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Telford & Wrekin
C O U N C I L

Addenbrooke House Ironmasters Way Telford TF3 4NT

CABINET

Date Thursday, 4 November 2021 Time 10.00 am
Venue Telford Room, Addenbrooke House, Ironmasters Way, Telford TF3 4NT

Enquiries Regarding this Agenda

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Cabinet Members:

Councillor R A Overton	Deputy Leader and Cabinet Member for Enforcement, Community Safety and Customer Services
Councillor A J Burford	Cabinet Member for Health & Social Care
Councillor E M Callear	Cabinet Member for Leisure, Culture and Visitor Economy
Councillor L D Carter	Cabinet Member for Neighbourhood, Commercial Services and Regeneration
Councillor R C Evans	Cabinet Member for Council Finance and Governance
Councillor C Healy	Cabinet Member for Climate Change, Green Spaces, Natural and Historic Environment
Councillor S A W Reynolds	Cabinet Member for Children, Young People, Education and Lifelong Learning
Councillor P Watling	Cabinet Member for Cooperative Communities, Engagement and Partnerships
Councillor D Wright	Cabinet Member for Economy, Housing, Transport and Infrastructure
Councillor S Davies	Leader

Invitees:

Councillor W L Tomlinson	Liberal Democrats
Councillor N A Dugmore	Conservative

AGENDA

- 1. Apologies for Absence**
- 2. Declarations of Interest**
- 3. Minutes of the Previous Meeting**

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FILMING, RECORDING & PHOTOGRAPHY

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CABINET

Minutes of a meeting of the Cabinet held on Thursday, 7 October 2021 at 10.00 am in Telford Room, Addenbrooke House, Ironmasters Way, Telford TF3 4NT

PUBLISHED ON THURSDAY, 14 OCTOBER 2021

(DEADLINE FOR CALL-IN: TUESDAY, 19 OCTOBER 2021)

Present: Councillors A J Burford, E M Callear, L D Carter, C Healy, S A W Reynolds, P Watling, D Wright and S Davies (Chair).

Also Present: Cllr W L Tomlinson (Liberal Democrats / Independent Group Leader) and Cllr N A Dugmore (Conservative Group Leader)

Apologies: Councillor R A Overton and R C Evans

CAB- Declarations of Interest
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None.

CAB- Minutes of the Previous Meeting
103

RESOLVED – that the minutes of the meeting held on 23 September 2021 be confirmed and signed by the Chair.

CAB- Leader's Announcements
104

The Leader welcomed the levelling up agenda and the council would work with the Government around the Agenda. There was a 13 year life expectancy gap between the affluent wards within the Borough compared to that of some of the more deprived area. He was disappointed that the Council was in the third wave of levelling up with Shropshire Council ahead of Telford and Wrekin who had provided independent analysis on the Government's criteria. The money available was significant and the Council could use the money for filling the skills gap, upskilling and empowering young people through lifelong learning, support energy poverty due to the cost of living and look to support communities through job opportunities and inward investment. The Leader had written to the two local MPs to work with the Council to make a case for the New Town's Fund although in the context of challenges it was a drop in the ocean and it was asked that all Councillors work together to push for the Council to be placed within the first band of levelling up allocations.

The Government had indicated that they would be asking Councils to raise Council tax from between 5-15%. With the current adult social care pressures

an increase of 9% would be needed in order for the figures to stand still and this would be without any advancement. In order to deal with pressures in children's services and public health inequalities this would mean an increase by double digits. Telford and Wrekin had the lowest council tax in the Midlands and its residents could not afford to pay more council tax. During the comprehensive spending review the cost of living needed to be addressed and to look at ways to reduce the squeeze on families in light of the cut to universal credit. It was asked that Telford and Wrekin made a united pitch and not use this subject for party politics.

CAB- Telford & Wrekin Indoor Sports & Leisure Strategy
105

The Cabinet Member for Leisure, Culture and Visitor Economy presented the report of the Director of Communities, Customer and Commercial Services.

In 2007, the council published its Sports and Leisure Facilities Framework (2007-2027). Nearly 15 years since the strategy was launched and despite the unforeseen changes and financial challenges faced by Local Authorities, many of its key recommendations had been delivered. Current council priorities, local drivers and the wider national sport and physical activity context had moved on and the need therefore existed to develop a new strategy for the borough.

Investment into leisure facilities and services to meet the needs of communities, leisure strategies and to 'Protect, Care and Invest' and to keep local residents active. Facilities at Abraham Darby, Telford Tennis Centre, Telford Park and Telford Langley schools. Wellington, Oakengates, Newport, Horsehay, Telford Ice Rink and Telford Ski Centre have all been extended or refurbished and improved community access to a number of school sports facilities has also been secured in order to make a wider offer to the community from fun clubs to elite performance.

Alongside the improvements to the physical facility stock the council had invested in local policies to encourage, enable and support young people and disadvantaged groups to access high quality community leisure provision. In particular through its continued support and extension of an extensive leisure concessions policy and initiatives such as free swimming for under 18's, recently extended to residents under 25, £1 swimming for the over 50's, £1 children's holiday activities and discounted gym memberships for concessionary groups and young people.

Telford & Wrekin Council was currently the only local leisure provider offering free swimming for U25's and swimming for £1 in respect of concessionary groups and over 50's. In 2019, 156,159 public swim admissions were recorded of which 64,385 were free and 42,699 were £1. Over 2,000 children were currently enrolled on the council's Swim4Life lessons programme. One of the key priorities for this new strategy continued the theme of investment into our swimming provision by looking to deliver new swimming facilities in

Dawley, providing a greater number of residents with the opportunity to walk to their local leisure facilities.

This report summarised progress against the key priorities identified within the 2007 Framework and the rationale supporting the need for a new Indoor Sports & Leisure Strategy.

Members welcomed the report as it showed commitment to health inequalities and was a key part of the health and wellbeing strategy and fit with the objectives of the year of wellbeing which had recently been launched; the local unique leisure offer; income and revenue being invested in front line services; free for local families and care leavers and was used for education as well as holiday hunger programmes and gave wrap around care and they were proud of the in house services provided.

The Leader of the Conservative Group stated that there were a lot of positives with a diverse range of leisure facilities and he welcomed the extra facilities as long as the funds were available. The strategy was dated from 2007 and he felt that if this was looked at again with the updated strategy would the result have been the same. He asked if the timetables could be looked at as there was only 14% of availability on some sites for swimming sessions with the other percentage taken up with lessons, clubs, private lessons and lane swimming.

The Leader of the Liberal Democrat/Independent Group expressed support for the additional swimming which had been achieved through the budget and welcomed the free swimming for the under 25s and the £1 swimming for the over 50s and any additional facilities within the Borough.

In response to the Leader of the Conservative Group's concerns, the Leader of the Council clarified the figures with regard to the free and £1 swimming offer within the Borough together with the indoor leisure offer and the positive reaction received from Public Health England. He looked forward to the commitment by the Council to open the new swimming pool and the offer for young people of access to multiple gym provision and swimming provision for less than £5 per week and that all Members should be behind this first class provision.

RESOLVED – that Cabinet

- a) **note the successful progress made in respect of the previous strategy and endorse the proposals for a new strategy to reflect current and future community priorities and to actively contribute towards improved levels of physical activity and public health across the borough;**
- b) **Delegates authority to the Director: Customer, Community & Commercial Services. In consultation with the Cabinet Member for Leisure, Libraries & Culture to finalise a brief and procure the**

services of consultants to produce an Indoor Sports Strategy for the borough; and

- c) Delegates authority to the Associate Director: Policy & Governance to negotiate and execute any necessary contractual agreements required.**

CAB-106 Creating a better Borough - The Telford Land Deal - Annual Report

The Cabinet Member for Economy, Housing, Transport & Infrastructure presented the report of the Director: Prosperity and Investment.

This report set out the continued achievements of the business winning Council and the Telford Land Deal which, with supported the Councils Growth Fund, was delivering new and higher skilled, local jobs, creating growth and security in the local supply chain alongside new homes and central to the Council's Strategy to Protect, Care & Invest into creating a better Borough.

Cumulatively over the six years of the Land Deal up to the end of 2020/21, the Borough had seen the development of 28 new commercial sites and 20 sites for residential development delivering 941 new homes and enabling 1726 new jobs, and brought back into use 48 acres of brownfield land. The Deal had delivered a gross sales income of £40.2m and attracted private sector investment of circa £300m. These developments would generate estimated additional business rates of circa £2.8m and council tax of circa £1.175m.

