the consultation will also be publicised on the Council's dedicated CIL Neighbourhood Funding webpage <http://www.gedling.gov.uk/noparishcilneighbourhoodfunding/> where interested parties can submit comments or representations.

7.4. The consultation will seek the following views:

1. **Do you agree with the projects selected for CIL Neighbourhood Funding in the Non-Parish Areas of Gedling?** *(Consider justification provided in assessments and how project meets the criteria in Regulation 59F of the CIL Regulations 2010, as amended)*
2. **Are there any other projects on the Local Infrastructure Schedule that have been considered that you think should have been allocated funding?** *(Consider justification provided in assessments and how project meets the criteria in Regulation 59F of the CIL Regulations 2010, as amended)*

If you can suggest any other infrastructure schemes that you consider could be included on the Infrastructure Delivery Schedule for assessment for 2022/23, please submit a nomination via <http://www.gedling.gov.uk/noparishcilneighbourhoodfunding/>

7.5. Following the consultation period all comments and representations received will be considered by Council's officers who will prepare a final report identifying the schemes selected for funding. The report will then seek final approval from Cabinet to allocate the CIL Neighbourhood Funding awards to the relevant projects.

8. Contact

8.1. If you require any further information regarding the CIL or Neighbourhood Fund please contact the CIL Officer on 0115 901 3731 or e-mail CIL@gedling.gov.uk.

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Report to Cabinet

Subject: Greater Nottingham Strategic Plan Preferred Approach Consultation

Date: 8 December 2022

Author: Planning Policy Manager – Planning Policy

Wards Affected

All

Purpose

To seek approval to issue the Greater Nottingham Strategic Plan Preferred Approach document for a period of consultation.

Key Decision

Yes, as it is likely to be significant in terms of its effect on communities living or working in an area comprising two or more wards of the Borough.

Recommendation(s)

THAT:

- 1) That the Greater Nottingham Strategic Plan Preferred Approach document and Sustainability Appraisal is approved in so far as it relates to Gedling Borough, to allow a period of public representations.**
- 2) That authority is delegated to the Planning Policy Manager to make any minor editing changes such as typographical, formatting or changes to imagery necessary to the Preferred Approach document and any supporting evidence documents prior to consultation.**

1 Background

- 1.1 This report follows on from the Cabinet Report dated 10th January 2019 at which members were asked to note the intention to commence a review of the Local Plan, commencing with the review of the Core Strategy. A subsequent report dated 2nd July 2020 sought approval to consult on the Growth Options

document.

- 1.2 Strategic policies for the Greater Nottingham area are currently set out in the adopted Core Strategies for the Greater Nottingham authorities (Broxtowe Borough, Gedling Borough and Nottingham City Councils, adopted in September 2014; the adopted Core Strategy for Erewash Borough Council, adopted in March 2014; and the adopted Core Strategy for Rushcliffe Borough Council, adopted in December 2014). Collectively these are referred to as the Aligned Core Strategies, as the policy framework within them is consistent, they are based on a common evidence base, collectively they meet the full objectively assessed need for housing and other development, and they cover the same plan period. Together they provide a consistent and coherent strategic spatial planning framework for the Nottingham Core (Greater Nottingham) Housing Market Area.
- 1.3 The Aligned Core Strategy was adopted in September 2014 and forms Part 1 of the Gedling Local Plan, providing the strategic context for the Part 2 Local Planning Document. It sets out the strategic policy direction for future development in the Borough up to 2028. There is, however, a legal requirement to review local plans every five years. Once adopted, the Greater Nottingham Strategic Plan will replace the Aligned Core Strategy and the consultation on the Greater Nottingham Strategic Plan Preferred Approach document and Sustainability Appraisal and the associated evidence base will contribute to the progressing the review of the core strategies covering Greater Nottingham.
- 1.4 The Greater Nottingham Strategic Plan Preferred Approach is being prepared by Broxtowe Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council. It does not include the full range of topics that will form the Strategic Plan but focusses on the proposed vision and strategy alongside the housing and employment provision.
- 1.5 In July 2020 and February 2021, Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils consulted on the Greater Nottingham Strategic Plan Growth Options document. This was a Regulation 18 consultation which requires that various bodies and stakeholders be notified that the Councils are preparing a plan and invites them to comment about what that plan ought to contain.
- 1.6 A Report of Consultation Responses was published in February 2022 which summarised the consultation responses received. The Councils' response to the consultation comments for matters relating to this Preferred Approach consultation is included in the Background Paper titled Preferred Approach: Response to the Growth Options Consultation, December 2022. For matters not relating to this consultation, responses will be provided as part of the next stage (Publication Draft) of the Strategic Plan.

1.7 The Councils have been updating the evidence to support the preparation of the Strategic Plan. The main documents forming the evidence base are set out below at para 1.8. All documentation associated with the consultation will be available at <https://www.gnplan.org.uk/>.

1.8 The following documents have been prepared to support the proposed consultation:

Housing

- Preferred Approach: Site Selection Report, December 2022
- Preferred Approach: Assessment of Housing Need and Capacity in Nottingham City, December 2022
- Preferred Approach: Housing Background Paper, December 2022

Employment

- Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study, Lichfields, May 2021
- Nottinghamshire Core and Outer Housing Market Area Logistics Study, July 2022
- Preferred Approach: Employment Background Paper, December 2022

Green Belt

- Preferred Approach: Green Belt Review, December 2022
- Preferred Approach: Green Belt Background Paper, December 2022

Infrastructure

- Preferred Approach: Infrastructure Delivery Plan Baseline Assessment, December 2022

Heritage

- Preferred Approach: Heritage Assets Assessment, December 2022

Natural environment

- Preferred Approach: Habitats Regulations Assessment Review Paper, December 2022

Previous consultation responses

- Report of Consultation Responses: Growth Options, February 2022
- Preferred Approach: Response to the Growth Options Consultation, December 2022

2 Proposal

2.1 The Preferred Approach contains a **Vision** setting out the intended character of the plan area, describing what the plan area will look like in 2038. This Vision includes key strategic issues such as climate change, enhancing Blue and Green Infrastructure, improving access to homes and jobs and the distribution of development. It is based on current and future trends of key aspects such as population and economy. **Objectives** flow from the vision, establishing the way in which the plan area will deal with the identified key issues. Only objectives relating to housing and employment are included as

part of this consultation. Objectives covering all aspects will be included as part of the next iteration of the Strategic Plan.

2.2 The proposed **Planning Strategy**, follows on from the Vision and Objectives and confirms the focus on urban living through prioritising sites within the main built up area, and to a lesser extent adjoining it, seeking to achieve sustainable growth by making the most of existing infrastructure and reducing the need to travel. This approach utilises the range of facilities and services which are provided within the City and town centres and will provide opportunities to redevelop brownfield sites and drive regeneration of parts of the urban area.

2.3 The settlement hierarchy set out in the proposed Planning Strategy consists of:-

- the main built up area of Nottingham:
- adjacent to the Sub Regional Centre of Hucknall; and
- the Key Settlements.

The settlement hierarchy reflects the role and size of urban areas and sets the preferred sequence for site development. Nottingham and its built up area is of national and regional importance in terms of its size and economy. The Sub Regional centre of Hucknall (in Ashfield District) is relatively large and has its own distinct identity and economic role. The Key Settlements have been locally defined, based on their role, function and planning policy considerations. Outside of the Key Settlements, development at other settlements will be of a smaller scale, which will be defined in the Part 2 Local Plan.

2.4 In terms of the approach to **housing** need, the National Planning Policy Framework (NPPF) confirms that the standard method for assessing local housing need should be the starting point for determining the minimum number of homes required, unless exceptional circumstances justify an alternative approach. A buffer should also be applied to the housing need figure to allow for flexibility and ensure that housing need is met. Nottingham City is one of the 20 largest urban local authorities in the country, accordingly the standard method applies a 35% uplift to its housing need.

2.5 Nottingham City does not have the capacity to meet the entirety of its need once the 35% uplift has been added, and so the Preferred Approach housing target is based on the anticipated housing land supply over the plan period. Due to Green Belt constraints, the Borough Councils have not agreed to provide for any of Nottingham City's unmet need, so housing targets for the Borough Councils are based on the standard method housing need. A housing target of 7,950 (plus 10% flexibility buffer) will be provided for Gedling.

2.6 Most of the planned housing growth is already included in existing Local Plans. However, for clarity, the Preferred Approach document includes

reference to strategic sites 'carried forward' from the Aligned Core Strategy which have planning permission but where works have either yet to start or where a significant amount of development is still to take place.

- 2.7 In line with sustainability principles and the settlement hierarchy, as much housing as is feasible will be located within and adjoining the main built up area of Nottingham. For Gedling Borough, development continues at Teal Close, Netherfield and on the Gedling Colliery/Chase Farm site. In addition, strategic scale releases for growth are proposed including an extension to the **Teal Close site** to accommodate a further **360 homes**. The Sub Regional centre of Hucknall is also an appropriate location for growth and two sites which adjoin the Hucknall area are carried forward within the Preferred Approach document at Top Wighay Farm and land North of Papplewick Lane. In addition, an extension to the Sustainable Urban Extension at **Top Wighay Farm site** is proposed within existing safeguarded land for **640 homes**. These new developments will be exemplar in terms of design and will incorporate measures to adapt to and mitigate the effects of climate change, and reduce its causes. The remainder of Gedling's housing provision will be met through non-strategic allocations in the Part 2 Local Plan, which may include in or adjoining the Key Settlements for growth of Bestwood Village, Calverton and Ravenshead.
- 2.8 In terms of **employment** requirements and to fulfil the requirements of the NPPF and the Planning Practice Guidance, an Employment Land Needs Study was undertaken (Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study, Lichfields, May 2021). It used a variety of scenarios to assess a range of employment space needs for both industrial/warehousing space and office floorspace.
- 2.9 Based on this analysis, it was concluded that the regeneration scenario is the most appropriate level of growth to plan future requirements. It matches the aspirations of the D2N2 Local Economic Partnership's Strategic Economic Plan, will assist in recovery from Covid and help counter the likely impacts on the economy predicted for the early years of the plan period. Due to constrained boundaries and a lack of available sites, Nottingham City is unable to provide for the full identified industrial and warehousing need, however provision in the Borough Council areas offsets this. Strategic sites with available employment land in Gedling Borough include Teal Close and Top Wighay Farm. The converse is true for office development, with Nottingham providing for part of the identified needs of the Boroughs.
- 2.10 In addition, the Nottinghamshire Core and Outer Housing Market Area Logistics Study, July 2022 was commissioned to quantify the scale of strategic B8 logistics need across the Core/Outer Nottingham Housing Market Areas. The Councils have undertaken a "call" for strategic distributions sites and the Councils' approach to large scale distribution sites will be addressed at the next stage of Plan preparation.

- 2.11 The Preferred Approach recognises that all uses which generate employment, such as retail, health, education and civic/science-based institutions should be catered for. It identifies strategic locations for business including Nottingham City Centre. Economic development will also be encouraged associated with Universities, hospital campuses and Further Education sites.
- 2.12 This Preferred Approach document (**Appendix 1**) comprises an additional informal Regulation 18 consultation stage and the partner Councils are seeking views on the scope and content of this document. Consultation forms an essential part of the local plan process. Authorities are legally required under the Town and Country Planning (Local Planning) (England) Regulations 2012 to consult at two stages before submitting draft plans for examinations. Firstly, the initial Regulation 18 stage when the strategy is in its early stages and the later Regulation 19 phase just before it is sent to the Planning Inspectorate for examination.
- 2.13 The Sustainability Appraisal is a legal requirement of plan preparation. The Preferred Approach: Sustainability Appraisal Report, December 2022 (**Appendix 2**) has been prepared to fulfil the requirements of the Planning and Compulsory Purchase Act (2004), and the requirements of the EU Strategic Environmental Assessment Directive transposed in the UK by the Environmental Assessment of Plans and Programmes Regulations 2004. The Sustainability Appraisal Report forms part of the Preferred Approach consultation.
- 2.14 The Council also has a requirement to set out how we will effectively engage with communities during plan preparation in the Statement of Community Involvement. When assessing the plan's legal compliance, the examining inspector will consider whether it has been consulted on in line with the Statement of Community Involvement's objectives.
- 2.15 In terms of next steps, it is proposed that an extended eight week (rather than six weeks to allow for the Christmas holidays) consultation period will be undertaken commencing on 12th December 2022 and ending on 6th February 2023. Following consideration of consultation responses, a full Pre Submission version of the Strategic Plan will be published in the summer of 2023, prior to submission for examination later in 2023. This timetable may have to flex in response to planning reform, as the Government's approach becomes clearer over the coming months.

3 Alternative Options

- 3.1 One alternative option would be not to review the Aligned Core Strategy but there is a statutory requirement to prepare a Local Plan and to review it every five years. An out of date plan and policies would make the Council

vulnerable to speculative planning applications as applications would be determined in accordance with the National Planning Policy Framework and its default presumption in favour of sustainable development

- 3.2 Another alternative would be not to produce an aligned plan but there are significant advantages of a comprehensive approach to strategic planning across the whole of the Greater Nottingham area, ensuring a consistent planning policy approach across the wider area. The Greater Nottingham Housing Market Area Study confirmed that the boundaries remain appropriate to take forward for the review of the strategic policies. Significant cost savings are also achieved in preparing a joint document.
- 3.3 A further alternative would be to not consult on the Preferred Approach. The Preferred Approach stage comprises the initial Regulation 18 stage and although the Strategic Plan has already been through one period of Regulation 18 consultation it has been considered prudent to carry out a further focussed informal consultation on the Preferred Approach which includes the Vision and housing and employment Objectives, Planning Strategy and proposed strategic sites in order to gain valuable insight and comments from stakeholders which will help to strengthen the Council's position at the submission stage.
- 3.4 In relation to the second recommendation, an alternative option would be not to delegate minor editing changes. However, this would put an unnecessary operational burden on the executive.

4 Financial Implications

- 4.1 The cost of the consultation on the Greater Nottingham Strategic Plan Preferred Approach document will be met from existing resources. Following on from this, there will be costs associated with subsequent stages of preparation of the Strategic Plan including the examination stage. Funding for this has been set aside in the Local Plan Reserve.