During 2020/2021 residential developments sites at Newcommon Way, Majestic Way and Pool Hill Road started on site, together with commercial developments at Halesfield 18 and Hortonwood West 1. During this period the Council had also seen the completion of employment floorspace at Hortonwood West Plot 7 and residential development at Croppings Farm and Horton lane.

Under the Land Deal, the Council has taken ownership of all residual non developable land from Homes England. This provides the additional opportunity to enhance and grow the Borough's provision of Green Network and Local Nature Reserves as well as providing opportunities for carbon offsetting aligning with the Council's commitment to zero carbon.

Members welcomed the innovative project and the favourable impact it brought to start up businesses and inward investment, together with employment opportunities and the positive human factors for families who stay, live, learn and shop within Telford and Wrekin and made a contribution to the Borough. This contributed to the desire to grow the New Town and bring nature conservation and recreation and set aside areas to protect local nature reserves and green network.

The Leader of the Liberal Democrat/Independent Group expressed support for the conversion of brownfield sites but would welcome caution with sites such as Shawbirch East and hoped that the Council would look at initiatives around urban greening and gain and that the Council should be an example to others in relation to green development.

The Leader of the Conservative Group expressed support for the very good scheme and the benefit of everyone working together.

RESOLVED - that Cabinet notes the outcomes achieved during the 2020/2021 financial year and overall since the Land Deal commenced.

CAB- Equality & Diversity Update
107

The Cabinet Member for Cooperative Communities, Engagement and Partnerships presented the report of the Director: Communities, Customer and Commercial Services.

This report summarised how the Council had increased its focus on equality and diversity which was at the heart of the Council's cooperative values. As the population became more diverse the Council needed to gain an understanding of needs and take positive action to improve access to services and establishing a community response to hate crime incidents. It highlighted how local organisations had come together, with the Council, to celebrate diversity through community events and school workshops, with thousands of children across Telford & Wrekin getting involved. Improvements had also been made within the Council, with more equality and diversity training, guidance and support being provided to employees.

The Council was committed to continuing to promote equality and diversity, both to our workforce and across the wider community. Future plans would be developed in consultation with local residents through a new Equality & Diversity Strategy. This report also clearly set out the Council's condemnation of unlawful discrimination of any kind, and proposed the formal adoption of nationally recognised definitions of Antisemitism and Islamophobia. This proposal was supported by a number of community organisations.

The Leader of the Liberal Democrat/Independent Group welcomed the report and hoped that there was now equality across the sexes and job roles within the Council and that he wished to see the completion of single status.

The Leader of the Conservative Group expressed support but felt it important that all branches of every religious group be included.

RESOLVED – that Cabinet

- a) notes progress to date in promoting equality and diversity;
- b) approves the next steps as contained in the report;
- c) resolves to condemn and speak out against any discrimination on the basis of ethnicity, religion or any other characteristic protected by the Equality Act 2010; and

- d) endorses and adopts the definitions of Antisemitism and Islamophobia, as set out in Appendix 1 of this report, and grants delegated authority to the Director: Communities, Customer and Commercial Services in consultation with the lead Cabinet Member for Co-operative Communities, Engagement and Partnerships to update the Council’s policies to this effect.**

The meeting ended at 10.36 am

Signed for the purposes of the Decision Notices

Anthea Lowe
Associate Director: Policy & Governance
Date: **Wednesday, 13 OCTOBER 2021**

Signed

Date: Thursday, 4 November 2021

Agenda Item 5: Empty Property Strategy and Action Plan



“Our neighbourhoods are great places to live but a sustained focus on long term empty properties will enable us to tackle some of the most challenging properties which are impacting on our communities.”

Councillor David Wright, Cabinet Member for Economy, Housing, Transport and Infrastructure

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TELFORD & WREKIN COUNCIL

CABINET – 4 NOVEMBER 2021

**TELFORD & WREKIN COUNCIL'S LONG TERM EMPTY PROPERTY STRATEGY
2021-2026**

REPORT OF THE DIRECTOR - HOUSING, EMPLOYMENT & INFRASTRUCTURE

**LEAD CABINET MEMBERS – COUNCILLOR DAVID WRIGHT & COUNCILLOR
RICHARD OVERTON**

PART A) – SUMMARY REPORT

1. SUMMARY OF MAIN PROPOSALS

- 1.1 This report introduces the Council's Strategy to address Long Term Empty Properties providing a new framework to bring these properties back into use across the Borough. The Strategy enables the Council to deal efficiently and effectively with long term empty properties using all of the tools available to Local Authorities.
- 1.2 This Strategy supports the delivery of the Council's overarching Housing Strategy seeking to:
- make the BEST use of our existing homes
 - support communities by addressing the blight that empty properties can create
 - provide homes to support those in housing need including our most vulnerable
- 1.3 There are c.1009 empty properties in the Borough at any one time for varied reasons however our priority will initially be focussed on addressing the 214 long term empty properties that have been empty for 2 years or more. These are often the most problematic not only representing a waste of a home but may become a focus for anti-social behaviour or simply fall into disrepair having a detrimental impact on residents and local communities. There are a number of reasons why properties become empty including inheritance tax issues, lack of finance to carry out essential repairs, problems achieving a sale or let, the owner may not be local or in residential care – and in other cases owners are simply unwilling to bring properties back into use.
- 1.4 The Council's Housing Options Service provides help and advice to more than 3,000 people each year working with more than 400 presenting as homeless or at risk of homelessness, demonstrating the importance of maximising on every opportunity to provide a new home and is a further driver for our taking a proactive approach to returning empty properties to the market.
- 1.5 Through the Strategy we are committed to bring these empty properties back into use; renovated by local trades and reoccupied by local residents. The Strategy sets a target to bring a minimum of 375 long term empty properties back into residential use over the lifetime of the Strategy.

- 1.6 By focussing on long term empty properties we are seeking to tackle some of the most challenging properties impacting on our communities where it may be necessary to use enforcement action including Empty Dwelling Management Orders (EDMO) or Compulsory Purchase. These processes can take up to 2 years to go through tribunal and court processes.
- 1.7 The numbers of empties in Telford and Wrekin are lower than those of neighbouring authorities however our target is a challenging one in comparison to a number of local authorities in the West Midlands who have chosen not to set a target at all.
- 1.8 Our approach ensures residents can quickly report properties of concern including through our Report an Empty mailbox and recognises the need to develop a tailored approach based on the property, working with owners to find a voluntary way forward wherever possible, but committing to take appropriate enforcement action, including compulsory purchase, where required.
- 1.9 Alongside providing a range of support and assistance to owners to refurbish, let or dispose of properties, through Telford & Wrekin Homes (part of NuPlace the Council's wholly owned Housing Company) the Council may acquire or take on the management of appropriate properties for rent to meet local housing need.
- 1.10 While we want to work with property owners wherever possible the strategy also sets out a clear and robust enforcement regime which will commence from the moment a property is reported as being empty and becoming an environmental issue, with the service of statutory notices and works in default. Where debts are owed to the Council through this route, compulsory purchase will be instigated at the earliest opportunity with powers such as empty dwelling management orders being actioned where properties are empty for longer than 2 years for no reason.
- 1.11 The Strategy supports the Council's Safer, Stronger Communities Programme prioritising addressing problem empty properties in key communities including the South Telford Estates, as well as delivering wider benefits to public health.

2. RECOMMENDATIONS

- 2.1 Cabinet approves and adopts the Council's Empty Property Strategy 2021-2026.**
- 2.2 Cabinet recommends to Full Council a new allocation of £1m prudential borrowing in 2021/22 to support the Empty Property Strategy, with delegation to allocate this funding to the Director, Housing, Employment & Infrastructure in consultation with the Cabinet Member for Economy, Housing, Transport & Infrastructure and the Director, Finance & H.R, and associated changes are made to the Capital Programme.**

3. IMPACT OF ACTION

3.1 The actions in the Strategy aim to improve the overall condition of the housing stock in the Borough, increase housing choices and address the blight that empty properties can cause to local communities.

4. SUMMARY IMPACT ASSESSMENT

COMMUNITY IMPACT	Do these proposals contribute to specific Co-Operative Council priority objective(s)?	
	Yes	<ul style="list-style-type: none"> - All neighbourhoods are great places to live - Community focussed Council providing efficient and effective and quality services - Every child, young person and adult lives well in their community
	Will the proposals impact on specific groups of people?	
	Yes	Owners of Empty Properties and local residents including those in need of accommodation
TARGET COMPLETION/ DELIVERY DATE	It is proposed that the Strategy is adopted, implemented and reviewed from October 2021 until 2026.	
FINANCIAL/ VALUE FOR MONEY IMPACT	Yes	<p>The existing approved capital programme contains £100,000 of dedicated capital funding to support the empty property strategy as detailed in this report.</p> <p>The recommendation for a new allocation of £1m prudential borrowing will further support this strategy, and enable the establishment of a revolving fund to support the potential acquisition and refurbishment of empty properties prior to disposal. The proceeds of disposal will be ringfenced for future acquisition costs. The additional revenue cost of such borrowing is £40k per annum ongoing and will be included in the medium term budget strategy. The additional council tax income generated from the premium for long-term empty properties referred to in the report is used to support front-line services including the provision of services to prevent homelessness within the borough.</p> <p>It should be noted that in some instances the cost of bringing properties back into use may exceed the sales value. Properties will be considered on a case by case basis and delegation to acquire is recommended to be granted to the Director, Housing, Employment & Infrastructure in consultation with the Cabinet</p>

		<p>Member for Economy, Housing, Transport & Infrastructure and the Director, Finance & H.R.</p> <p>Where empty properties are acquired there will be holding costs which will need to be covered from existing budgets and any pressures will be reported as appropriate through the normal financial monitoring process. Conversely, this strategy may help to reduce other Council costs such as fly tipping and costs associated with anti-social behaviour.</p> <p>Finance will support the allocation of all funding as initiatives are brought forward for consideration</p> <p>Currently, empty properties brought back into use feeds into the calculation of the New Homes Bonus grant the council receives and provides a financial reward in relation to reducing the number of empty properties. It should be noted however that the New Homes Bonus system is currently under review and changes are anticipated wef. April 2022 which may alter this incentive.</p> <p>As mentioned in the report and strategy, the council currently charges a council tax premium on some long term empty properties. This was implemented again as an incentive to reduce the number of empty properties. The strategy identified in this report will hopefully result in reductions to the number of properties being subject to the premium and there will therefore be a corresponding reduction in council tax income. Empty property premium currently generates around £0.260m council tax income for the area per annum and changes to this figure will be taken into account as part of future Service & Financial Planning strategy alongside the many other changes which feed into the estimate of council tax, such as growth in the number of properties.</p> <p>DR 05/10/21</p>
LEGAL ISSUES		<p>There is no specific statutory duty requiring the Council to have an Empty Homes Strategy. However, the preparation of such a strategy can be undertaken to support the Council's wider objectives. The Strategy refers to the Council's main statutory enforcement options and sets out various items of relevant legislation. In cases where enforcement action is required or any legal process needs to be pursued, legal advice will be provided as required. (IR 10.08.21)</p>
OTHER IMPACTS, RISKS & OPPORTUNITIES	Yes	<p>Bringing empty properties back into use will support meeting local housing need and addressing risks of criminality and anti social behaviour that maybe associated with such properties</p>
IMPACT ON SPECIFIC WARDS	No	<p>Borough-wide impact</p>

PART B) – ADDITIONAL INFORMATION

5. INFORMATION

Background

- 5.1 As at end of June 2021 (latest figures available) the number of empty properties in the Borough was 1009 and these are broken down as:

Empty between 6 months and 2 years	504
Empty over 2 years	214
Empty and exempt from council tax	291*
Total	1009

*exemptions include properties subject to probate or where owners are in hospital or care.

- 5.3 The Empty Property Strategy 2021 – 2026 outlines our approach to bring long term empty residential properties back into use by:

- proactively monitoring data and targeting those properties that have been empty for longer than 6 months prioritising those empty for over 2 years.
- launching a new communications campaign to raise awareness of the empty homes issues maximising use of social media, engagement with residents, Ward Members and T&PC and publicising our successes.
- enabling the reporting of problem empties through the “Report an Empty” mailbox facility
- providing bespoke advice and assistance based on the circumstances of the owner and property including advice on selling, renting, refurbishment and management of properties, financial appraisals, probate and access to financial assistance schemes and grants including affordable warmth
- working with Telford & Wrekin Homes to provide opportunities to acquire and/or manage appropriate empty properties benefitting local residents
- developing further grant funding opportunities to support key groups including first time buyers to benefit
- working with community and third sector organisations to explore community based approaches to property management and care
- including a focus on bringing long term empty properties within Council Tax bandings of A-C back into use, increasing the supply of affordable housing in the Borough.
- prioritising addressing empty properties in areas covered by the Safer, Stronger Communities Programme.
- implementing the Council Tax escalator maximising the financial incentive for owners of long term empties to bring them back into use.
- regularly reviewing properties exempt from Council Tax and working with owners whose properties are attracting tax penalties.
- taking a robust and strategic approach to any enforcement action, including Compulsory Purchase and Enforced Sale, where appropriate.

Monitoring

- 5.4 We are committing to bring a minimum of 375 long term empty properties back into use over the lifetime of the Strategy and will report on delivery against this target and the objectives and actions set out.

Summary

5.5 In adopting our Long Term Empty Property Strategy we aim to:

- improve the overall condition of the Housing stock in Telford and Wrekin; increasing affordable housing choice for our residents
- reduce the prospect of crime and anti-social behaviour on residents and communities
- reduce fly tipping and vandalism, and improve the visual amenity and street scene
- improve the value of surrounding property increasing the attractiveness of the Borough for investment
- support the Council's overall budget by maximising council tax collection and New Homes Bonus

6. **IMPACT ASSESSMENT – ADDITIONAL INFORMATION**

No further comments.

7. **PREVIOUS MINUTES**

Cabinet Report – 19th September 2013

8. **BACKGROUND PAPERS**

None

Report prepared by: Lesley Williams, Private Sector Housing Manager Telephone: 01952 380591 and Ravi Phull, Service Delivery Manager, Housing Strategy & Regeneration.

Our vision
to protect,
care and invest

Telford & Wrekin's
Residential Long Term
Empty Property Strategy

2021-2026

November 2021



Our vision to protect, care and invest and to bring long term empty homes back into use.

A key feature within our vision is to achieve Better Homes for All.

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Foreword

Our Council Plan sets out our vision to “protect, care and invest to create a better borough”.

Housing is a key priority for this Council and we are committed to delivering **Better Homes for All**; making sure that all of our neighbourhoods are great places to live, and that all of our residents live in safe, secure homes. We have developed a robust housing strategy to deliver our ambitions, and within that strategy we have set clear objectives and are committed to dealing efficiently and effectively with empty residential properties.

We know that if you’ve got a good quality home, then health, employment, educational achievement and a happy family life are often much easier to obtain. Here locally, as demand for affordable housing grows, and home ownership is often out of reach for many young people and families, we are looking at every opportunity to increase the availability and choice of housing for our residents.

There are a range of ways that we are already increasing supply including through:

- **Nuplace**; our wholly owned housing company delivering homes for private and affordable rent
- **Telford and Wrekin Homes**; part of Nuplace, our new delivery model for the refurbishment and rental of the Borough’s existing housing stock

We are also working with our partners and other social housing providers to provide the right mix of properties and tenures to maximise housing opportunities across the borough for our residents.

However there remains a shortage of good quality, affordable homes and empty properties are a wasted opportunity to meet housing needs. They can also be detrimental to the lives of local residents as they can be a magnet for crime and anti-social behaviour, impact on property values and contribute to a sense of neighbourhood decline. We know that by taking appropriate and timely action we can have a positive impact in communities, supporting our Safer and Stronger Communities Programme, and benefiting the local economy.

Our ambition is to bring long term empty properties back into use; renovated by local trades and reoccupied by local residents. Our strategy sets out how we will accomplish this. We have set a target to bring a minimum of 375 long term empty homes back into use, targeting affordable properties, over the lifetime of this Strategy.

We are committed to working with property owners to find a voluntary resolution. We will offer tailored advice and support, whether this is to enable properties to be refurbished, leased or sold. We will support owners to access finance as well as exploring opportunities for the Council to acquire properties through Telford & Wrekin Homes. We will also work with community based organisations and partners in seeking solutions that lead to properties being brought back into use particularly where this will support local regeneration. However, if we are unable to engage with owners and particularly where empty properties are affecting the safety or wellbeing of residents we will use our enforcement powers to the full.

Through this Strategy we will maximise the benefits to the economy and our communities; offering more housing choice whilst removing blight and seeking to provide **Better Homes for All**.