5 Legal Implications

- 5.1 It is a legal requirement of local planning authorities that they exercise their plan making functions (under s.39(2) of the Planning and Compulsory Purchase Act 2004). There is also a legal requirement to review local plans every five years (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012) and this is reflected in the National Planning Policy Framework (NPPF).
- 5.2 Consultation forms an essential part of the local plan process. Authorities are legally required under the Town and Country Planning (Local Planning) (England) Regulations 2012 to consult at two stages before submitting draft plans for examination. Firstly, the initial Regulation 18 stage when the

strategy is in its early stages and the later Regulation 19 phase just before it is sent to the Planning Inspectorate for examination.

- 5.3 A combined database has been set up in conjunction with the other participating authorities and the database and the arrangements for the consultation exercise will be managed in accordance with the requirements of the GDPR.

6 Equalities Implications

- 6.1 The Preferred Approach document is not a full draft plan at this stage. Given the Preferred Approach consultation document sets out the general thrust of key proposed approaches towards setting a Vision and Objectives, the location of development and amount of employment and housing the Equalities Impact Assessment is necessarily broad brush at this stage. The Preferred Approach document is subject to consultation with a wide range of stakeholders and the Councils will consult with groups representing people with protected characteristics. The Equalities Impact Assessment will progress in tandem with the emerging Greater Nottingham Strategic Plan as part of an iterative process that will assess more comprehensive and detailed policies and recommend changes at future stages of the Plan's preparation. Further detail can be found in **Appendix 3**, Greater Nottingham Strategic Plan Preferred Approach: Equality Impact Assessment for Gedling Borough Council, December 2022.
- 6.2 Consultation will be undertaken in accordance with the Council's Statement of Community Involvement. Appendix 1 of the Statement of Community Involvement sets out stages of preparation of a development plan document and states that the Council will continue to engage with stakeholders and the community through the pre-submission stage using a variety of methods. A key factor is ensuring that the consultation is accessible to all and that equalities implications are given full consideration.

7 Carbon Reduction/Environmental Sustainability Implications

- 7.1 Sustainability Appraisal is a legal requirement of plan preparation in order to consider economic, social and environmental objectives. The Sustainability Appraisal Report has been prepared to fulfil the requirements of the Planning and Compulsory Purchase Act (2004), and the requirements of the EU Strategic Environmental Assessment Directive transposed in the UK by the Environmental Assessment of Plans and Programmes Regulations 2004.
- 7.2 The Preferred Approach document looks to identify the Vision and Objectives for housing and employment, the planning strategy and settlement hierarchy alongside the location of development and amount of housing and employment. It is not a full draft plan at this stage. However, the Vision states that the draft plan will need to, amongst other objectives, address the

impacts and challenges of climate change and the mitigation of its effects; and ensure new development contributes to carbon neutrality.

8 Appendices

Appendix 1 [preferred-approach-document-twf.pdf \(gnplan.org.uk\)](#)

Appendix 2 [Preferred Approach: Sustainability Appraisal Report, December 2022](#) (scroll down to the 'Sustainability Appraisal' sub heading)

Appendix 3 Greater Nottingham Strategic Plan Preferred Approach: Equality Impact Assessment for Gedling Borough Council, December 2022.

9 Background Papers

Available at

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

:-

- Aligned Core Strategy (September 2014)
- Gedling Borough Council Local Planning Document, July 2018
- Gedling Borough Statement of Community Involvement, September 2019

Available at <https://www.gnplan.org.uk/consultations/greater-nottingham-strategic-plan-preferred-approach/> :-

- Preferred Approach: Heritage Assets Assessment, December 2022
- Preferred Approach: Housing Background Paper, December 2022
- Preferred Approach: Assessment of Housing Need and Capacity in Nottingham City, December 2022
- Preferred Approach: Employment Background Paper, December 2022
- Preferred Approach: Green Belt Background Paper, December 2022
- Preferred Approach: Site Selection Report, December 2022
- Preferred Approach: Green Belt Review Methodology, December 2022
- Preferred Approach: Infrastructure Delivery Plan Baseline Assessment, December 2022
- Preferred Approach: Habitats Regulations Assessment Review Paper,

December 2022

- Preferred Approach: Response to the Growth Options Consultation, December 2022

Available at <https://www.gnplan.org.uk/evidence-base/> :-

- Report of Consultation Responses: Growth Options, February 2022
- Joint Methodology Report for Strategic Housing Land Availability Assessments, Greater Nottingham Authorities, October 2022
- Nottinghamshire Core and Outer Housing Market Area Logistics Study, August 2022
- Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study, Lichfields, May 2021
- Nottingham Core Housing Market Area Boundary Study, Opinion Research Services, August 2018

10 Reasons for Recommendations

- 10.1 The production of the Local Plan is a statutory requirement for the Borough Council and must be reviewed every 5 years. The Greater Nottingham Strategic Plan will, when adopted, replace the Aligned Core Strategy and comprise Part 1 of Gedling Borough Council's Local Plan addressing strategic planning issues.
- 10.2 To enable drafting or other minor editing changes to be made without the need to bring the documents back to the Portfolio Holder.

Statutory Officer approval

Approved by:

Date:

On behalf of the Chief Financial Officer

Approved by:

Date:

On behalf of the Monitoring Officer

Greater Nottingham Strategic Plan Preferred Approach

Equality Impact Assessment for Gedling Borough Council

December 2022

1. Introduction

- 1.1 An Equality Impact Assessment is defined by the Equality & Human Rights Commission as "...a tool that helps public authorities make sure their policies, and the ways they carry out their functions, do what they are intended to do for everybody". Undertaking Equality Impact Assessments allows local authorities to identify any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed. Equality Impact Assessments also allow for the identification of opportunities to promote equality.
- 1.2 In Gedling Borough, the Local Plan comprises the Aligned Core Strategy for Gedling Borough, Part 1 Local Plan and the Gedling Borough Local Planning Document, Part 2 Local Plan. The Greater Nottingham Strategic Plan is being prepared which will replace the Aligned Core Strategy. The Strategic Plan Preferred Approach sets out the preferred option for strategic planning in Greater Nottingham over the period 2022 to 2038. This is an early stage of plan making and the next stage will be a draft plan with detailed policies. The Preferred Approach seeks peoples' views on the proposed strategy and vision, the approach to housing and employment provision and the proposed strategic sites for allocation. The next version of the plan will cover issues such as climate change, design, education / employment / training, housing mix and tenure and transport. This version of the plan will be subject to a full Equalities Impact Assessment.
- 1.3 A full Equalities Impact Assessment was undertaken for the Gedling Borough Part 1 and Part 2 Local Plan assessing the impact on people with protected characteristics and included recommendations as to whether changes to the policy were needed or not. This work has informed the preparation of the Greater Nottingham Strategic Plan. Evidence about the make-up of the Borough's population has been collected through the Scoping Stage of the Sustainability Appraisal and will inform the assessment.

The Equalities Impact Assessment for the Preferred Approach stage of the Greater Nottingham Strategic Plan

- 2.1 Under the Equality Act 2010, the Greater Nottingham Strategic Plan is required to be subject to an Equality Impact Assessment to ensure that it meets the needs of all members of the community. The Preferred Approach has been assessed for potential impacts of the proposed strategic planning approaches on all sections of the population including those with protected characteristics which are:
- **Age** - Where this is referred to, it refers to a person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18 - 30 year olds).
 - **Disability** - A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.
 - **Gender** - A man or a woman.
 - **Gender Reassignment** - The process of transitioning from one gender to another.
 - **Marriage & Civil Partnership** - In England and Wales marriage is no longer restricted to a union between a man and a woman but now includes

a marriage between a same-sex couple. Same-sex couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples (except where permitted by the Equality Act).

- **Pregnancy & Maternity** - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.
- **Race** - Refers to the protected characteristic of Race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.
- **Religion & Belief** - Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.
- **Sexual Orientation** - Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes.

2.2 Given the Preferred Approach consultation document sets out the general thrust of key proposed approaches towards setting a Vision and Objectives, the location of development and amount of employment and housing the Equalities Impact Assessment is necessarily broad brush at this stage. However, the Equalities Impact Assessment will progress in tandem with the emerging Greater Nottingham Strategic Plan as part of an iterative process that will assess more comprehensive and detailed policies and recommend changes at future stages of the Plan's preparation.

Table: Preferred Approach Equalities Assessment

Preferred Approach	Purpose	Relevance to Equalities and impact
Vision and Objectives	Sets out an aspirational but realistic vision for the future of the plan area together with specific objectives establishing how the plan area will deal with identified key issues.	<p>The strategic plan is inclusive of all ethnic groups. Equality of opportunity for all is an overall aim within the Vision statement set out in the Preferred Approach which states:</p> <p>“People from all sections of society will be provided with better access to homes, jobs, services and nature and open space to support health and wellbeing outcomes”.</p> <p>The objectives set out in the Preferred Approach include amongst others:</p> <ul style="list-style-type: none"> • providing high quality new housing to ensure the targets of the Plan are met; and • economic prosperity for all: to ensure economic growth is as equitable as possible. <p>Overall the vision and objectives should have a positive impact on existing and future residents including those with protected characteristics.</p>
Planning Strategy and Settlement Hierarchy	Broad overarching approach to locate development in sustainable locations.	<p>The strategic plan is inclusive of all ethnic groups. Overall the approach to locating development in sustainable locations should have a positive impact on existing and future residents including those with protected characteristics. Of particular relevance to gender, race and age is the accessibility of the locations and potential for improved access to transport, housing, jobs services and facilities for these groups.</p> <p>However, effects will be more apparent in the individual policies to be prepared. There is also a need to ensure that detailed proposals for areas/sites take account of equalities issues.</p>
Housing Provision	The principle of ensuring sufficient	The strategic plan is inclusive of all ethnic groups. Overall this approach will

Preferred Approach	Purpose	Relevance to Equalities and impact
	provision to meet objectively assessed housing need.	<p>have a positive impact on meeting housing needs across the Plan Area including for those with protected characteristics.</p> <p>However, effects will be more apparent in the individual policies to be prepared such as those relating to housing type, tenure and mix and affordable housing which have a high relevance to gender, disability and age. There is also a need to ensure that detailed proposals for areas/sites take account of equalities issues.</p>
Employment Provision and Economic Development	The principle of ensuring sufficient employment provision and economic development opportunities with new floorspace being provided across all sectors.	<p>The strategic plan is inclusive of all ethnic groups. Overall this approach will have a positive impact on access to employment and training opportunities including those with protected characteristics with particular relevance to race, gender and disability.</p> <p>However, effects will be more apparent in the individual policies to be prepared. There is also a need to ensure that detailed proposals for areas/sites take account of equalities issues.</p>
Strategic sites	Proposed strategic site allocations to accommodate major housing and employment growth in sustainable locations.	<p>The strategic plan is inclusive of all ethnic groups. However, strategic sites allocations will impact on a range of issues of relevance to people with protected characteristics.</p> <p>More details of how sites are to be developed will be included in more site specific policies within the Greater Nottingham Strategic Plan or other local development documents.</p> <p>There is also a need to ensure that detailed proposals for areas/sites take account of equalities issues.</p>

Conclusion and Next Steps

- 3.1 The emerging strategic plan is intended to be inclusive of all ethnic groups. Overall the assessment shows that the Preferred Approach is likely to result in

positive outcomes including for people with protected characteristics. However, effects will be more apparent as more detailed and comprehensive policies are published at future stages of the preparation of the Greater Nottingham Strategic Plan. This will be part of an iterative process of assessing strategic policies at their formulation stage and making necessary changes to offset negative impacts or promote positive impacts of relevance for those people with protected characteristics. The Preferred Approach is subject to consultation with a wide range of stakeholders and the Councils will consult with groups representing people with protected characteristics. Responses will be carefully considered and assist with providing evidence on particular needs and issues relating to people with protected characteristics which may be addressed in strategic planning policy.



Report to Cabinet

Subject: South Nottinghamshire Homelessness and Rough Sleeping Strategy
2022 – 2027

Date: 8 December 2022

Author: Housing and Welfare Manager

Wards Affected

Borough wide

Purpose

To seek approval to adopt the new South Nottinghamshire Homelessness and Rough Sleeping Strategy.

Key Decision

This is a key decision, as it is likely to be significant in terms of its effect on communities living or working in an area comprising two or more wards of the Borough.

Recommendations

THAT Cabinet:

- 1) Approves the adoption of the South Nottinghamshire Homelessness and Rough Sleeping Strategy 2022 - 2027 (shown in Appendix 1), in light of the public consultation undertaken, as detailed in this report.

1 Background

Context

- 1.1 Gedling Borough Council transferred its housing stock to Gedling Homes in 2008, and so is no longer stock holding. However, the statutory duty to provide a homeless function was retained by the Council.

- 1.2 The Homelessness Act 2002 places a legal requirement on local authorities to undertake a review of homelessness within their area, and develop and publish a strategy to prevent homelessness, based on the findings of the review. The strategy must be reviewed at least every 5 years.
- 1.3 Gedling Borough Council works in partnership with both Broxtowe and Rushcliffe Borough Councils to produce and deliver a joint strategy for South Nottinghamshire. The three Boroughs face many common challenges and work closely together to provide joint interventions to help prevent and relieve homelessness and rough sleeping. Notably, the South Nottinghamshire Inter Agency Homelessness Forum which was established in 2012 to bring together a wide range of statutory and voluntary agencies involved in preventing homelessness and providing services to homeless people. The shared strategy and its action plan are far from being the only or main reason for the Forum, but they are intended as a focal point to which all partners can contribute their actions and achievements and build a joined-up picture of the services available. The Covid 19 pandemic also brought many challenges and the “Everyone In” initiative, announced in March 2020, aimed to provide safe and self-contained accommodation for those sleeping rough. The 3 authorities have worked closely together to secure funding to provide 13 units of accommodation which includes ongoing care and support. Other key achievements include an aligned winter provision offer and the joint funding of a domestic violence worker from Juno Women’s Aid and a privately rented sector worker from Nottingham Community Housing Association, who seeks to secure long term accommodation for those residents who have been placed temporarily into bed and breakfast accommodation.
- 1.4 The current strategy was approved in 2017, and then amended in 2019 to make specific reference to the needs of rough sleepers, in light of the Government’s National Rough Sleeping Strategy 2018, which aimed to half rough sleeping by 2022, and end it by 2027.
- 1.5 Following the introduction of the National Rough Sleeping Strategy 2018, the Rapid Rehousing Pathway and Rough Sleeping Initiatives were introduced which encouraged Councils to submit funding bids to help address this specific cohort. Appendix 4 provides details of these schemes along with the funding secured and the skilled specialised services commissioned to address rough sleeping within the County.
- 1.6 The current South Nottinghamshire Homelessness and Rough Sleeping Strategy (2017-21) focussed on effective service delivery to increase prevention opportunities to reduce the risk of crisis presentations that could make access to appropriate accommodation options difficult. The new proposed Homelessness and Rough Sleeping Strategy and accompanying action plan focuses around the emerging challenges that Councils face and

some of the new challenges and objectives set by the Department of Levelling Up, Housing and Communities.