Richard Overton

Councillor Richard Overton. Deputy Leader and Cabinet Member for Communities, Housing & Enforcement



David Wright

Councillor David Wright. Cabinet Member for Economy, Housing, Transport and Infrastructure

Our Vision is to make best use of our existing homes and provide more housing choice for residents by bringing empty property back into residential use.



Our Objectives

To bring long term empty residential properties back into use



To increase affordability and choice of housing for residents



To address the negative impact of empty properties on communities, improving visual amenity and reducing anti-social behaviour

To contribute to a reduction in crime and fear of crime in our neighbourhoods



To support our High Streets and Borough Towns by addressing empty residential properties above shops



To provide economic benefits through local employment

To maximise financial benefits through New Homes Bonus and Council Tax recovery


1,009
 Long Term Empty Homes

Page 20

504 
 Empty between 6 months and 2 years

214
 Empty over 2 years

291
 Empty and exempt* from Council Tax

*exemptions explained on page 10.



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Introduction and background

What is an empty property?

It is accepted that there will always be a number of empty properties, mainly due to people’s house moving habits. This is often the sign of a healthy housing market and therefore the majority of these properties will be empty for less than 6 months. These are classed as transactional empty properties.



Long Term Empty Properties

Long term empty properties are properties that have been empty for more than 6 months. These are the properties that the Council will focus on bringing back into use, as these properties are often the most problematic and can have a detriment on their local community. There are a number of reasons why properties become and remain empty, some of the most common reasons are:

- Inheritance issues/delays with probate
- Lack of finance to carry out essential repairs
- Problems with achieving a sale
- Problems with letting
- The owner may be in residential care
- The owner may lack the skills to deal with the property
- The ownership of the property may be unclear
- The owner may live abroad
- Unwillingness to bring the property back into use

Telford and Wrekin Borough June 2021

There is a local and national shortage of good quality, affordable housing. Nationally in 2020 there were 268,385 homes recorded as empty longer than 6 months with an equivalent number empty less than 6 months – over half a million homes not in use. This equates to 1 in every 47 properties.

In Telford & Wrekin there are approximately 504 properties that have been empty between 6 months and 2 years and an additional 214 for over 2 years.

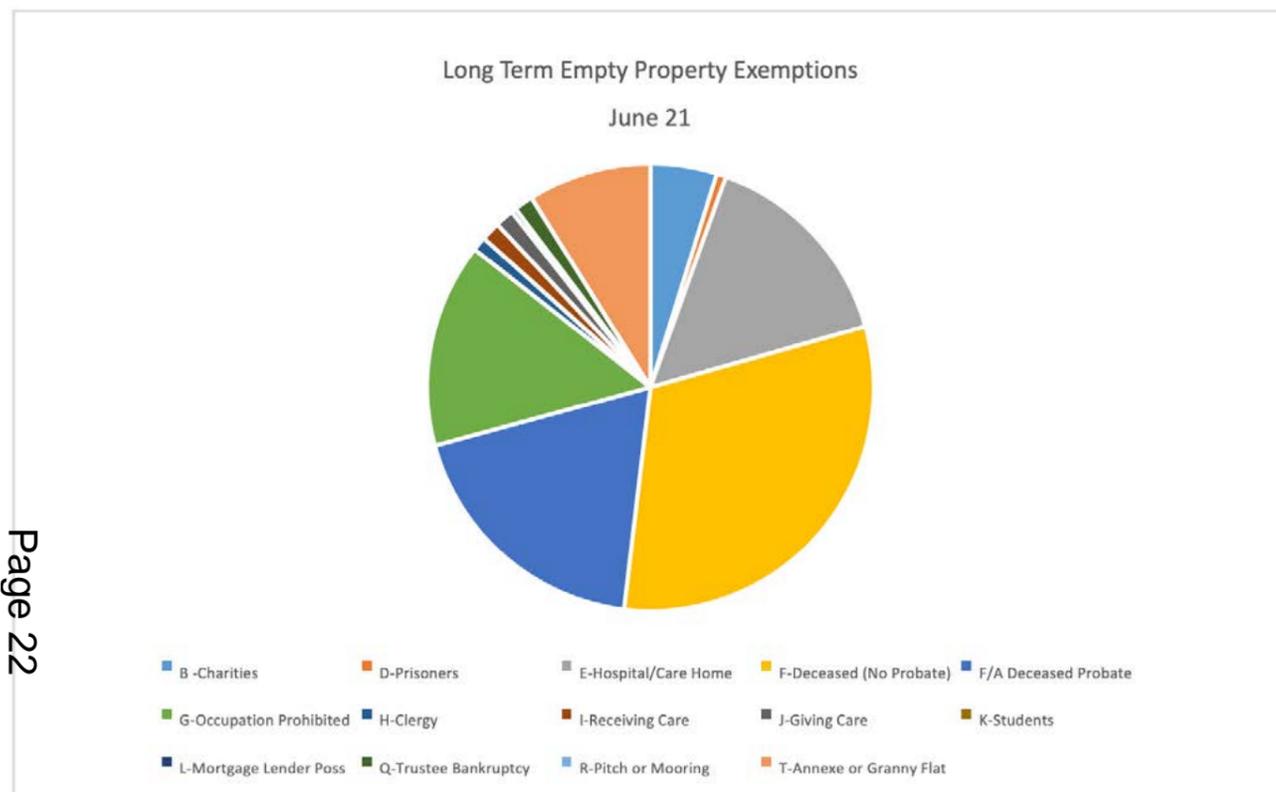
In order to incentivise re-occupation of long term empty properties, council tax apply an escalating premium levy (full details are on page 13).



Empty between 6 months and 2 years	504
Empty over 2 years	214
Long term empty and exempt from council tax	291
Total	1009

Telford and Wrekin data analysis

By the end of June 21 there were approximately 291 long term empty properties which were exempt from paying council tax for the following reasons:

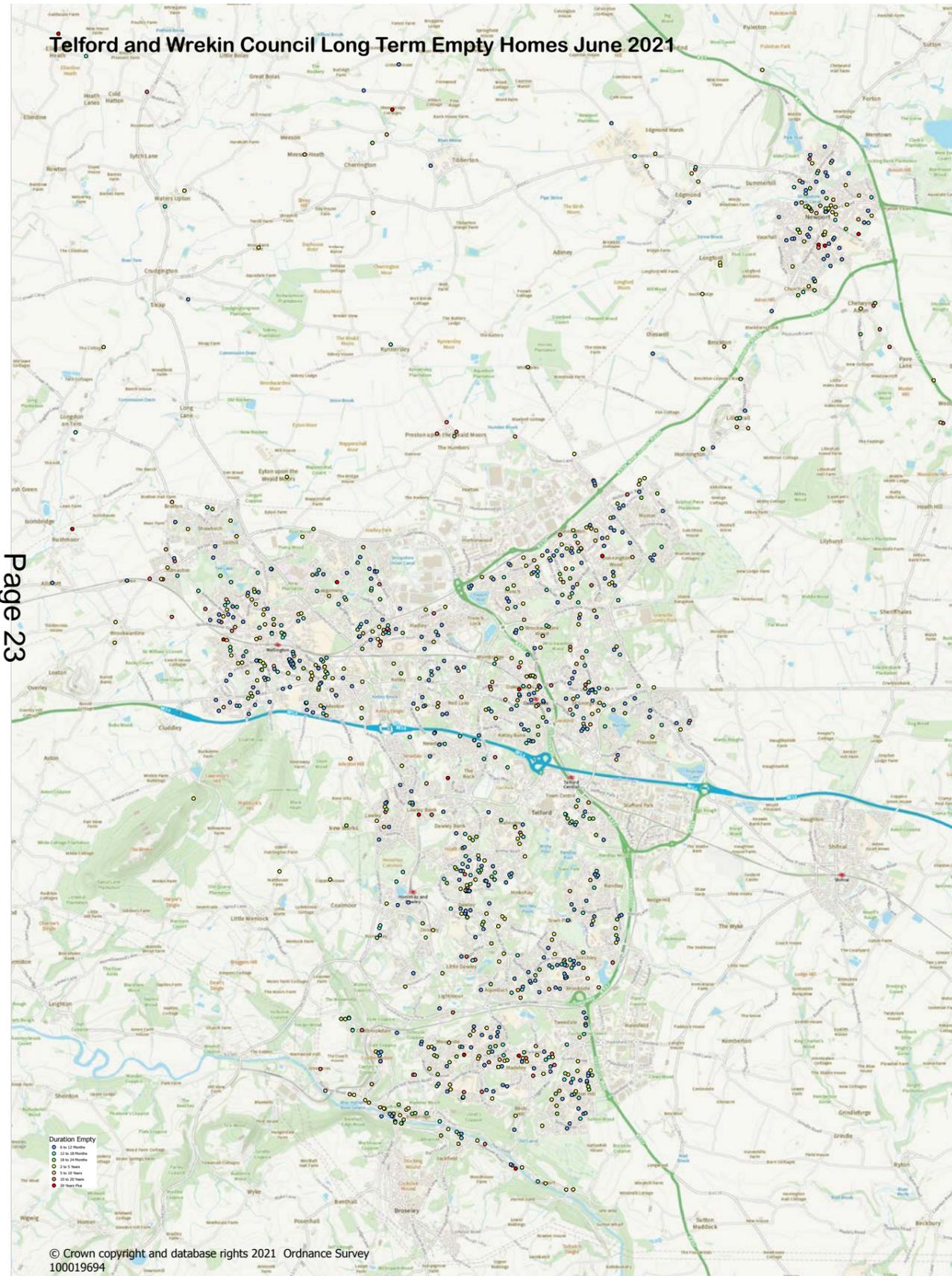


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Most of these properties do not cause concern and will not be the target area of work. However, some properties can remain empty and exempt from attracting a council tax premium for some time and can impact on neighbourhoods. For example this may be due to a dispute around a will, or that the property owner has died intestate (without a will). Where disputes last several years they can cause detrimental issues for neighbours and negatively impact on whole neighbourhoods. In these cases we will seek to work with the executors of the estate if any exist or seek to find relatives of the deceased in order to try to process the estate.

In June 2021 there were approximately 117 properties owned by Registered Providers (Housing Associations) identified as being empty over 6 months. This number may be due to properties being renovated once a tenancy has finished or waiting for an assessment to be carried out to consider renovation or disposal of the property. The property could also be currently in the process of being sold. Through this Strategy we will work with our partners to encourage empty affordable homes to be brought back into use to meet local housing need.





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Council Tax

The setting of Council Tax is devolved to local authorities. This has allowed local authorities to introduce incentives to reoccupy long term empty homes by increasing the amount of council tax payable, removing reductions and exemptions, and placing a premium levy on those empty over two years. Telford and Wrekin Council keeps its council tax levies and exemptions for empty properties under review annually and from April 2021 we have charged an additional 300% on any property which has been empty for longer than 10 years.

As at end June 2021, 139 empty properties were subject to a higher Council Tax levy broken down as follows:



107 properties - 100% premium

(200% council tax charge) for properties which have been empty for over 2 years



17 properties - 200% premium

(300% charge) for properties which have been empty for over 5 years (this came into effect 01.04.20)

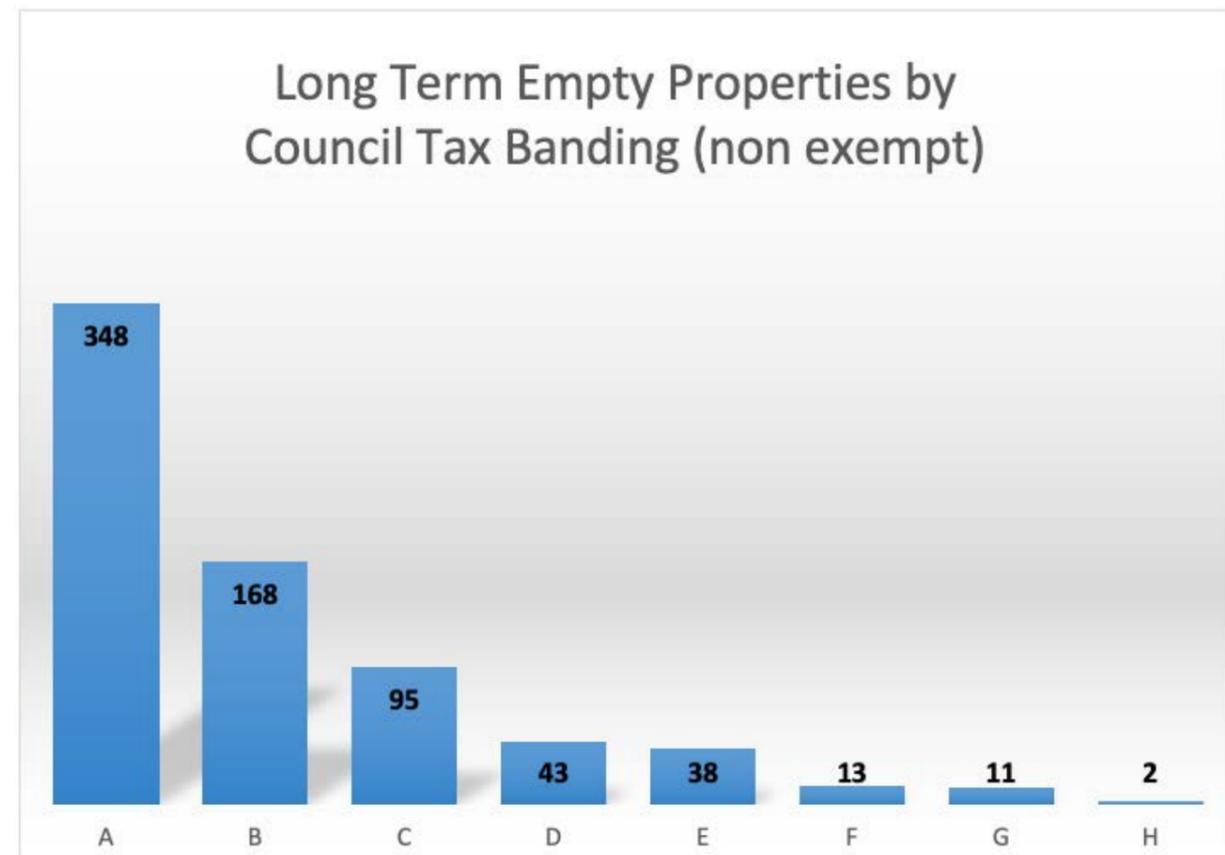
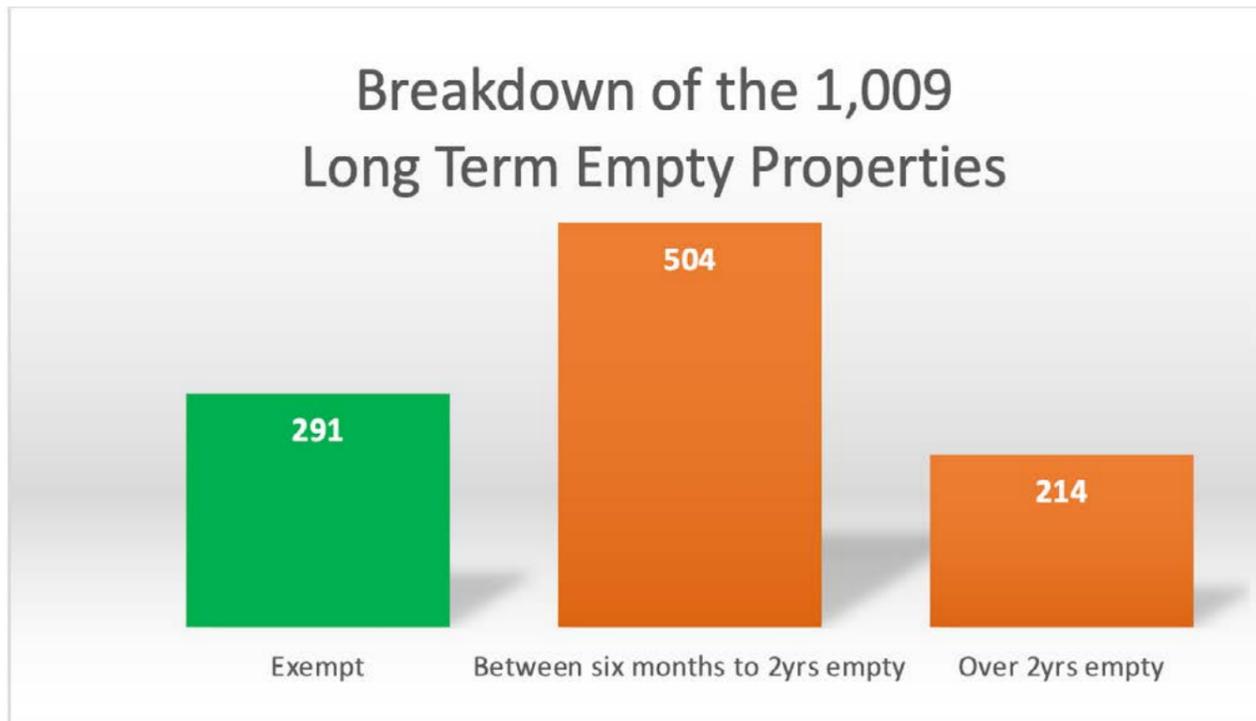


15 properties - 300% premium

(400% charge) for properties which have been empty for over 10 years

As part of our Strategy we will target these properties and also pro actively engage with those who are about to fall into or move into a higher, levy category.