- 1.7 The current South Nottinghamshire Homelessness and Rough Sleeping Strategy (2017-21) requires reviewing to take into account significant legislative and socio – economic changes.

The key pieces of legislation are :

- The Homelessness Reduction Act 2017
- The National Rough Sleeping Strategy 2018
- The Domestic Abuse Act 2021

- 1.8 The proposed South Nottinghamshire Homelessness and Rough Sleeping Strategy went out for public consultation between October and December 2021. The review process required a minimum of an 8 week consultation exercise, conducted with:

- Registered Providers Partners
- Neighbouring Local Authorities
- Members of the public
- Voluntary sector organisations
- Statutory sector organisations

Broxtowe Borough Council were the lead authority on the new South Nottinghamshire Homelessness and Rough Sleeping Strategy 2022-2027 and undertook the consultation exercise. The responses to the consultation are found at Appendix 5.

- 1.9 The consultation was undertaken using Survey Monkey and was available on each of the South Nottinghamshire Borough's websites. Key questions drawn from the following sources were asked:

- The strategic review of homelessness across the three boroughs over the last three fiscal years
- The objectives of The National Rough Sleeping Strategy 2018, which focusses on prevention, intervention and recovery.
- The impact of the Homelessness Reduction Act 2018
- The impact of the Covid-19 pandemic.

1.10 The strategy focuses its actions around 6 identified key themes, these are:

- Early intervention through partnership working
- The provision of accessible, agile and responsive homelessness services
- Access to affordable and quality accommodation across all sectors
- Tackle rough sleeping by developing and improving pathways
- Link health, well-being and housing together to improve the life chances and aspirations of those affected
- Deliver long term support solutions to sustain tenancies for the most vulnerable

1.11 Please see Appendix 1, which contains the final South Nottinghamshire Homelessness and Rough Sleeping Strategy 2022 – 2027, and shows the changes resulting from the consultation.

1.12 The revised South Nottinghamshire Homelessness and Rough Sleeping Strategy 2022 – 2027 was consulted on for an 8-week period. During this time a total of 40 comments were received and these were generally supportive. The consultation results are detailed in Appendix 5.

1.13 The South Nottinghamshire Homeless and Rough Sleeping Strategy 2022 – 2027 has now had Council approval at both Rushcliffe and Broxtowe Borough Councils and is in operation in those areas.

2 Proposal

That the draft_South Nottinghamshire Homelessness and Rough Sleeping Strategy 2022 – 2027 is adopted.

2.1 Officers are therefore seeking Cabinet approval to implement the South Nottinghamshire Homelessness and Rough Sleeping Strategy 2022 - 2027, in line with the consultation feedback received.

3 Alternative Options

3.1 The Homelessness Act 2002 places a legal duty on local authorities to undertake a review of homelessness within their area, and develop and publish a strategy to prevent homelessness, based on the findings of their review, so there is no alternative option, or the option of doing nothing in view of this statutory requirement.

4 Financial Implications

4.1 The consultation and production of the final strategy can be delivered within existing budgets.

5 Legal Implications

- 5.1 The Homelessness Act 2002 places a legal duty on local authorities to produce a Homelessness and Rough Sleeping Strategy, and review it at least every 5 years.

6 Equalities Implications

- 6.1 An equality impact assessment can be found at Appendix 6

7 Carbon Reduction/Environmental Sustainability Implications

- 7.1 There are no carbon reduction or environmental sustainability implications as a result of this report.

8 Appendices

- 8.1 Appendix 1 – South Nottinghamshire Homelessness and Rough Sleeping Strategy 2022 – 2027
- 8.2 Appendix 2 – South Nottinghamshire Homelessness and Rough Sleeping Strategy 2022 – 2027 Action Plan
- 8.3 Appendix 3 – South Nottinghamshire Homelessness and Rough Sleeping Strategy 2022 – 2027 Review
- 8.4 Appendix 4 – Funding streams
- 8.5 Appendix 5 – Consultation outcomes
- 8.6 Appendix 6 – Equalities Impact Assessment

9 Background Papers

- 9.1 None

10 Reasons For Recommendations

- 10.1 To ensure that the Council has a comprehensive Homelessness and Rough Sleeping Strategy which fully complies with legislative requirements and delivers an effective range of services for those who are homeless, at risk of homelessness or rough sleeping.

Statutory Officer Approval

Approved by:	
Date:	
On behalf of the Chief Financial Officer	
Approved by:	
Date:	
On behalf of the Monitoring Officer	

Foreword

As the portfolio holders for Broxtowe Borough Council, Gedling Borough Council and Rushcliffe Borough Council with responsibility for homelessness, we are pleased to be introducing the new South Nottinghamshire Homelessness and Rough Sleeping Strategy.

Over recent years, the Homelessness landscape has seen a number of significant changes and challenges, including new duties on Council's and other public sector organisations to prevent and relieve homelessness. The introduction of the Homelessness Reduction Act and the Domestic Abuse Act have been positive steps in helping vulnerable groups, this has been set against a backdrop of other challenges, notably, Welfare Reform, Universal Credit and the COVID-19 pandemic.

More recently and particularly since the COVID 19 pandemic, there has been an increased emphasis on assisting rough sleepers and those at risk of rough sleeping with opportunities to provide specialist support and accommodation. Successful Rough Sleeper Initiatives and Rough Sleeper Accommodation Programme Services will continue to play a key role in ending rough sleeping.

We recognise the importance and benefits of effective partnerships in improving the wider health and wellbeing outcomes for homeless and vulnerable individuals. A key focus of this strategy will be the ongoing collaboration between stakeholders across South Nottinghamshire and Nottinghamshire as a whole. Successful partnership working between the Borough Councils, Nottinghamshire County Council, Registered Housing Providers, Public Health and Commissioned Service Providers, Voluntary, Charitable Agencies and Community Interest Companies will ensure a system wide approach to reducing homelessness and rough sleeping.

The strategy sets out 6 key strategic aims and contains an action plan that outlines how these will be delivered. Progress on the action plan will be reported to the Broxtowe Interagency Forum and reviewed on a quarterly basis. It will also be monitored through the respective governance arrangements.

We would like to thank everyone who has contributed to the development of this Strategy and in particular the vital role of Partners, who continue to play an important role in delivering the strategic priorities within the Homelessness and Rough Sleeping Strategy.

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SOUTH NOTTINGHAMSHIRE HOMELESSNESS AND ROUGH SLEEPING STRATEGY 2022-2027



South Nottinghamshire Homelessness and Rough Sleeping Strategy 2022-2027

Introduction

Housing is fundamental to the wellbeing of our residents, their families and our communities. Homelessness can affect anyone, whilst many people affected or who are threatened with homelessness will have family or social networks that are able to provide support, some do not and the statutory services provided by their local Council need to assist.

The Homelessness Act 2002 places a legal requirement on local authorities to undertake a review of homelessness within their area, and develop and publish a strategy to prevent homelessness, based on the findings of the review.

People can be defined as homeless if they have nowhere to stay and are living on the streets, they can also be considered homeless even if they have a roof over their head. People experiencing homelessness include those;

- sleeping rough or sofa surfing
- living in hostels or night shelters or other unsuitable temporary accommodation
- squatting
- at risk of violence or abuse
- living in poor housing conditions that affects their health
- living apart from family because they don't have a place to live together
- who cannot continue to occupy their current accommodation and have no other accommodation available to them

The new South Nottinghamshire Homelessness and Rough Sleeping Strategy 2022-2027 builds on the progress and outcomes from the previous Strategy 2017-2021. It recognises the changing national and local context which has brought and is likely to bring increased demand for services alongside unprecedented health and economic challenges. Within the appendices, the Review of Rough Sleeping across South Nottinghamshire shows the emerging challenges and trends that we are facing.

Since the previous strategy was launched, the Government launched a national 'Rough Sleeping Strategy' that set out the Government's intention to halve rough sleeping by 2022 and end it by 2027. We share this vision and priority and tackling rough sleeping is a key strategic objective of this strategy.

The previous Strategy (2017-21) focussed on effective service delivery to increase prevention opportunities to reduce the risk of crisis presentations that could make access to appropriate accommodation options difficult. Over the last 5 years the three Borough's, in partnership with others within Nottinghamshire, have responded positively to the challenges and additional duties posed by the Homelessness

Reduction Act 2017. This has been achieved by expanding and creating new pathways to services for the most vulnerable applicants, through the provision of specialist support and settled accommodation for vulnerable groups. This is an acknowledgement of the increase in complexity of cases and the number of individuals and families who present with multiple or complex needs. Improvements have also been made to services at the point of first contact so that early opportunities to prevent homelessness are maximised.

This strategy will continue to focus on early intervention, homeless prevention and strengthening pathways and partnerships. However, the additional challenges posed by the COVID-19 pandemic will require an increased and proactive focus to be placed on health and housing and providing mechanisms of support to those at risk of homelessness and rough sleeping within our communities and providing suitable and sustainable housing options to all those affected.

The Department of Levelling Up, Housing and Communities (DLUHC) has also provided and continues to provide increasing funding streams, either allocated or through bid submission, to invest in accommodation, prevention and support for those who are homeless, at risk of homelessness and/or rough sleepers or those at risk of rough sleeping. The South Nottinghamshire Homelessness and Rough Sleeping Strategy commits to using this funding in the most effective ways to ensure the best outcomes for clients and bring rough sleeping to an end.

Key Achievements

The three Councils have worked effectively to improve homelessness services over recent years, examples of these achievements are outlined below;

- Successful implementation of the Homeless Reduction Act across all Boroughs
- Establishment of a South Nottinghamshire Winter Night Shelter at Elizabeth House in 2019-20. Commitment to continuation of a winter provision during COVID-19 pandemic and further 13 individuals assisted in 2020-21.
- Increasing units of supported accommodation within South Nottinghamshire with the expansion of Elizabeth House and through successful RSAP Funding bids in partnership with Framework with funding from the DLUHC. This alone will deliver 16 units of additional supported accommodation targeted at rough sleepers.
- Successful implementation of the Government's 'Everyone In Scheme' during the COVID-19 pandemic, leading to 55 rough sleepers being assisted off the streets in South Nottinghamshire.
- Improved offers to Private Sector Landlords within South Nottinghamshire, including assistance with deposits, rent in advance and landlord incentives.
- Successful continued partnership working and implementation of new initiatives through the Rough Sleeping Initiative (RSI) funding, providing access to improved pathways for clients such as Homelessness Navigators and Call Before You Serve.
- In partnership with Framework, the provision of a comprehensive Street Outreach Service to assist rough sleepers off the street.

Context and Challenges

The Homelessness landscape has seen a number of significant changes at both a national and local level.

The Homelessness Reduction Act 2017 introduced a number of new duties and a revised Code of Guidance. This included the extension of a period a household is 'threatened with homelessness' from 28 to 56 days, new duties to prevent and relieve homelessness for eligible applicants, a Personal Housing Plan (PHP) to be agreed with applicants, and a new 'duty to refer' for public services to notify a local authority if an individual may be homeless or at risk of homelessness.

The National Rough Sleeping Strategy (2018), sets out the aim to end rough sleeping by 2027. This strategy is structured around '3 Pillars', which are commitments and actions surrounding;

- Prevention – integrated working with partner agencies to identify those at risk of rough sleeping before crisis
- Intervention – a responsive outreach service to support rough sleepers to move off the streets and towards recovery and to identify new rough sleepers as quickly as possible
- Recovery – support for individuals to find and sustain stable accommodation and to meet wider support needs.

Unintended consequences and effects brought about by the Welfare Reform Act 2012, which introduced changes in many established benefits and introduced Universal Credit. This has created difficulties in vulnerable groups accessing the benefits system and gaining assistance with their housing costs.

The COVID-19 pandemic has had a key role in shaping the national and local context of homelessness since 2020 and has as well brought to the fore the needs and vulnerabilities of rough sleepers.

There are two relevant national policies and approaches introduced in response to the pandemic to target individuals rough sleeping or at risk of rough sleeping. These are the 'Everyone In' initiative and the 'Next Steps' Accommodation Proposal (NSAP), now renamed Rough Sleeper Accommodation Programme (RSAP) 2021-24.

The 'Everyone In' initiative announced in March 2020 aimed to provide safe and self-contained accommodation for those sleeping rough. This was in response to the national COVID-19 lockdown and in recognition that rough sleepers were more vulnerable due to longer term and complex health issues. In response, each Council was required to provide emergency accommodation and a move on plan detailing how the rough sleepers accommodated were going to be accommodated permanently.

The NSAP scheme was launched in July 2020. Funding has been available to Council's to submit bids for from the DLUHC with the aim of continuing to provide accommodation for vulnerable people, including rough sleepers and to help those groups to obtain suitable long term accommodation options. Funding was available for both Capital and Revenue projects, based on local need, to provide accommodation and support to this client group. The three Councils have been successful in securing £311,000 funding as part of the NSAP initiative in year 2020-21 to secure 7 units of accommodation with support across South Nottinghamshire and secured another £450,000 funding as part of the subsequent RSAP initiative in year 2021-22 to secure a further 6 units of accommodation with support. This much needed resources will make a significant difference to those individuals that are rough sleeping or at risk of rough sleeping in South Nottinghamshire.