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We will focus on the properties depicted in orange. Our target will be to bring 375 properties back into use through the lifetime of this strategy.

Further analysis of our empty property data (over six months without exemptions) has shown the highest prevalence of empties in the lower council tax bands. This will inform our targeted work to increase affordable empty properties back into use.



Supporting Corporate Priorities

The Empty Property Strategy is one of the supporting strategies delivering our over-arching Strategic Housing Framework as set out to the right. The Strategy is also closely linked with a number of other Council strategies including:

- **The Telford & Wrekin Local Plan** sets out the long term development vision for the borough as a whole. It establishes policies to support the delivery of homes that will meet local needs and drive up the quality of design and standards in all our homes.
- **Telford & Wrekin Health & Wellbeing Strategy** – improving conditions within properties and improving neighbourhoods through removing blight associated with empty properties, will improve the health and wellbeing of residents.

- **Telford & Wrekin Climate Change Strategy** – by linking interventions set out in our Affordable Warmth Strategy to support owners improve energy efficiency as part of refurbishment of empties we will support the Council's carbon reduction commitments.

The Empty Property Strategy will support the delivery of the Council's **Safer & Stronger Communities Programme** with a commitment to ensure that long term and challenging empty properties in target areas, including the former New Town Estates are addressed as a priority. We will also work to ensure properties that become empty in these areas are targeted swiftly.



Case Study 1 – The outside of an empty property is cleaned up after tenants leave private rented property.

A resident contacted the council concerned that a neighbouring property had been left in a poor condition by previous tenants.

Following the complaints the council's Empty Property Officer visited the house and carried out investigations to determine who the landlord was.

Contact was made and the owner - who was unaware of the situation - returned the property to a clean and presentable state and advised the council they were looking to sell the property in the near future.

The resident was updated and reassured that the house would soon be occupied by new owners.



Stock photo for illustration purposes only.

Case Study 2 – A derelict building has now been secured to prevent further unlawful access.

Concerns were raised by residents about increasing anti-social behaviour at a nearby disused and derelict brick workshop.

An inspection showed the building was in a state of disrepair; suffering from damp and mould, it had also been left unsecure, with clear evidence of squatting and raised concerns of fire risk.

The council made immediate contact with the landlord but despite repeated attempts to get the property made secure, including issuing a Section 29 enforcement notice, the

building was still considered a risk so the council arranged for the site to be boarded up internally and externally.

The council is currently considering options for a long term solution.



Our Approach

Identifying Empty Properties & Their Owners

Each month we receive lists from Council Tax identifying empty properties; providing owner details, exemptions where applicable, council tax banding and showing how long each property has remained unoccupied. These lists are helpful in quickly identifying ownership when we are responding to complaints about empty properties.

We have a dedicated “Report an Empty” mailbox for residents to report problem empty properties to us. From this we will cross reference with any complaint history we hold, carry out checks with HM Land Registry to verify ownership, and make contact with the owner to discuss options for action.

We will also regularly review the Council Tax exemption information to ensure that all opportunities to bring empty property back into use are maximised.

Prioritising our Response to Empty Properties

In prioritising our approach we will:

- Raise awareness of the empty homes issue
 - make best use of the ‘Report an Empty’ mailbox
 - use all the Council’s social media platforms to promote our offer and publicise outcomes
- Ensure that our advice and assistance is accurate, current and relevant
- Develop a “best solution” approach to each case based on merit
- Use robust enforcement action when advice and encouragement fail
- Look to maximise income recovery in every case
- Work pro actively with partners including Registered Providers to bring properties back into use for social housing
- Work with local people and stakeholders to develop community-based solutions including ongoing property management and to maximise opportunities for local residents
- We will actively work with our Council Tax department to investigate complaints about second homes / accommodation which is tied to the occupation of the owner.

When dealing with empty property owners, a voluntary way forwards will always be the preferred option.

However, on occasion owners cannot be traced, or are unwilling to enter into a voluntary solution. In these circumstances, the use of enforcement action will be considered, including the sanction of compulsory purchase.

We will make contact with owners of all properties that are attracting higher levels of Council Tax to offer support and advice. We will also work with Council Tax to review the status of properties including those that are showing as exempt from Council Tax. This will ensure that we have accurate figures and can tailor our actions.

Reactive approach

In relation to long term empties and those reported to us we will take a 'worst first' approach using a Red, Amber, Green rating to prioritise action.

We will:

- Aim to visit all new referrals and complaints within 10 working days
- Where a property is reported to represent a safety or security risk an assessment visit will be undertaken within 48 hours
- Categorise each case based on condition, level of nuisance caused, and risk of antisocial behaviour

Each property will receive a RAG rating based on the following:

Green

In a clean and tidy condition

- Secure
- Attempts are ongoing to sell or re-let
- There are legal issues (probate)
- Undergoing refurbishment or building works (tidy site and works progressing)

These properties are not causing a concern locally and in a general good state of repair so would not be a priority for intervention. We would monitor any change in circumstances.

Amber

- Starting to appear neglected
- Attracting fly tipping and rubbish accumulations
- No real attempts to sell or re-let

- No recent refurbishment activity (untidy site and stalled progress)
- Causing nuisance and concern to neighbours

These are properties starting to cause concern and we would seek to work with owners to prevent them falling into further disrepair moving to enforcement action where conditions require.

Red

- Insecure
- Falling into serious disrepair
- Attracting vandalism and anti-social behaviour
- No maintenance of property or surrounding land

Urgent

- Risk of arson
- Serious anti-social behaviour (referrals from Police or Fire Service)
- Insecure
- Squatting or illegal occupation
- Vandalism

These properties are of immediate concern and would be prioritised for intervention and enforcement action.

Some long term empty property will be in areas highlighted for larger scale interventions through our Safer, Stronger Communities Programme, or areas targeted for regeneration. These will be dealt with as a priority.



Proactive approach

	0-6 months	6-12 months	1- 2 years	2 years and over
Engagement	Proactively contact owners of empty properties in areas of targeted intervention	<ul style="list-style-type: none"> • Contact property owners to understand reasons for property being empty • Support for larger projects • Support with planning applications • Explore financial assistance or acquisition by the Council 	<ul style="list-style-type: none"> • Support for larger projects • Support with planning applications • Explore financial assistance or acquisition by the Council • Advise owners of impending council tax premium 	<ul style="list-style-type: none"> • Support for larger projects • Support with planning applications • Explore financial assistance or acquisition by the Council
Enforcement	Enforcement notices on insecure empties or where they are causing an environmental nuisance	<ul style="list-style-type: none"> • Enforcement notices on insecure empties or where they are causing an environmental nuisance with shorter compliance times • Place charges on property for works in default 	<ul style="list-style-type: none"> • Enforcement notices on insecure empties or where they are causing a continued environmental nuisance with even shorter compliance times • Place charges on property for works in default • Instigate CPO action where debts are owed to the Council 	<ul style="list-style-type: none"> • Council Tax premium applied • Instigate CPO action where debts are owed to the Council • Instigate EDMO • Instigate enforced sale



Case Study 3 – Council provides support to the owner of a derelict property.

Neighbours initially contacted the council alarmed by trees falling onto their land risking potential damage and injury to nearby properties and residents.

The council made immediate arrangements for trees to be removed by an approved tree surgeon.

Residents thanked the council for their involvement in getting the work completed quickly; reducing the risk to nearby homes.

After further discussions with the owner it was established a sale for development would be beneficial due to the condition of the property and reports of the property being broken into.

The property was purchased by new owners with a demolition notice recently submitted to Building Control for redevelopment of the site.



Case Study 4 – Council enable sale and renovation of derelict property.

The council has supported the sale of an empty derelict property after receiving complaints by neighbours. The landlord was contacted and asked to make the property secure as soon as possible due to the increasing risk of unlawful access.

After expressing concerns to the owner about the long term risk of the property should it not be renovated, it was agreed a sale of the property would be the best solution.

The property has since been sold twice at auction – with the council monitoring the renovation of the property to ensure progress is being made.