Another COVID 19 emergency policy response that will have an emerging effect on housing advice and homelessness services in the short to medium term will be the moratorium on evictions. The moratorium has run for in excess of 12 months during 2020 and 2021. This has meant that primarily rental evictions (and some other evictions), from social and private landlords have not been able to proceed during this period. The moratorium was lifted in May 2021 and is likely to have led to increasing household debts and created further uncertainty and insecurity of tenure.

Other consequences of COVID-19 that could have an emerging impact on homelessness include the 'furlough' scheme and the potential increase in unemployment which is likely to lead to an increase in demand for our services.

An analysis of the data surrounding the current homelessness situation and challenges are summarised.

The COVID-19 legacy issues are likely to compound the existing challenges faced by individuals already in precarious housing situations as well as statutory and third sector organisations managing finite resources. Following a review of the previous Homelessness and Rough Sleeping Strategy 2017-21 and a the current homelessness issues, the key challenges faced in South Nottinghamshire are summarised below;

Increasing numbers of households seeking assistance

We expect to see increasing demand for housing advice, homelessness assistance and requests for support over the coming years, particularly in light of the COVID-19 pandemic and associated challenges. We aim to ensure services are accessible and our strong relationship with partners will enable us to develop joined up pathways as well as maximise resources and avoid duplication of effort.

Increasing numbers of individuals with complex needs and who are at risk of rough sleeping

Mirroring the national picture, South Nottinghamshire's rough sleeping figures have seen a small increase. The successful DLUHC funded initiatives have been key in reducing rough sleeping and sustaining accommodation. The three partner Councils

jointly access the (RSI) commissioned services, which incorporates Framework Street Outreach, providing comprehensive outreach services to rough sleepers to access accommodation and/or support services.

In addition, the RSI commission Change, Grow, Live (CGL) to provide specialist addiction services, physical health, mental health and social work services and also has a range of specialist “Navigator” posts based in hospitals, prisons and within the community to support those at risk of homelessness.

Despite the services provided, rough sleeping remains on our streets and we acknowledge that there will be an additional ‘hidden’ (i.e. sofa surfing) homeless population that are at risk of rough sleeping.

The three Boroughs remain committed to ending rough sleeping across South Nottinghamshire.

The RSI services are detailed and summarised at the end of this document.

Meeting the needs of individuals with complex and/or multiple support needs

Homelessness is not just a housing issue and many homeless people have complex needs which require a varied and tolerant approach. We aim to continue to work with partners to forge strong working relationships to deliver a bespoke and effective package of support, advice and accommodation to clients to ensure they get the help and support that they need.

We will look to build upon the health and social care partnerships strengthened during the COVID-19 response to ensure a holistic response to tackling common challenges. We will also aim to continue to build partnerships with other key partners such as CGL, the probation and criminal justice agencies, domestic abuse services, asylum and refugee support services, as well as services assisting in access to housing, via local Registered Providers.

Lack of affordable, suitable and quality settled accommodation

There is an ever increasing demand for social housing and supply outstrips demand. People are waiting longer for accommodation without the certainty of being allocated a property to meet their needs. The lack of settled affordable accommodation can mean households put their lives on hold or in some instances, are placed in temporary accommodation whilst waiting for suitable accommodation to be found. This accommodation can often be in the form of hotel accommodation.

Previously the three Boroughs had been able to access accommodation within the private rented sector, but as competition of rental properties increases, landlords routinely increase their rents. This means that many areas of Nottinghamshire are seeing rents far in excess of the Local Housing Allowance (LHA). This makes it increasingly a less viable solution.

Delivering the Strategy

The South Nottinghamshire Homelessness and Rough Sleeping Strategy went out for public consultation between October and December 2021. The consultation methodology, responses and outcomes can be found in Appendix 2.

Strategic aims

Based on the key challenges, the strategy has been summarised into 6 strategic aims.

1. Early intervention through effective partnership working
2. The provision of an accessible, agile and responsive homelessness service.
3. Access to affordable and quality accommodation across all sectors
4. Tackle rough sleeping by developing and improving pathways
5. Linking health, well-being and housing together to improve the life chances and aspirations of those affected
6. Delivering long term support solutions to sustain tenancies for the most vulnerable

Making sure we deliver

The South Nottinghamshire Homelessness and Rough Sleeping Strategy has been developed in consultation with the South Nottinghamshire Inter Agency Homelessness Forum, consisting of a wide range of statutory and voluntary agencies involved in providing homelessness services.

The RSI commissioned services have recently been subject to an external evaluation by the University of Lincoln. This has identified a number of key action points which will be incorporated as action plan targets in the new Homelessness and Rough Sleeping Strategy.

The action plan will be progressed, reviewed and updated in consultation with the forum annually to measure progress. The action plan will also take account of any legislative changes that may arise.

The South Nottinghamshire Inter Agency Forum will be responsible for the monitoring and review of the action plan having regard to legislative and good practice changes that may arise during the lifetime of the strategy. An annual report will also be provided to each of the partner Councils and the DLUHC.

Action Plan

Early intervention through effective partnership working

Strategy Action	How it will be implemented	Type of Objective	Responsible	Target Date
Continue to develop the partnership working around homelessness with Nottinghamshire County Council	The three Councils will continue to engage positively with partnership meetings such as the Housing Sub Group to improve and coordinate agency responses across South Nottinghamshire and Nottinghamshire as a whole	Prevention	BBC, GBC, RBC, Nottinghamshire County Council	22-23 ongoing
Work in partnership across the three Councils and with partner agencies to help to educate young people around the risks and implications of homelessness	Continue work with partners like Broxtowe Youth Homelessness to develop and provide support in local schools and in the communities to young people	Prevention	BBC, GBC, RBC, Broxtowe Youth Homelessness	22-23 ongoing
Strengthen links with key partner agencies to improve help and assistance to vulnerable households	Involve and work with agencies such as the Police, Community Safety Partnerships and other community and outreach services to ensure appropriate advice and support is given and appropriate referral pathways are used	Prevention	BBC, GBC, RBC, statutory partners	22-23 ongoing

Appendix 2 South Nottinghamshire Homelessness and Rough Sleeping Strategy 2022-2027 Action Plan

<p>Ensure that we are maximising all potential accommodation options</p>	<p>Ensure that the three Councils are using their forums to share knowledge and referral pathways to all providers who are working with vulnerable groups and communities within South Nottinghamshire</p>	<p>Intervention</p>	<p>BBC, GBC, RBC</p>	<p>22-23 ongoing</p>
<p>Ensure that links with Registered Social Landlords are strengthened</p>	<p>Improve links with Registered Social Landlords operating within South Nottinghamshire surrounding potentially homeless clients that they are looking to evict, to improve early intervention</p>	<p>Prevention</p>	<p>BBC, GBC, RBC, RSL's in South Notts</p>	<p>23-24</p>
<p>Maximise the funding available to assist homeless clients</p>	<p>Ensure that DLUHC funding is applied for through bids to ensure that there is a supply of accommodation that meets the needs of clients in South Nottinghamshire.</p> <p>Explore the continuation to year 5 of the RSI funding and its associated services</p>	<p>Prevention, Intervention, Recovery</p>	<p>BBC, GBC, RBC, RSI services</p>	<p>22-23 ongoing</p>

The provision of an accessible, agile and responsive homelessness services

Strategy Action	How it will be implemented	Type of Objective	Responsible	Target Date
All three Councils continue to develop and improve prevention options	The three Councils will continue to review data and trends within their Borough and clients and explore with partners new approaches to homelessness prevention	Prevention, Intervention, Recovery	BBC, GBC, RBC	22-23 ongoing
Ensure that homelessness data is analysed to inform quality and targeted service delivery	Analyse and review data collected to identify trends and discuss between Boroughs to inform future service delivery	Prevention, Intervention, Recovery	BBC, GBC, RBC	23-24
Ensure that those accessing the service receive a quality service that provides clients with the best options and advice	<p>Annual review of staff training and knowledge undertaken to ensure staff are well equipped to undertake their roles</p> <p>Development of robust quality assurance frameworks within Housing Options teams, seeking the views of service users, to ensure quality service delivery and shape the future service</p> <p>Ensure that peer reviews and good practice that is being used in other areas is being considered or</p>	Prevention, Intervention, Recovery	BBC, GBC, RBC	23-24

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	implemented within South Nottinghamshire			
Ensure that homeless clients are able to access housing options and advice services	Review the service access and customer journeys within the Borough's to ensure that clients are able to access services and are able to access them in a variety of ways, including the perspective of the service user	Prevention, Intervention, Recovery	BBC, GBC, RBC	23-24
Publicise outcomes achieved in tackling homelessness, and publicising the support that is available	Provide annual updates on the strategy Use social media and other media to publicise partnership work and positive outcomes	Prevention, Intervention, Recovery	BBC, GBC, RBC	22-23 ongoing

Access to affordable and quality accommodation across all sectors

Strategy Action	How it will be implemented	Type of Objective	Responsible	Target Date
Ensure homeless applicants are being appropriately prioritised using housing allocations schemes	Review allocations policies within the three Council areas to ensure that the prioritisation of applicants is fair and appropriate	Prevention, Recovery	BBC, GBC, RBC	23-24
Ensure that homeless clients are assisted and are enabled to access suitable accommodation in the private sector	Review private rented sector incentives and monitor effectiveness, looking for new incentives or opportunities	Prevention, Recovery	BBC, GBC, RBC	23-24
Improve availability of suitable supported accommodation with South Nottinghamshire	Consider establishing a “Housing First” scheme is appropriate within South Nottinghamshire	Intervention, Recovery	BBC, GBC, RBC	23-24
Enable access to suitable social housing for homeless clients	<p>Improve the links that Housing Options teams in South Nottinghamshire have with their Choice Based Lettings(CBL) service and look to establish social landlord forums to discuss maximisation of social housing being made available to Councils</p> <p>Build on the strength of the first two successful rounds of RSAP funding which will deliver and additional 13</p>	Prevention, Intervention, Recovery	BBC, GBC, RBC, RSL's in South .Notts	23-24

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	units, continue to seek and successfully bid for additional funding for supported accommodation.			
Ensure that the temporary accommodation offered in South Nottinghamshire is of a high standard	Improve the quality of temporary accommodation offered to homeless clients, minimising the use of bed and breakfast accommodation where possible	Intervention, Recovery	BBC, GBC, RBC	23-24
Work to bring empty properties throughout South Nottinghamshire into use	Consult with Private Sector Housing Teams to identify empty properties and working with Registered Providers to bring them back into use where appropriate for use for housing vulnerable people	Intervention, Recovery	BBC, GBC, RBC	22-23 ongoing

Tackle rough sleeping by developing and improving pathways				
Strategy Action	How it will be implemented	Type of Objective	Responsible	Target Date
Improve accommodation options for rough sleepers	Increase amount of accommodation with support available within South Nottinghamshire that is targeted at rough sleepers through RSAP and other funding mechanisms. 13 units so far via this initiative, in addition to winter provision	Intervention, Recovery	BBC, GBC, RBC	22-23 ongoing
Ensure effective partnerships are built and maintained to tackle rough sleeping and known rough sleepers	Establish and maintain Rough Sleeper Action Groups within South Nottinghamshire to share information and develop strategies towards rough sleeping.	Intervention, Recovery	BBC, GBC, RBC, rough sleeper navigator	22-23 ongoing
Ensure a rapid response to rough sleeping reports across South Nottinghamshire	Work closely with Framework Street Outreach to identify rough sleepers to offer support and engage positively around accessing support	Intervention, Recovery	BBC, GBC, RBC, frameworks street outreach	22-23 ongoing
Ensure that support is offered or provided to rough sleepers and those at risk of rough sleeping	Work with the services provided through the RSI, gain a greater understanding of what barriers there	Intervention, Recovery	BBC, GBC, RBC, all RSI services	23-24

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	<p>are for engagement with rough sleepers and what support can be provided particularly for entrenched rough sleepers with complex needs</p> <p>Look to create action plans for known rough sleepers using Rough Sleeper Action Groups</p> <p>Seek out good practice and involve specialist officers where appropriate to tackle entrenched rough sleepers</p>			
Groups that are known to be at greater risk of rough sleeping are given improved pathways to access support	Work to improve protocols regarding those clients that are at greater risk of rough sleeping or for whose homelessness is difficult to prevent. Particularly those being released from prison, leaving care or discharged from hospital	Intervention, Recovery	BBC, GBC, RBC, RSI services, statutory partner agencies	23-24
In times of severe weather, all efforts are made to ensure nobody is sleeping rough in South Nottinghamshire	An agreed South Nottinghamshire protocol is maintained regarding Severe Weather Emergency Protocol (SWEP) and a commitment to ensuring those sleeping rough are accommodated for the severe weather period	Intervention, Recovery	BBC, GBC, RBC	22-23 ongoing

Linking health, well-being and housing together to improve the life chances and aspirations of those affected				
Strategy Action	How it will be implemented	Type of Objective	Responsible	Target Date
Ensure that the Domestic Abuse Act is fully implemented across South Nottinghamshire	<p>Ensure that policies and procedures are amended to ensure that the new Act is being implemented correctly</p> <p>Work with Nottinghamshire County Council to ensure the improvement of domestic abuse services across Nottinghamshire through the Local Partnership Board and contributing to the new County wide commissioning proposal</p>	Prevention, Intervention, Recovery	BBC, GBC, RBC, Nottinghamshire County Council	22-23 ongoing
Ensure the health implications of homelessness within South Nottinghamshire are understood and are part of our strategic and operational approach	Improve and enhance the work undertaken with partner agencies to acknowledge and improve the health and wellbeing of homeless clients in South Nottinghamshire	Recovery	BBC, GBC, RBC	22-23 ongoing
Ensure effective links are built and maintained between	Build on partnerships built through the Housing Sub-group to facilitate better	Prevention, Intervention, Recovery	BBC, GBC, RBC	22-23 ongoing

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Housing Options teams and Health and Social Care teams	access to services and commissioners of services to local people			
Ensure that support needs are identified in all homeless households	Review risk assessment and application processes to ensure that these are being picked up and suitable onward referrals are being made	Prevention, Intervention, Recovery	BBC, GBC, RBC	23-24

Delivering long term support solutions to sustain tenancies for the most vulnerable

Strategy Action	How it will be implemented	Type of Objective	Responsible	Target Date
Ensure that clients that are moving on from supported accommodation are not at a disproportionately high risk of tenancy failure	Work with supported accommodation providers on processes surrounding move on assessments to ensure that providers of accommodation are aware of any potential tenancy sustainment risks	Prevention, Intervention, Recovery	BBC, GBC, RBC	23-24
Ensure that clients are rough to overcome housing related difficulties that threaten homelessness and can lead to rough sleeping	Work closely with Framework Housing to maximise and ensure effective usage of the Prevention and Resettlement service	Prevention	BBC, GBC, RBC, Framework	22-23 ongoing
Develop new and innovative approaches to sustaining	Continue usage of support mechanisms such as prevention funds to ensure that	Prevention, Recovery	BBC, GBC, RBC	22-23 ongoing

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tenancies and preventing homelessness	clients are able to access or sustain their accommodation Consider the use of mediation services to work with families or landlords to prevent homelessness and sustain accommodation			
Ensure the effective support to is provided to clients in the procured RSAP units	Review support mechanisms provided during the initial phase, identifying and providing improvements where necessary	Recovery	BBC, GBC, RBC, Framework	23-25

*Abbreviation guidance

BBC- Broxtowe Borough Council

GBC- Gedling Borough Council

RBC- Rushcliffe Borough Council

RSL – Registered Social Landlord. A Registered Social Landlord is an organisation that provides social and affordable housing. Generally comprised of housing associations that are non-profit making but are independent from state ownership of local authority control.

RSI – Rough Sleeper Initiative – Services provided to assist in prevention, intervention and recovery of homelessness through Government funding following successful bids.

DLUHC – Department of Levelling Up, Housing and Communities

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South Nottinghamshire Homelessness and Rough Sleeping Strategy – Review of Homelessness

The strategy is based on a review of homelessness in South Nottinghamshire. This review was undertaken in summer 2021. The review looks at the last 3 fiscal years, as a relevant comparison and data set for review because of the changes in the reporting requirements following the introduction of the Homelessness Reduction Act.

The purpose of the review is

1. Examine current levels of homelessness and housing using available statistical data. This includes a review of the levels of homelessness across South Nottinghamshire, a breakdown of the causes of homelessness and the households that become homeless and to consider if certain groups or types of household are at higher risk of homelessness or require specific intervention and to review the accommodation levels of offers available.
2. Review the current services and support available within the area and resources available to assist the Councils and its partners to prevent and relieve homelessness.
3. Having reviewed these two areas, identify service gaps and potential weaknesses in the services provided and that are currently available, as well as estimating what homelessness pressures there may be in the coming years.

These findings will inform the South Nottinghamshire Homelessness and Rough Sleeping Strategy and Action Plan 2022-2027.

Key Findings

An analysis of the last 3 years, which is used comparatively and to establish trends, shows how the three Boroughs have responded to the Homeless Reduction Act in terms of the new duties that this introduced.

It is necessary to provide context that figures in 2020-21 are affected by the COVID-19 pandemic and therefore analysis of certain data in this year needs to take account of the context and challenges that this brought about, which are outlined in the Homelessness and Rough Sleeping Strategy document.

The key findings of the review are;

- The number of households being assessed in the three Borough's is declining. The number in the 20-21 was a significant decrease, but this can be largely discounted because of a number of wider factors relating to the COVID-19 pandemic and response, these are outlined in the strategy.
- Applicants that are assessed are predominantly owed a Prevention Duty. This would be consistent with what would be expected in accordance with the Homeless Reduction Act.
- The number of households that are being assessed as having no duty has decreased significantly since 18-19 as a proportion of the overall figure of households assessed. This would be an explanation for a decreasing trend in the number of households assessed.
- The main reasons for homelessness, in terms of the loss of the last settled accommodation, is consistently family and friends are no longer able to accommodate. This is followed by a Private Rented Sector tenancy coming to an end, which is prevalent in the figures for the applicants owed a Prevention Duty.
- There has been a general trend of an increase in the prevalence of Domestic Abuse, both affecting support needs and in terms of accommodation loss.
- The most prevalent household type facing homelessness is consistently single adult males, particularly in the Relief Duty. Although, there is a significant number of single females and single females with children facing homelessness, particularly in the Prevention Duty.
- Support needs that surround the need to access or requirements for mental health support shows a high prevalence, the highest of all the support need measures across the three Borough's.
- Homelessness is an issue that predominantly affects younger people within South Nottinghamshire. Consistently over half of people assessed have a

Appendix 3 South Nottinghamshire Homelessness and Rough Sleeping Strategy 2022-2027 Review of Homelessness

main applicant that is under 35. There is also a high prevalence of support needs for younger adults in managing independently.

- The majority of homeless applicants are either registered unemployed, unable to work or are not seeking work.
- Rough sleeper figures are consistent across South Nottinghamshire, with between 3 and 5 being recorded at the Snapshot over the last 3 years. There is further context surrounding rough sleeping and the “Everyone In” and COVID response measures captured in the Homelessness and Rough Sleeping Strategy and Action Plan.
- The waiting list data shows that there are significant numbers of people across South Nottinghamshire that are seeking and waiting for a social housing tenancy.
- The number of lets through the Borough’s waiting lists is showing significant decline, these are lets for all reasons not just homeless applicants. Over the last 3 years there has been a reduction of around 30%. The demands on the housing options services of the three Borough’s is not showing the same trend. This leads to service pressures.

Homelessness Statistics in South Nottinghamshire 18-19

Homelessness summary by Borough in 18-19			
Indicator	Broxtowe	Gedling	Rushcliffe
Households Assessed	368	414	389
Households owed a duty	353	360	324
Households owed the prevention duty	244	223	261
Households owed the relief duty	109	137	63
Households owed no duty	15	54	65

Reason for loss of last settled home for household owed a Prevention Duty			
Accommodation Tenure	Broxtowe	Gedling	Rushcliffe
Family or friends no longer willing or able to accommodate	62	45	59
End of private rented tenancy – assured shorthold	109	89	78
Domestic Abuse	8	9	21
Non-violent relationship breakdown with partner	24	13	36
End of social rented tenancy	2	1	10
Eviction from supported housing	3	4	7
End of private rented tenancy – not assured shorthold	3	5	6
Other violence and harassment	4	4	6
Left institution with no accommodation available	2	0	1
Required to leave accommodation provided by home	3	1	0

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2022-2027 Review of Homelessness

office as asylum support			
Other reasons/not known	24	52	37

Reason for loss of last settled home for household owed a Relief duty			
Accommodation Tenure	Broxtowe	Gedling	Rushcliffe
Family or friends no longer willing or able to accommodate	35	39	17
End of private rented tenancy – assured shorthold	12	11	6
Domestic Abuse	10	22	9
Non-violent relationship breakdown with partner	12	19	4
End of social rented tenancy	6	4	5
Eviction from supported housing	5	4	4
End of private rented tenancy – not assured shorthold	0	3	1
Other violence and harassment	4	3	3
Left institution with no accommodation available	1	2	1
Required to leave accommodation provided by home office as asylum support	0	0	0
Other reasons/not known	24	30	13

Accommodation at time of application for those owed a Prevention duty			
Accommodation Tenure	Broxtowe	Gedling	Rushcliffe
Private Rented Sector	107	126	105
Living with Family	79	62	79
No Fixed Abode	0	0	0
Social Rented Sector	9	8	31
Living with Friends	29	9	23
Homeless on Departure from Institution	1	2	4
Rough Sleeping	0	0	0
Owner Occupier/Shared Ownership	7	6	7
Temporary Accommodation	1	1	1
National Asylum Seeker Support Accommodation	3	0	1
Refuge	5	1	2
Other/not known	3	8	8

Household type of households owed a Prevention duty			
Household Type	Broxtowe	Gedling	Rushcliffe
Single parent with dependent children - Male	8	3	7
Single parent with dependent children - Female	66	73	83
Single parent with dependent children - Other	0	0	0
Single adult - Male	69	51	79
Single adult - Female	44	44	48
Single adult - Other	0	0	0
Couple with dependent children	28	29	21

Appendix 3 South Nottinghamshire Homelessness and Rough Sleeping Strategy
2022-2027 Review of Homelessness

Couple/two adults without dependent children	21	19	17
Three or more adults with dependent children	5	3	3
Three or more adults without dependent children	3	1	3
Other/not known	0	0	0

Ethnicity of main applicants owed a Prevention or a Relief duty

Ethnicity	Broxtowe	Gedling	Rushcliffe
White	302	301	263
Black/African/Caribbean /Black British	21	13	12
Asian/Asian British	6	7	10
Mixed/Multiple ethnic groups	7	14	10
Other ethnic groups	10	9	9
Not known	6	14	20

Support needs of households owed a Prevention or Relief duty

Support Needs	Broxtowe	Gedling	Rushcliffe
History of mental health problems	49	60	60
Physical ill health and disability	23	38	43
At risk of/has experienced domestic abuse	18	8	32
Offending history	15	7	6
History of repeat homelessness	8	0	2
Drug dependency needs	6	2	6
History of rough sleeping	1	2	2
Alcohol dependency needs	13	8	12
Learning disability	15	12	6

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2022-2027 Review of Homelessness

Young person aged 18-25 years requiring support to manage independently	14	1	21
Access to education, employment or training	3	0	3
At risk of/has experienced abuse (non-domestic abuse)	3	0	4
At risk of/has experienced sexual abuse/exploitation	2	5	4
Old Age	0	0	4
Care leaver aged 21+ years	4	4	2
Care leaver aged 18-20 years	3	9	2
Care leaver aged 16-17 years	1	0	5
Young parent requiring support to manage independently	0	0	2
Former asylum seeker	1	0	2
Served in HM forces	2	0	0

Age if main applicants owed a Prevention or Relief duty

Age Band	Broxtowe	Gedling	Rushcliffe
16-17	0	0	5
18-24	83	89	73
25-34	107	117	94
35-44	82	69	67
45-54	49	49	46
55-64	28	21	23
65-74	3	12	8
75+	1	3	8

Accommodation at time of application for those owed a Relief duty			
Accommodation Tenure	Broxtowe	Gedling	Rushcliffe
Private Rented Sector	10	9	1
Living with Family	28	32	8
No Fixed Abode	41	57	27
Social Rented Sector	5	4	4
Living with Friends	6	15	3
Homeless on Departure from Institution	6	1	2
Rough Sleeping	4	4	5
Owner Occupier/Shared Ownership	0	2	0
Temporary Accommodation	3	1	3
National Asylum Seeker Support Accommodation	0	0	0
Refuge	5	3	7
Other/not known	1	9	3

Household type of households owed a Relief duty			
Household Type	Broxtowe	Gedling	Rushcliffe
Single parent with dependent children - Male	5	2	2
Single parent with dependent children - Female	22	43	20
Single parent with dependent children - Other	0	0	0
Single adult - Male	52	52	26
Single adult - Female	17	29	10
Single adult - Other	0	0	0
Couple with dependent children	9	5	2

Appendix 3 South Nottinghamshire Homelessness and Rough Sleeping Strategy
2022-2027 Review of Homelessness

Couple/two adults without dependent children	4	4	2
Three or more adults with dependent children	0	2	1
Three or more adults without dependent children	0	0	0
Other/not known	0	0	0

Employment status of main applicants owed a duty			
Employment Status	Broxtowe	Gedling	Rushcliffe
Registered Unemployed	101	82	26
Not working due to illness/disability	41	61	86
Full time work	63	47	63
Part time work	52	55	50
Not seeking work/at home	57	55	40
Not registered unemployed but seeking work	16	14	20
Retired	2	16	15
Student/training	5	2	5
Other	12	16	6
Not known	4	12	16

Homelessness Statistics in South Nottinghamshire 19-20

Homelessness summary by Borough in 19-20			
Indicator	Broxtowe	Gedling	Rushcliffe
Households Assessed	327	382	301
Households owed a duty	323	364	285
Households owed the prevention duty	257	241	235
Households owed the relief duty	66	123	50
Households owed no duty	4	18	16

Reason for loss of last settled home for household owed a Prevention duty			
Accommodation Tenure	Broxtowe	Gedling	Rushcliffe
Family or friends no longer willing or able to accommodate	70	50	56
End of private rented tenancy – assured shorthold	78	76	50
Domestic Abuse	18	19	18
Non-violent relationship breakdown with partner	34	25	43
End of social rented tenancy	4	4	10
Eviction from supported housing	5	5	1
End of private rented tenancy – not assured shorthold	0	0	7
Other violence and harassment	4	4	8
Left institution with no accommodation available	0	0	0
Required to leave accommodation provided by home	2	0	1

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office as asylum support			
Other reasons/not known	42	58	41

Reason for loss of last settled home for household owed a Relief duty			
Accommodation Tenure	Broxtowe	Gedling	Rushcliffe
Family or friends no longer willing or able to accommodate	12	30	14
End of private rented tenancy – assured shorthold	7	13	6
Domestic Abuse	13	33	11
Non-violent relationship breakdown with partner	8	10	5
End of social rented tenancy	6	2	2
Eviction from supported housing	5	3	3
End of private rented tenancy – not assured shorthold	0	0	0
Other violence and harassment	1	3	4
Left institution with no accommodation available	0	1	0
Required to leave accommodation provided by home office as asylum support	1	1	0
Other reasons/not known	13	27	5

Accommodation at time of application for those owed a Prevention duty			
Accommodation Tenure	Broxtowe	Gedling	Rushcliffe
Private Rented Sector	72	113	75
Living with Family	103	73	74
No Fixed Abode	0	0	0
Social Rented Sector	12	23	24
Living with Friends	45	15	35
Homeless on Departure from Institution	6	0	6
Rough Sleeping	0	0	0
Owner Occupier/Shared Ownership	4	5	6
Temporary Accommodation	2	0	1
National Asylum Seeker Support Accommodation	1	0	0
Refuge	0	0	1
Other/not known	12	12	13

Household type of households owed a Prevention duty			
Household Type	Broxtowe	Gedling	Rushcliffe
Single parent with dependent children - Male	10	7	8
Single parent with dependent children - Female	66	79	62
Single parent with dependent children - Other	0	0	0
Single adult - Male	90	55	78
Single adult - Female	51	48	46
Single adult - Other	0	0	0
Couple with dependent children	18	27	13