Our Actions and Interventions

Support, Advice and Guidance

We will offer bespoke advice and support based on the circumstances of the owner and property. This may include providing information on selling, renting, refurbishment, maintenance, financial appraisals, probate and access to any appropriate financial assistance schemes and grants which may be available (such as Greener Homes incentives). We will also provide access to opportunities to work directly with the Council to address particular barriers e.g. to let or purchase a property.

We will also review opportunities for the Council directly or via Telford & Wrekin Homes, to lease or purchase empty properties to provide affordable housing, temporary accommodation for homeless households or to meet other local housing needs. These acquisitions may be through willing sale, or if voluntary action fails, through Compulsory Purchase Order.

The type of interventions may include:

- **Access to Auction** – If the owner does not have the “up front” fees the council may be able to agree with the auctioneer that the marketing and legal fees are taken from the proceeds of the sale.
- **Acquisition of Empty Homes** – working with Telford and Wrekin Homes to acquire property for refurbishment to meet local housing needs including for social housing, key workers, and temporary accommodation.
- **Leasing of Empty Properties** – working with Telford & Wrekin Homes, to lease empty properties (for owners who do not wish to sell or take on the duties associated with being a private landlord) for a fixed period of time.
- **Access to Grants** – we will explore options to provide small grant funding for people genuinely struggling to bring their property back into use, for example, probate costs. We will also support owners to access financial support for refurbishment. Grants for home energy efficiency are available for those meeting certain criteria and we will co-ordinate

with other initiatives to maximise opportunities to support empties back into use. We will also look at developing options to encourage first time buyers into the housing market.

- **Access to Loan Finance** – the Council’s Housing Assistance Policy sets out the details of the Empty Homes Loan Assistance, a discretionary form of assistance, available subject to funding. It is a loan of up to £15,000 for owners of long-term empty homes that require works to be made habitable. The loan assistance is up to 75% of the cost of the works.
- **Working with our Registered Provider partners** – we will work with our Registered Social Landlords (RSL) partners to minimise voids and support refurbishment through links into grants for home energy efficiency. We will engage around their strategic disposal programmes and explore opportunities for acquisition where this supports delivery of the Council’s housing priorities.
- **Exploring opportunities with community organisations and third sector** – we will work with local residents and partners to develop a community based approach to property care and work with and support where they are seeking to acquire or manage local properties
- **Voluntary Empty Dwelling Management Orders** – where finance is a stumbling block to bringing a property back into use and the owner is prepared to lose possession of their property for a long period of time, the Council may be able to fund the refurbishment and manage the property, with costs recovered from the rental income.

Enforcement Powers

A voluntary way forward to renovation and reoccupation is always the preferred option however there will be instances where owner cannot be traced or are unwilling to engage with advice and assistance or properties are causing a nuisance.

A range of enforcement options are available to the Council with the ultimate sanction that the Council forces a change of ownership or takes control of the property.

Local authorities have powers to enter and inspect properties where there is a risk that poor housing conditions are affecting either the occupants or neighbouring properties. Under these powers the Council can require owners to repair dilapidated premises, address vermin or badly overgrown gardens or remove rubbish. The Council can undertake these works in default if the owner refuses to do so, and recharge the costs.

The main powers available are set out in Appendix 2 but include:

Empty Dwelling Management Order (EDMO) –

When an owner leaves a property empty and has no intention of securing its voluntary occupation, the Council can apply to a Property Tribunal to take over the management of a long term empty home, refurbishing it if necessary and letting and managing it for up to 7 years. Rent from the letting is used to pay for any refurbishment and management costs.

Enforced sale – Where there is a debt to the council that has been registered as a charge against a property the council can force the sale of a property returning it to the market and recovering costs.

Compulsory Purchase Order (CPO) – This is the ultimate sanction that the Council can use to bring about refurbishment and reoccupation of problematic property forcing a change of ownership. Properties may be auctioned or may be retained where it provides an opportunity to provide social housing or meet a local housing need.



Partnership Working

In order to deliver our aims we will ensure a coordinated approach across Council services and work closely with partners and stakeholders including residents. This will ensure the best outcome and effective end use for each long term empty residential property.

Within the Council we will work with:

- **The Private Sector Housing Team** who can assess physical conditions and provide surveys and costs if required; ensuring that the required statutory standards are addressed
- **Housing Investment Team** who manage the acquisition and refurbishment of properties for Telford & Wrekin Homes
- **Public Protection** who have processes in place to respond to rubbish accumulations and fly tipping
- **Planning Enforcement** – who can assist with Section 215 Notices under the Town and Country Planning Act 1990 to force owners to tidy gardens and keep property secure and in a reasonable condition
- **Legal Services** who will pursue all legal action including cases for enforcement action
- **Council Tax** who we will work with to ensure records are up-to-date, exemptions are reviewed and to pro actively contact owners of long term empty properties
- **Health & Social Care Services** – who we will work with to enable the timely referral of patients or clients for advice and information e.g. about letting or selling a property

Key partners and stakeholders we will work with include:

- **The Residents of Telford and Wrekin** – to ensure that our residents know how to access help and support, and to report problems.
- **Elected Members and Parish & Town Councils** – we will provide support and advice and promote our ‘report an empty’ contact so Councillors can make us aware early of problem properties
- **Private owners and their representatives** – all owners have a responsibility to ensure that their properties do not negatively affect their neighbours or the wider community. We will work pro actively with owners wherever possible but take appropriate action where owners will not work with us
- **Registered Providers (Housing Associations)** – we will work with our partner housing associations to address the housing needs of our residents. We will maximise on any funding opportunities to support refurbishment and engage around their asset management and disposal plans including identifying properties for redevelopment and refurbishment and working together to ensure this is to owner occupiers or reputable private landlords
- **West Mercia Police and Shropshire Fire and Rescue Service** – we will work with both services to identify hotspots for anti-social behaviour and potential problem properties
- **Midlands Empty Property Officers Group** – we will use this group to share and develop best practice, address new and emerging issues and options, and as a network for help and support
- **The Empty Homes Network** – Telford and Wrekin Council are members of the national EHN providing access to industry experts, training, information, services and best practice toolkits

Raising Awareness

We will work with our communications team to maximise opportunities to publicise the problem of empty properties, the opportunities to work with us to find solutions and the successes achieved through this Strategy. This will include a focus on:

Our 'Report an Empty' mailbox

Promoting the information, advice and solutions that are available for homeowners and landlords

Reporting our successes including where we have had to take enforcement action and the outcomes for communities

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Action Plan

The strategic objectives of this Empty Property Strategy are described on page 37 and provide the Council with a framework to:

To provide more housing choice for our residents and address the impact empty properties can have on our communities

To target empties in lower council tax bandings to bring affordable empty properties back into use

To ensure that all information is accurate and current

To maximise income

To continue to use robust enforcement action when advice and encouragement fails

To work with owners, partners and stakeholders to deliver interventions tailored to the circumstances of the property and/or owner



Measuring Our Performance

We will aim to bring 375 long term empty properties back into use through the lifetime of this strategy, with an emphasis on affordability.

Properties reported through the councils “report an empty” mailbox will be monitored and responses measured.

To monitor the impact of our Strategy we will report on the following performance measures:

- Long term over 2 years
- Empty exemptions
- Number of live/active cases
- Number of long term empty properties back into use through advice, assistance and support
- Number back into use through enforcement
- Number of affordable empties brought back into use (council tax bands A-C)
- Number reported through “Report an Empty” mailbox

Main Statutory Enforcement Options

Appendix A

Housing Act 1985, Section 17, and the Acquisition of Land Act 1981: form the basis for the compulsory purchase of land/buildings for the provision of housing accommodation.

Housing Act 2004, Sections 11, 12, 20, 21 and 46 (which substitutes Section 265 of the Housing Act 1985): where the condition of a property is defective such that its use needs to be prohibited, works are required for improvement prior to occupation, or the property requires demolition.

Town & Country Planning Act 1990, Section 215 Notice: where the condition of an empty home is detrimental to the amenity of the area (tidy up property and/or land).

Building Act 1984, Section 59: where the condition of the drainage to a building is prejudicial to health or a nuisance and needs to be resolved.

Building Act 1984, Section 79: where an empty home is in such a seriously detriment to the amenity or neighbourhood work has to be carried out or the property demolished.

Environmental Protection Act 1990, Section 80: where a statutory nuisance exists, and is likely to occur/reoccur at the property.