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Couple/two adults without dependent children	16	15	23
Three or more adults with dependent children	4	3	2
Three or more adults without dependent children	2	7	3
Other/not known	0	0	0

Ethnicity of main applicants owed a Prevention or a Relief duty

Ethnicity	Broxtowe	Gedling	Rushcliffe
White	280	312	245
Black/African/Caribbean /Black British	13	10	6
Asian/Asian British	8	10	10
Mixed/Multiple ethnic groups	10	15	4
Other ethnic groups	4	9	3
Not known	6	8	16

Support needs of households owed a Prevention or Relief duty

Support Needs	Broxtowe	Gedling	Rushcliffe
History of mental health problems	65	81	70
Physical ill health and disability	33	34	26
At risk of/has experienced domestic abuse	27	32	29
Offending history	8	6	11
History of repeat homelessness	3	2	5
Drug dependency needs	15	4	9
History of rough sleeping	3	2	4
Alcohol dependency needs	13	4	7
Learning disability	14	12	11

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Young person aged 18-25 years requiring support to manage independently	22	3	11
Access to education, employment or training	5	0	0
At risk of/has experienced abuse (non-domestic abuse)	5	6	6
At risk of/has experienced sexual abuse/exploitation	3	1	5
Old Age	4	0	3
Care leaver aged 21+ years	1	6	1
Care leaver aged 18-20 years	5	4	2
Care leaver aged 16-17 years	1	0	3
Young parent requiring support to manage independently	6	1	2
Former asylum seeker	2	1	0
Served in HM forces	2	2	1

Age if main applicants owed a Prevention or Relief duty

Age Band	Broxtowe	Gedling	Rushcliffe
16-17	0	0	3
18-24	75	99	66
25-34	94	114	88
35-44	93	64	48
45-54	41	45	40
55-64	15	30	23
65-74	2	7	11
75+	3	5	6

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Accommodation at time of application for those owed a Relief duty			
Accommodation Tenure	Broxtowe	Gedling	Rushcliffe
Private Rented Sector	1	8	1
Living with Family	12	33	10
No Fixed Abode	18	24	20
Social Rented Sector	5	11	3
Living with Friends	7	13	1
Homeless on Departure from Institution	8	4	1
Rough Sleeping	7	5	4
Owner Occupier/Shared Ownership	0	3	2
Temporary Accommodation	4	1	1
National Asylum Seeker Support Accommodation	1	1	0
Refuge	2	9	5
Other/not known	1	11	2

Household type of households owed a Relief duty			
Household Type	Broxtowe	Gedling	Rushcliffe
Single parent with dependent children - Male	0	3	0
Single parent with dependent children - Female	16	47	13
Single parent with dependent children - Other	0	0	0
Single adult - Male	29	33	21
Single adult - Female	17	30	8
Single adult - Other	0	0	0

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Couple with dependent children	0	5	3
Couple/two adults without dependent children	2	4	5
Three or more adults with dependent children	2	1	0
Three or more adults without dependent children	0	0	0
Other/not known	0	0	0

Employment status of main applicants owed a duty			
Employment Status	Broxtowe	Gedling	Rushcliffe
Registered Unemployed	144	86	36
Not working due to illness/disability	15	51	48
Full time work	59	60	59
Part time work	37	45	42
Not seeking work/at home	43	44	54
Not registered unemployed but seeking work	4	13	7
Retired	5	13	14
Student/training	3	2	3
Other	8	13	12
Not known	5	37	10

Homelessness Statistics in South Nottinghamshire 20-21

Homelessness summary by Borough in 20-21			
Indicator	Broxtowe	Gedling	Rushcliffe
Households Assessed	219	220	169
Households owed a duty	208	201	160
Households owed the prevention duty	145	101	93
Households owed the relief duty	63	100	67
Households owed no duty	11	19	9

Reason for loss of last settled home for household owed a Prevention duty			
Accommodation Tenure	Broxtowe	Gedling	Rushcliffe
Family or friends no longer willing or able to accommodate	62	29	22
End of private rented tenancy – assured shorthold	34	28	23
Domestic Abuse	12	1	7
Non-violent relationship breakdown with partner	17	13	15
End of social rented tenancy	1	1	1
Eviction from supported housing	1	2	2
End of private rented tenancy – not assured shorthold	0	2	0
Other violence and harassment	0	2	7
Left institution with no accommodation available	2	0	0
Required to leave accommodation provided by home	0	0	0

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office as asylum support			
Other reasons/not known	16	23	16

Reason for loss of last settled home for household owed a Relief duty			
Accommodation Tenure	Broxtowe	Gedling	Rushcliffe
Family or friends no longer willing or able to accommodate	16	37	18
End of private rented tenancy – assured shorthold	8	4	4
Domestic Abuse	9	16	10
Non-violent relationship breakdown with partner	4	10	10
End of social rented tenancy	2	2	1
Eviction from supported housing	2	5	2
End of private rented tenancy – not assured shorthold	0	2	2
Other violence and harassment	2	2	4
Left institution with no accommodation available	4	0	0
Required to leave accommodation provided by home office as asylum support	0	0	0
Other reasons/not known	16	23	16

Accommodation at time of application for those owed a Prevention duty			
Accommodation Tenure	Broxtowe	Gedling	Rushcliffe
Private Rented Sector	23	37	25
Living with Family	55	30	29
No Fixed Abode	0	0	0
Social Rented Sector	2	8	7
Living with Friends	20	4	8
Homeless on Departure from Institution	4	1	2
Rough Sleeping	0	0	0
Owner Occupier/Shared Ownership	2	0	1
Temporary Accommodation	1	0	1
National Asylum Seeker Support Accommodation	3	0	0
Refuge	3	0	0
Other/not known	4	7	3

*No data for 20-21 Quarter 1

Household type of households owed a Prevention duty			
Household Type	Broxtowe	Gedling	Rushcliffe
Single parent with dependent children - Male	5	2	4
Single parent with dependent children - Female	39	30	25
Single parent with dependent children - Other	0	0	0
Single adult - Male	48	30	30
Single adult - Female	32	19	15
Single adult - Other	5	5	4
Couple with dependent children	10	6	10

Appendix 3 South Nottinghamshire Homelessness and Rough Sleeping Strategy
2022-2027 Review of Homelessness

Couple/two adults without dependent children	5	8	5
Three or more adults with dependent children	1	1	0
Three or more adults without dependent children	0	0	0
Other/not known	0	0	0

Ethnicity of main applicants owed a Prevention or a Relief duty			
Ethnicity	Broxtowe	Gedling	Rushcliffe
White	138	124	111
Black/African/Caribbean /Black British	2	3	6
Asian/Asian British	3	3	3
Mixed/Multiple ethnic groups	5	7	3
Other ethnic groups	3	4	1
Not known	7	20	2

*No data for 20-21 Quarter 1

Support needs of households owed a Prevention or Relief duty			
Support Needs	Broxtowe	Gedling	Rushcliffe
History of mental health problems	56	38	50
Physical ill health and disability	21	18	20
At risk of/has experienced domestic abuse	20	13	24
Offending history	15	4	8
History of repeat homelessness	10	0	6
Drug dependency needs	16	3	3
History of rough sleeping	6	0	8
Alcohol dependency needs	9	3	8
Learning disability	6	8	8

Appendix 3 South Nottinghamshire Homelessness and Rough Sleeping Strategy
2022-2027 Review of Homelessness

Young person aged 18-25 years requiring support to manage independently	23	5	3
Access to education, employment or training	7	0	1
At risk of/has experienced abuse (non-domestic abuse)	0	1	2
At risk of/has experienced sexual abuse/exploitation	4	2	4
Old Age	0	1	1
Care leaver aged 21+ years	3	4	1
Care leaver aged 18-20 years	5	5	1
Care leaver aged 16-17 years	0	2	0
Young parent requiring support to manage independently	3	0	0
Former asylum seeker	2	0	1
Served in HM forces	0	0	2

Age if main applicants owed a Prevention or Relief duty			
Age Band	Broxtowe	Gedling	Rushcliffe
16-17	0	0	0
18-24	47	54	34
25-34	46	45	38
35-44	36	29	26
45-54	17	16	13
55-64	9	12	10
65-74	2	3	2
75+	0	1	0

*No data for 20-21 Quarter 1

Accommodation at time of application for those owed a Relief duty			
Accommodation Tenure	Broxtowe	Gedling	Rushcliffe
Private Rented Sector	1	10	2
Living with Family	8	29	11
No Fixed Abode	4	10	15
Social Rented Sector	4	8	0
Living with Friends	3	1	2
Homeless on Departure from Institution	3	2	3
Rough Sleeping	9	5	11
Owner Occupier/Shared Ownership	1	0	0
Temporary Accommodation	4	1	1
National Asylum Seeker Support Accommodation	0	0	0
Refuge	1	1	4
Other/not known	2	3	1

*No data for 20-21 Quarter 1

Household type of households owed a Relief duty			
Household Type	Broxtowe	Gedling	Rushcliffe
Single parent with dependent children - Male	2	3	1
Single parent with dependent children - Female	7	26	9
Single parent with dependent children - Other	0	0	0
Single adult - Male	38	44	42
Single adult - Female	9	18	9
Single adult - Other	0	0	0

Appendix 3 South Nottinghamshire Homelessness and Rough Sleeping Strategy
2022-2027 Review of Homelessness

Couple with dependent children	5	7	3
Couple/two adults without dependent children	2	2	3
Three or more adults with dependent children	0	0	0
Three or more adults without dependent children	0	0	0
Other/not known	0	0	0

Employment status of main applicants owed a duty			
Employment Status	Broxtowe	Gedling	Rushcliffe
Registered Unemployed	44	55	33
Not working due to illness/disability	16	18	26
Full time work	19	21	21
Part time work	21	17	11
Not seeking work/at home	35	17	21
Not registered unemployed but seeking work	8	3	1
Retired	4	2	3
Student/training	5	1	1
Other	3	5	2
Not known	3	22	7

*No data for 20-21 Quarter 1

Rough Sleeper Statistics

Rough Sleeper Snapshot 2018	
South Nottinghamshire Borough	Count
Broxtowe	3
Gedling	0
Rushcliffe	2

Rough Sleeper Snapshot 2019	
South Nottinghamshire Borough	Count
Broxtowe	1
Gedling	0
Rushcliffe	2

Rough Sleeper Snapshot 2020	
South Nottinghamshire Borough	Count
Broxtowe	2
Gedling	0
Rushcliffe	3

Housing Register Data

Number of Applicants on the Waiting List for Social Housing by Borough			
Year	Broxtowe	Gedling	Rushcliffe
20-21	2151	596	594

Number of Lets through Choice Based Lettings by Borough			
Year	Broxtowe	Gedling	Rushcliffe
18-19	400	308	376
19-20	307	193	303
20-21	343	207	212

Number of Units of Social Housing by Borough			
Year	Broxtowe	Gedling	Rushcliffe
20-21	5596	4864	4038

Rough Sleeping Initiative (RSI) 2019/20

In March 2019, the 7 Nottinghamshire District and Borough Councils in partnership with Nottinghamshire County Council were successful in bidding to the Ministry of Housing, Communities and Local Government (MHCLG) for Rough Sleeping Initiative (RSI) funding. Gedling Borough Council was the lead authority for this bid and as such was the accountable authority for this funding.

The partnership was awarded £450,000 for one year (2019/20) to continue and enhance the Street Outreach Service (provided by Framework Housing Association since 2017) which carries out daily outreach work, responding to report of rough sleepers within 24—72 hours, providing one to one support to access accommodation, treatment and medical help and to signpost and claim all relevant benefits available to them.

In addition to the £450,000 awarded from MHCLG, partners including Framework, Nottinghamshire County Council Public Health and the 7 Nottinghamshire District and Borough Councils have also committed funding totalling £345,000.

The above combined sums funded the following roles:

□

Role	Delivery partner	Progress report as at December
1FTE Street Outreach Team Leader	Framework	In post from April 2019.
7FTE Outreach and Resettlement Workers	Framework	6 workers in post from April 2019, 7 th in post from June 2019.
1FTE Social Worker	Framework	In post from June 2019 becoming a trusted social care assessor.
4FTE Substance Misuse Outreach Workers	Change, Grow, Live (CGL)	3 existing workers continued in their roles from June 2019 when Public Health funding of this service commenced. 4 th worker in post from August.
1 FTE Rough Sleeping Coordinator	Seconded from Framework, supervised by Ashfield District Council & Gedling Borough Council	In post from September 2019 for a period of 7 months. Note that Ashfield District Councils Housing Strategy Lead also performs part of this role 1 day per week.
1FTE Nurse Practitioner	Framework	An existing worker has performed this role 2 days per week since April 2019. This is enhanced by weekly nursing outreach sessions in Bassetlaw, Ashfield and Newark

Appendix 4 South Nottinghamshire Homelessness and Rough Sleeper Strategy Funding Streams

		<p>areas provided by local GP surgeries in community venues. These are starting December and January.</p> <p>There are already nursing and/or GP sessions in place in Mansfield (multiple locations) and The Friary in West Bridgford.</p>
<p>1FTE Community Psychiatric Nurse (CPN)</p> <p>1FTE Nurse prescriber</p>		<p>Two band 6 CPNs based in the Millbrook Crisis Team will specialise in rough sleeping, providing a flexible and responsive service Monday – Friday, 8am – 8pm, accepting direct referrals from the Street Outreach Team</p>

Rapid Rehousing Pathway

In May 2019 a joint bid by Nottinghamshire local authorities to the Ministry of Housing, Communities and Local Government (MHCLG) Rapid Rehousing Pathway Fund was successful.

Funding totalling £510,796 was awarded to fund the following initiatives:-

- Call before You Serve – Delivered by DASH Services (Derbyshire City Council)
- N Galloway Properties – A local agent and landlord who seeks to lease and/or manage properties on behalf of the private rented sector across the County, which will be made available to homeless households and families.
- Supporting individuals with no recourse to public funds to secure employment (predominately in Mansfield)
- Partnership working with YMCA and The Friary in Broxtowe, Rushcliffe and Gedling Boroughs to provide shared accommodation with additional support for up to 10 individuals with complex needs.
- Partnership working with Derventio in Ashfield and Mansfield to provide shared accommodation with additional support for 40 individuals with complex needs.
- Employing 4 Landlord Liaison Officers across the County to broker tenancies with private and social landlords for individuals facing homelessness and offering short term support to get settled in their new home
- Employing 4 Navigator posts to be based in institutions such as hospitals, mental health units, prisons and probation delivery units. Their roles are to work with individuals facing homelessness and create pathways out of these institutions into suitable sustainable accommodation.

Ashfield District Council were the lead authority for this bid and administered and coordinated the funding accordingly.

Rough Sleeping Initiative (RSI) 2020/21

In January 2020, a joint bid by Nottinghamshire local authorities to the Ministry of Housing, Communities and Local Government (MHCLG) Rough Sleeping Initiative (RSI) Fund was successful. Ashfield District Council were the lead authority for this bid.

MHCLG awarded Nottinghamshire £836,916.60 and had approval to carry forward an underspend of £355,397.80 from the 2019/20 RSI funding. In addition, bid partners also committed to contributing a total of £219,000.

The funding has been used to continue and enhance the rough sleeping services that have been put in place across Nottinghamshire during 2019/20.

The 2020/21 RSI funding has financed the following initiatives across the County.

Intervention	Delivery partner
Rough Sleeping Coordinator	Framework Ashfield District Council
Street Outreach Team	Framework Bassetlaw CCG Mid Nottinghamshire CCG
Street Outreach – Mental health Specialists	Nottinghamshire Healthcare Trust
Call Before You Serve	Derby City Council
YMCA – Ashfield/Mansfield	YMCA
Supported Lettings – Gedling, Broxtowe, Rushcliffe	Framework
Landlord Liaison Officers	Nottingham Community Housing Association Mansfield District Council Bassetlaw District Council Tuntum Housing Newark & Sherwood District Council
Landlord Liaison Officer - Personalised budget	Nottingham Community Housing Association Mansfield District Council Bassetlaw District Council Newark & Sherwood District Council Ashfield District Council
Navigators	Framework Derbyshire, Leicestershire & Nottinghamshire Community Rehabilitation Contracts Nottingham City Council

Appendix 4 South Nottinghamshire Homelessness and Rough Sleeper Strategy
Funding Streams

Navigators - Personalised Budget	Framework Derbyshire, Leicestershire & Nottinghamshire Community Rehabilitation Contracts Nottingham City Council
Social Lettings Agency	N Galloway Ltd
Community Navigators	Ashfield District Council Bassetlaw District Council
Community Navigator - Personalised budget	Ashfield District Council Bassetlaw District Council
Administrative Support	Ashfield District Council

Rough Sleeping Initiative (RSI) 2021/22

The latest joint bid by Nottinghamshire local authorities to the Ministry of Housing, Communities and Local Government (MHCLG) Rough Sleeping Initiative (RSI) Fund was successful. Ashfield DC were the lead authority for this bid.

MHCLG awarded Nottinghamshire £909,811 ring fenced revenue and had approval to carry forward an underspend of £84,722. In addition, bid partners also committed to contributing a total of £70,000. This covers the period 1st July 2021 – 31st March 2022.

When MHCLG launched the 2021/22 RSI scheme, they told existing RSI funded areas that they would automatically be given continuation funding for the period 1 April to 30 June 2021, equal to three months of their total RSI allocation. Our continuation funding payment of £298,090 was automatically paid in April 2021. Where authorities are part of a joint bid, the continuation payment was made to the lead authority which is Ashfield DC.

Intervention	Delivery partner
Street Outreach Team	Framework
Navigator Team	Framework
Rough Sleeping Coordinator	Ashfield District Council
0.5FTE Administrative Support	Ashfield District Council
Sherwood Forest wound care nursing outreach	Sherwood Forest Healthcare Trust

Appendix 4 South Nottinghamshire Homelessness and Rough Sleeper Strategy
Funding Streams

Nottinghamshire Healthcare Trust - Community Psychiatric Nurse (CPN)	Nottingham Healthcare Trust
Landlord Liaison Officers	Newark & Sherwood District Council
Landlord Liaison Officer	Nottm Community Housing Association
Call Before You Serve Officer	Derby City Council
YMCA supported housing: x2 support workers	YMCA
Substance treatment service: x4 outreach workers	Change Grow Live (CGL)
Personalised budgets: allocated to various interventions	Change Grow Live (CGL)
Personalised budgets: allocated to various interventions	Nottm Community Housing Association
Personalised budgets: allocated to various interventions	Ashfield District Council
Personalised budgets: allocated to various interventions	Framework (Navigators)
Personalised budgets: allocated to various interventions	Newark & Sherwood District Council
1 Framework support worker (Elizabeth House)	Framework
YMCA x 2 workers	YMCA
CGL Substance Treatment Service: x 1 Support workers (to June 2022)	Change Grow Live (CGL)
0.4FTE Peer Mentoring Co-ordinator (to June 2022)	Change Grow Live (CGL)
Newark & Sherwood bespoke accommodation fund	Newark & Sherwood DC
Winter Provision	Gedling Borough Council
Winter Provision	Ashfield District Council
Winter Provision	Mansfield District Council
Winter Provision	Broxtowe District Council
Winter Provision	Bassetlaw District Council
Winter Provision	Newark & Sherwood District Council
Winter Provision	Rushcliffe Borough Council
Non-UK Nationals Advice & Support- Personalised Budget	Tuntum Housing

Next Steps Accommodation Programme (NSAP) Funding

The need to redress the issue of rough sleeping has been an enduring Government commitment, and Gedling Borough Council has been able to access additional funding, in partnership with the neighbouring 6 local authorities from both the Rough Sleeping Initiative (RSI) and the Rapid Rehousing Pathway (RRP) since 2019, to deliver a comprehensive range of services tasked at reducing rough sleeping in the County.

During the Covid 19 Pandemic, the need to urgently house all rough sleepers was addressed through the 'Everyone In Initiative' which saw approximately 15,000 vulnerable people housed nationwide.

The Government is now keen to enhance this work, and ensure that those who have been housed under this initiative, do not return to the streets.

The NSAP scheme was launched in July 2020. The funding aimed to deliver 3,300 units of long term, move on accommodation, by March 2021. The properties should ideally be owned rather than leased and be available for rough sleepers, those at risk of rough sleeping or those at risk of homelessness.

Funding was available for both Capital and Revenue projects, based on local need, to provide accommodation which also contained an appropriate care and support package. The scheme aims to explore all move on options in the future to enable them to obtain suitable long term permanent accommodation.

The funding available provided an ideal opportunity for Gedling Borough Council to acquire additional units of accommodation to assist with their urgent need for temporary accommodation for this client group,

Following a successful joint bid, Gedling, Rushcliffe and Broxtowe Councils were successful in securing £311,000 funding as part of the NSAP initiative in year 2020-21. This funding helped secure 7 units of accommodation that could provide the required care, supervision and support packages. These units are located across the 3 boroughs.

A further £450,000 funding was secured as part of the subsequent Rough Sleeping Accommodation Programme (RSAP) initiative in year 2021-22 which replaced the NSAP scheme. This helped secure a further 6 units of accommodation making 13 in total.

South Nottinghamshire Homelessness and Rough Sleeping Strategy Consultation Results Summary

Thank you for those who participated in the South Nottinghamshire Homelessness and Rough Sleeping Strategy consultation.

Introduction

This consultation was undertaken to help Broxtowe Borough Council, Rushcliffe Borough Council and Gedling Borough Council develop a new Homelessness and Rough Sleeping Strategy to help shape how homelessness services will be delivered over the period 2022 to 2027. Councils are required to undertake a consultation when a new strategy is developed.

The Council is required to consult with a range of key partners and service users, including statutory, voluntary, and third sector organisations, This can include agencies specialising in homelessness and service users operating and living in the local area.

Methodology

The consultation was carried out in the form of an online survey that was available on each of the South Nottinghamshire Borough's websites.

The survey asked for views on the main themes and issues identified in the homelessness review and that informed the proposed priorities of the homelessness strategy. Individual respondents were able to give their views on certain issues that surround the issue of homelessness and also select or choose what factors contribute and what areas we could improve.

The following questions were asked requiring either a yes/no response, the selection of statements or options for free text :

The strategy raises 6 main strategic priorities, these are;

- 1. Early Intervention through effective partnership working*
- 2. The provision of an accessible, agile and responsive homelessness service*
- 3. Access to affordable and quality accommodation across all sectors*
- 4. Tackle rough sleeping by developing and improving pathways*
- 5. Linking health, well-being and housing together to improve the life chances and aspirations of those affected*
- 6. Delivering long term support solutions to sustain tenancies for the most vulnerable*

Appendix 5 South Nottinghamshire Homelessness Strategy Consultation Results

Do you feel that the South Nottinghamshire Councils are right to prioritise these areas?

Do you think the Council does enough to prevent homelessness in South Nottinghamshire?

What do you think contributes to homelessness in South Nottinghamshire? Select 3

- *The cost of renting privately (rent levels)*
- *The upfront costs of renting privately (deposit, rent in advance)*
- *The availability of social housing*
- *Welfare reform and Universal Credit*
- *Lack of security of tenure in the private sector*
- *House prices*
- *The availability of affordable housing*
- *The availability of supported housing*
- *Lack of employment opportunities*
- *Lack of support for vulnerable people covering multiple and complex needs such as mental health and substance misuse*
- *Other*

The Government's target is to end rough sleeping; do you think this target is achievable in South Nottinghamshire?

What do you think the Council could do or what contribution could be made by partners or other agencies to help end rough sleeping in South Nottinghamshire?

Do you think that enough support is offered to help people to keep their accommodation and to avoid homelessness?

What extra types of support could be made available to help people avoid becoming homeless?

Please choose the 3 most important priorities for the Council to address in preventing and managing homelessness in South Nottinghamshire over the next 5 years?

- *Targeting services to prevent homelessness*
- *Provide more social and affordable housing*
- *Improving access to the private rented sector*
- *Improving support for vulnerable people and groups*
- *Supporting non-statutory agencies, such as charities and voluntary groups*
- *Improve the quality of quantity of temporary accommodation*
- *Helping rough sleepers access the right support and reduce visible rough sleeping*
- *Helping people to access employment that allows them to afford a home*
- *Building more homes across all tenures*

Do you have any other comments about the housing or homelessness situation in South Nottinghamshire, or any suggestions about what could be done to improve things?

Appendix 5 South Nottinghamshire Homelessness Strategy Consultation Results

The consultation was promoted through inter agency forums and through social media releases and through visiting the website of the South Nottinghamshire Borough's.

The consultation lasted 8 weeks from 11th October 2021 until 6th December 2021.

Surveys were anonymised to ensure impartial views were obtained.

Documents were made accessible and information was available on request in different formats.

Survey Response and Results

A total of 40 responses were received to the consultation.

In response to whether the six themes within the strategy were correct , the responses were broadly supportive, with 85% of respondents being in favour (Chart 1)

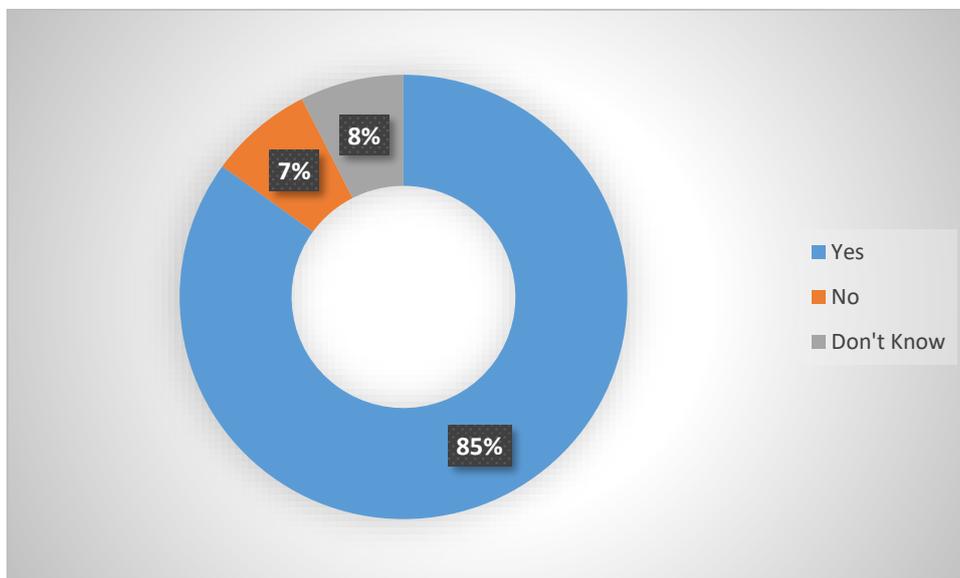


Chart 1

In response to whether South Nottinghamshire Council's do enough to prevent homelessness, 63% of respondents advised that they were unsure (Chart 2).

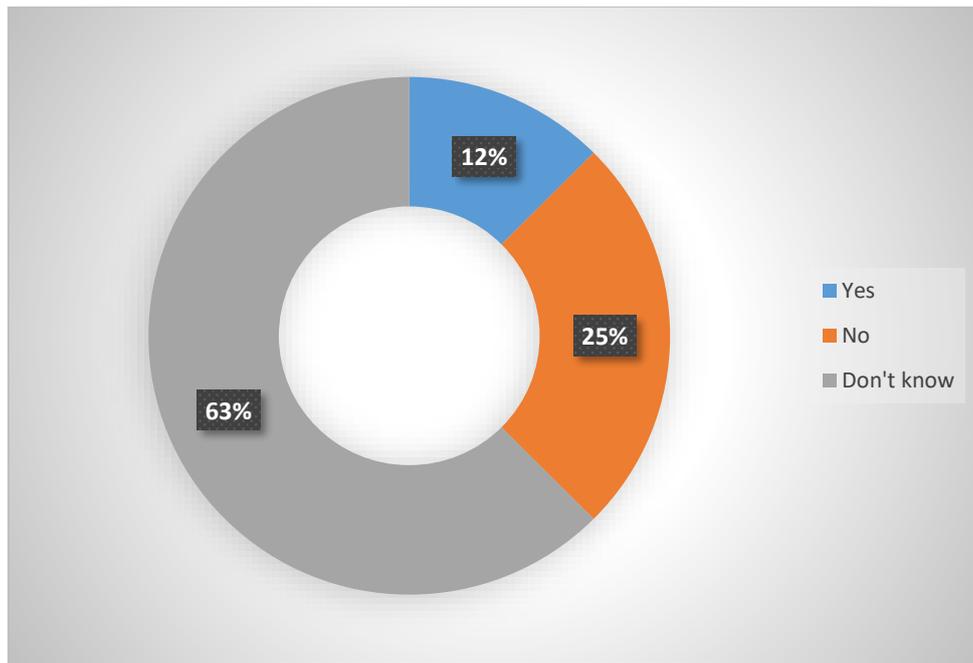


Chart 2

In response to whether the Government targets to end rough sleeping are achievable in South Nottinghamshire, the responses were more balanced. This highest proportion of respondents (45%) agreed this was the case (Chart 3)

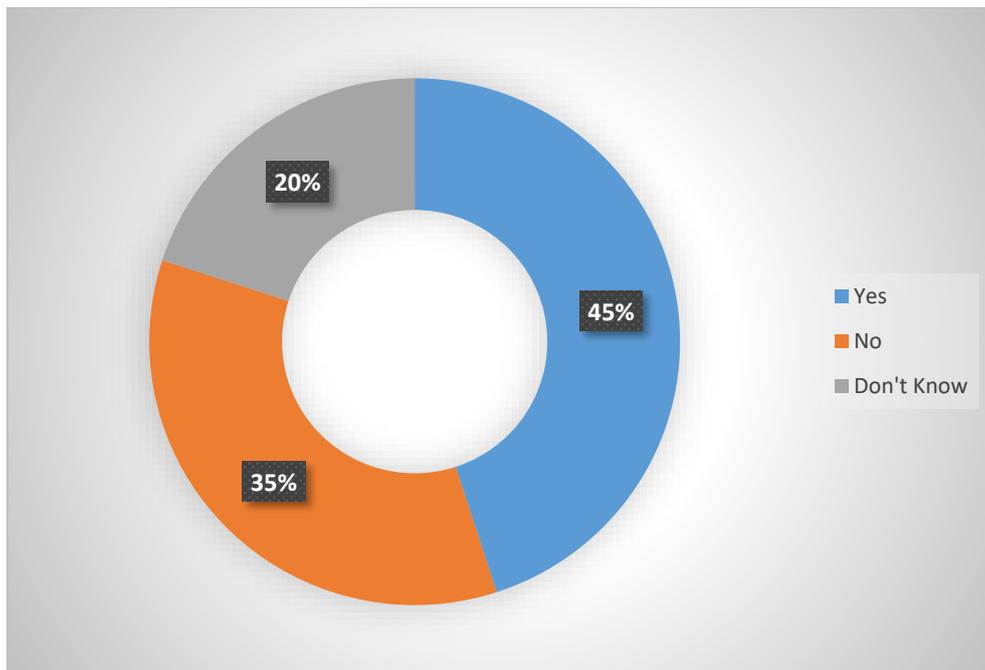


Chart 3

In response to whether sufficient support is offered to help people keep their accommodation and avoid homelessness, the respondents thought that more support should be offered, only 7% in agreement (Chart 4)

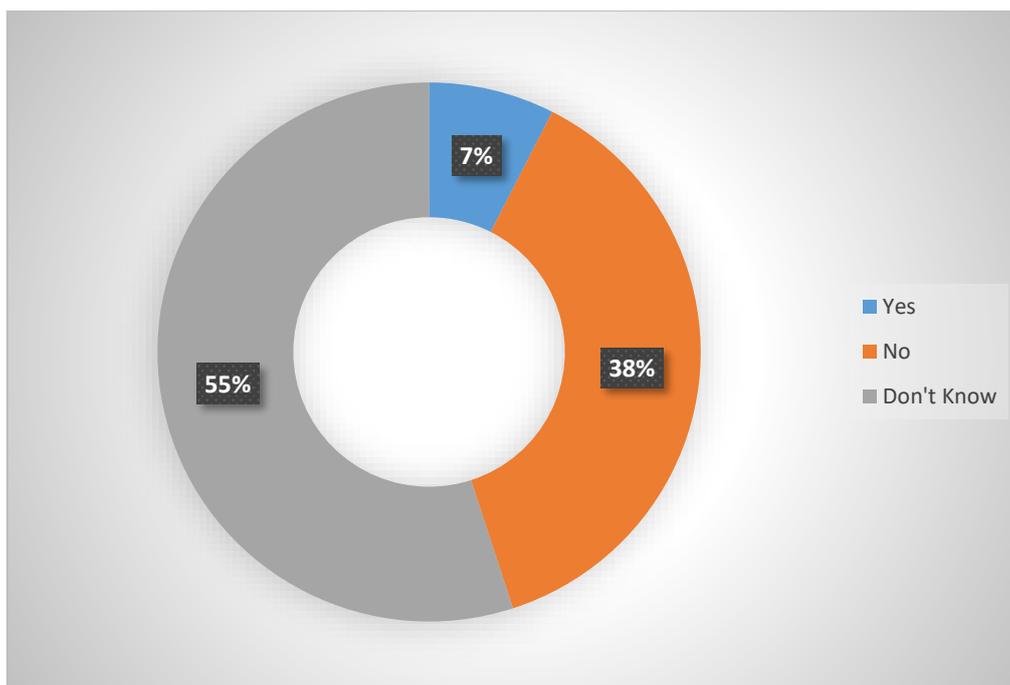


Chart 4

When asked what 3 things contribute to homelessness in South Nottinghamshire, the most prevalent factors included;

1. The lack of availability of social housing
2. Lack of support for vulnerable people with multiple and complex needs
3. The upfront cost of renting privately

A close fourth was the high cost of private rented accommodation which was a prevalent theme across the consultation responses.

When asked which were the 3 most important priorities for the Council to address in the next 5 years, the most prevalent responses were;

1. Improving support for vulnerable people and groups
2. Provide more social and affordable housing
3. Targeting services to prevent homelessness

It is clear from the responses above that support for and concerns surrounding the provision of support for vulnerable people is a key consideration for the residents of South Nottinghamshire.

A broad selection of the comments made by respondents are shown below:

In response to the strategy themes:

“it’s nice to see these priorities written up”

“good targets”

In response to whether South Nottinghamshire Council’s do enough to prevent homelessness:

“Homelessness is on the increase, which is clear acknowledgement that current prevention is not enough”

“There is not enough social housing being built and the little existing stock is quite literally falling apart.”

“I would like to see more resources devoted to short term lets in empty properties”

“We should see more detail on what Councils do to prevent homelessness”

In response to what the South Nottinghamshire Councils could do or what contribution could be made by partners or other agencies to help end rough sleeping:

“Increased support and advice that is easy to access from a central point”

“Ensure sufficient social housing and mental health support is available”.

“Enable people to be housed as quickly as possible and provide support to ensure they can keep their home”

“Good communication with the services who provide support for homeless people and also the people who provide housing. Knowledge of where rough sleepers are and what they need”

A full summary of the comments and Officer responses can be found at the end of this document.

How the consultation feedback has helped to shape the strategy:

The consultation responses have informed the strategy and action plan in the following areas:

- An action has been added for reviewing good practice and utilising peer reviews. This is within the ‘provision of an accessible, agile and responsive homelessness service’ strategic aim
- An action has been added to publicise the outcomes achieved and actions taken to tackle homelessness. This is within the ‘provision of an accessible, agile and responsive homelessness service’ strategic aim
- An action has been added to work to bring empty properties back into use for those homeless or rough sleeping where possible. This is within the ‘access to affordable and quality accommodation across all sectors’ strategic aim

Summary of comments made by respondents	Officer Response
<p>More supported accommodation or support to stay in accommodation should be provided, to stop people rough sleeping - 10 similar comments</p>	<p>The Councils have over recent years increased units of supported accommodation within South Nottinghamshire with the expansion of Elizabeth House and through successful Department for Levelling Up, Housing and Communities (DLUHC) Rough Sleeping Accommodation Programme (RSAP) funding bids in partnership with Framework a further 16 units of additional supported accommodation, targeted at rough sleepers will be available</p> <p>Improving the access to supported accommodation is included within the action plan</p> <p>Improving “move on” arrangements for those leaving supported accommodation is included within the action plan</p>
<p>Provide more support for rough sleepers - 8 similar comments</p>	<p>The Councils are committed to ending rough sleeping across South Nottinghamshire</p> <p>Tackling rough sleeping by developing and improving pathways is a key strategic aim</p>
<p>Understand and respond to specific groups facing homelessness - 7 similar comments</p>	<p>Improving pathways for specific groups is a key strategic aim</p> <p>The use of Rough Sleeper Action Groups enables a more targeted approach to tailor support and meet the needs of rough sleepers</p>
<p>Agencies/Partners need to work more closely together - 6 similar comments</p>	<p>Early intervention through partnership is a key strategic aim within the strategy</p>

Appendix 5 South Nottinghamshire Homelessness Strategy Consultation Results

<p>Social housing stock is in low supply, not enough being built and/or is of low quality - 5 similar comments</p>	<p>Improving links with Registered Providers and ensuring homeless clients are prioritised through allocation schemes is part of the 'access to affordable and quality accommodation across all sectors' strategic aim</p>
<p>More empty homes/buildings need to be brought back into use - 5 similar comments</p>	<p>This suggestion has been added into the strategy and action plan following the consultation</p>
<p>Housing advice support can be difficult to access/make services more accessible - 3 similar comments</p>	<p>The provision of accessible, agile and responsive homelessness services is a key strategic aim</p> <p>There is an action ensuring homeless clients are able to access housing options and advice services and customer journeys and experiences are understood</p>
<p>Difficult to tackle the issues at a local level - 2 similar comments</p>	<p>The DLUHC lead on national homeless policy</p> <p>The DLUHC provide funding to all local authorities to discharge their statutory duties and to develop a Homelessness & Rough Sleeping Strategy. The model requires a local response to local homelessness and rough sleeping issues within local authority areas</p> <p>Council's are required to develop local solutions to tackle homelessness and rough sleeping including the provision of homelessness and housing advice services</p>
<p>We should see more detail on what Councils do to prevent homelessness- 1 similar comment</p>	<p>This suggestion has been added into the strategy and action plan following the consultation</p>
<p>Ensure adequate funding, ensuring that money is spent in the right way on the right priorities - 1 similar comment</p>	<p>Maximising the funding available to assist homeless clients is an action within the action plan within the 'early intervention through effective partnership working' strategic aim</p>
<p>More investment in front line staffing would improve response</p>	<p>The provision of accessible, agile and responsive homelessness services is a key strategic aim, therefore resources and service quality are under regular review in each area</p>

Appendix 5 South Nottinghamshire Homelessness Strategy Consultation Results

Clear pathways for clients would improve and speed up responses	Improving pathways and improving accessibility to housing options services are within the key strategic aims
Housing developers ignore the needs of the community and the Council doesn't hold them to account	The Council has a statutory duty to assess local housing needs and can influence the type and size of affordable housing delivered on new sites. Developers and Registered Providers are required to adhere to the provisions within the Section 106 Planning Agreement
Temporary accommodation needs to be accessible and appropriate	Ensuring that temporary accommodation is of a high quality is within the 'access to affordable and quality accommodation across all sectors' strategic aim
Ensure that other practice is reviewed	This suggestion, specifically around peer review, has been added into the strategy and action plan following the consultation
People who are "sofa surfing" need to be sought out	It is intended that improving partnerships with partners and improving pathways for those accessing services will improve information on 'hidden' homelessness
Private rent needs to be more accessible	Enabling swift access to the private rented sector is within the 'access to affordable and quality accommodation across all tenures' strategic aim
Ensure that local people are helped first	Local connection and eligibility are key parts of assessing any persons housing, whether they are threatened with homeless, or seeking to join the housing waiting list.

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Appendix 3: South Nottinghamshire Homelessness and Rough Sleeping Strategy 2022-2027 Equality Impact Assessment

The main objective of South Nottinghamshire Homelessness and Rough Sleeping Strategy 2022-2027		To develop a new South Nottinghamshire Homelessness and Rough Sleeping Strategy to help shape how homelessness services will be delivered over the period 2022 to 2027			
What impact will this (South Nottinghamshire Homelessness and Rough Sleeping Strategy 2022-2027) have on the following groups? Please note that you should consider both external and internal impact: <ul style="list-style-type: none"> External (e.g. stakeholders, residents, local businesses etc.) Internal (staff) 					
Please use only 'Yes' where applicable		Negative	Positive	Neutral	Comments
Gender	External			Yes	The South Nottinghamshire Homelessness and Rough Sleeping Strategy 2022-2027, seeks to provide an effective approach to preventing and tackling homelessness for all residents. This strategy does not differentiate between persons who share a relevant Protected Characteristic and persons who do not share that Protected Characteristic.
	Internal			Yes	

Gender Reassignment	External			Yes	
	Internal			Yes	
Age	External			Yes	
	Internal			Yes	
Marriage and civil partnership	External			Yes	
	Internal			Yes	
Disability	External			Yes	
	Internal			Yes	
Race & Ethnicity	External			Yes	
	Internal			Yes	
Sexual Orientation	External			Yes	
	Internal			Yes	
Religion or Belief (or no Belief)	External			Yes	
	Internal			Yes	
Pregnancy & Maternity	External			Yes	
	Internal			Yes	
Other Groups (e.g. any other vulnerable groups, rural isolation, deprived areas, low-income staff etc.). Please state the group/s:	External		Yes		This strategy will continue to focus on early intervention, homeless prevention and strengthening pathways and partnerships. However, the additional challenges posed by the COVID-19 pandemic will require an increased and proactive focus to be placed on health and housing and providing mechanisms of support to

					those at risk of homelessness and rough sleeping within our communities and providing suitable and sustainable housing options to all those affected.
	Internal		Yes		

Is there is any evidence of a high disproportionate adverse or positive impact on any groups?	No		
Is there an opportunity to mitigate or alleviate any such impacts?	No		
Are there any gaps in information available (e.g. evidence) so that a complete assessment of different impacts is not possible?		Yes	Currently, no data is collated with regard to marriage or civil partnerships
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

Authorisation and Review

Completing Officer	Paul Whitworth
Authorising Service Manager	
Date	07/10/2022
Review date (if applicable)	