Prevention of Damage by Pests Act 1949, Section 4: applied where the condition of a property is such that it is providing or likely to provide harbourage to rodents and other vermin.

Housing Act 2004, Chapter 2 Part 4, Empty Dwelling Management Orders: allows the local authority to take over the management of certain residential premises that have been empty for at least 6 months.

Law of Property Act 1925, Section 101: the basis for enforced sale. When relevant charges (usually for works in default) have been registered as a local land charge, the charge takes effect as if created by a deed of charge and provides the power for sale.

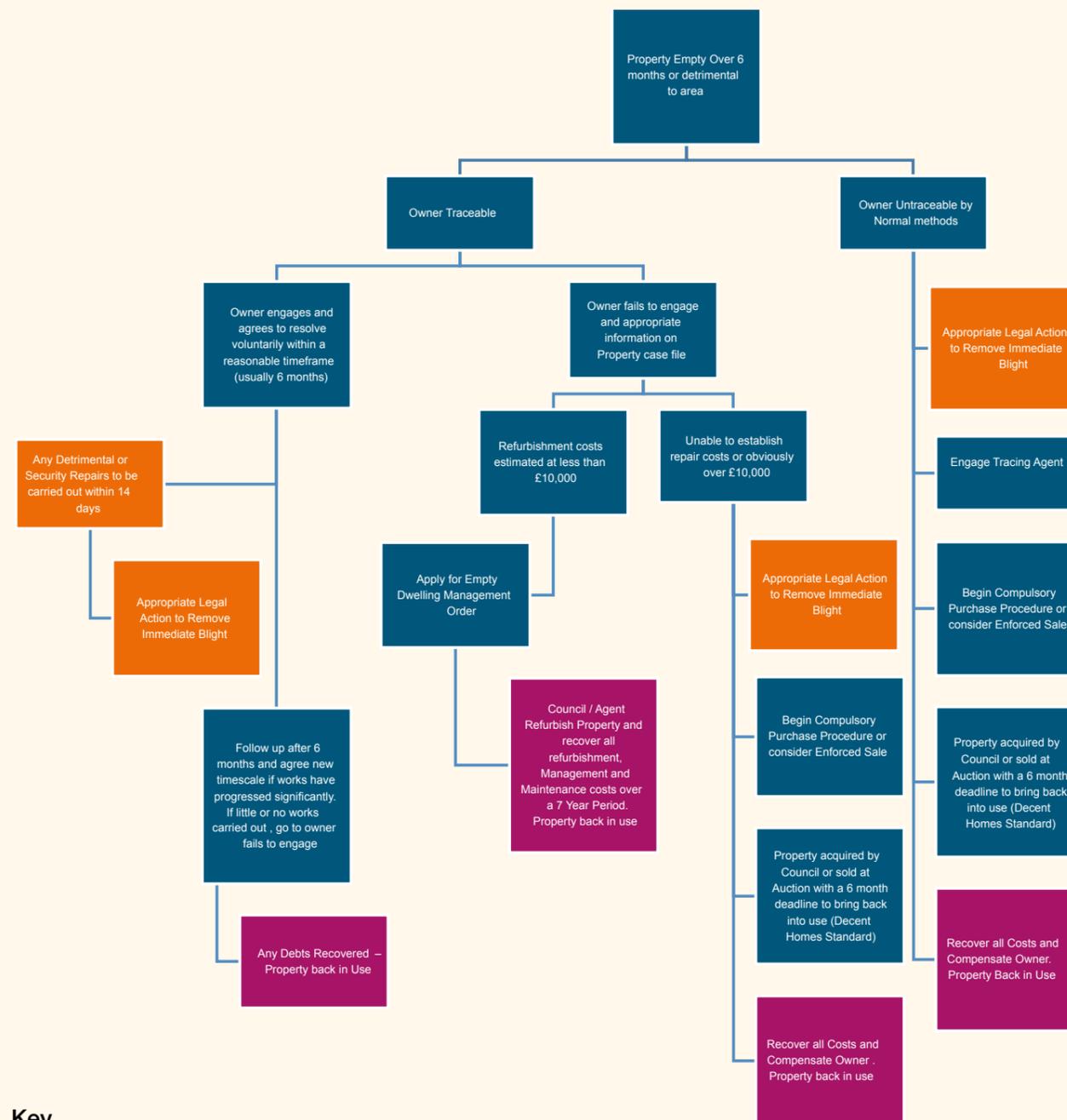
Local Government (Miscellaneous Provisions) Act 1982, Section 29: allows the council to act to secure a property if it is left open to unauthorised access.

Local Government (Miscellaneous Provisions) Act 1976, Section 15: allows authorisation to be given for officers to enter land (and property on that land) in connection with a proposal to acquire a compulsory interest in that land (and property on that land).

Local Government (Miscellaneous Provisions) Act 1976, Section 16: Requesting information relating to a property from any person who has an interest in the property.

Empty Property Action Procedure

Appendix B



Key

Blue – work by the Empty Property Officer

Orange – case/decision referred for legal action

Pink – property back in use; case closed and logged on performance dashboard



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Agenda Item 6: Donnington & Muxton Neighbourhood Development Plan – Approval to go to Referendum



“Neighbourhood Plans are an important part of the planning process and help areas such as Donnington and Muxton set out locally specific policies to be used in determining planning applications in the parish.

“The council have assisted the parish to steer the plan through the process from designating the neighbourhood plan area through to the referendum.”

Councillor David Wright, Cabinet Member for Economy, Housing, Transport and Infrastructure

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TELFORD & WREKIN COUNCIL

CABINET – 4 NOVEMBER 2021

**DONNINGTON & MUXTON PARISH NEIGHBOURHOOD DEVELOPMENT PLAN:
CONSIDERATION OF EXAMINER'S RECOMMENDATIONS AND PROPOSED
MODIFICATIONS PRIOR TO REFERENDUM**

REPORT TO THE DIRECTOR – HOUSING EMPLOYMENT & INFRASTRUCTURE

LEAD CABINET MEMBER – CLLR DAVID WRIGHT

PART A) – SUMMARY REPORT

1. SUMMARY OF MAIN PROPOSALS

- 1.1 The Localism Act (2011) introduced legislation which allows Parish Councils to produce a Neighbourhood Development Plan (NP) for their administrative area. Donnington & Muxton Parish Council is one of the Parish Councils in the Borough to take the opportunity of preparing a Neighbourhood Development Plan.
- 1.2 Donnington & Muxton Parish Council submitted their neighbourhood development plan (the "Donnington & Muxton Parish Neighbourhood Development Plan") (DMNP) and other supporting documents to Telford & Wrekin Council as local planning authority in January 2021. In response and in accordance with its statutory duties, Telford & Wrekin undertook a number of checks to ensure that all the procedural and other requirements had been met and completed a 11-week publication period which allowed written representations to be made.
- 1.3 Telford & Wrekin appointed an Independent Examiner (the Examiner), Tony Burton, to conduct the Examination of the DMNP with a report being submitted back to the Council in September 2021. The Report recommended proceeding to Referendum, subject to a number of modifications. Those modifications have now been applied to the DMNP and incorporated into a Referendum version of the DMNP (Appendix 1).
- 1.4 The purpose of this report is to seek Cabinet approval for the DMNP, subject to the modifications, to proceed to formal Referendum. The full list of modifications proposed by the Examiner are set out in the Examiner's Report. (Appendix 2)
- 1.5 Whilst the Examiner's proposed modifications are not binding, they are considered by Officers to be appropriate. No additional modifications are considered to be required prior to the Referendum stage.
- 1.6 Members need to be satisfied that the DMNP meets certain "basic conditions" before it can proceed to a Referendum. As explained in this report, Officers and the Examiner are satisfied that these "basic conditions" have been met.

2. RECOMMENDATIONS

- 2.1 That Cabinet agree with the Independent Examiner that, subject to the modifications recommended by him being made, the Donnington & Muxton Parish Neighbourhood Development Plan meets the “basic conditions” and all other legal requirements as summarised in this report and in the Independent Examiner’s report and**
- 2.2 That Cabinet agree that the required modifications should be made to Donnington & Muxton Parish Neighbourhood Development Plan and that the Donnington & Muxton Parish Neighbourhood Development Plan Referendum Version (September 2021) should proceed to Referendum, and**
- 2.3 That Cabinet agree that the Referendum Area should not be extended beyond the designated area to which the Donnington & Muxton Neighbourhood Development Plan relates**
- 2.4 That the Chief Executive proceed to exercise all the relevant powers and duties and undertake all necessary arrangements for the Donnington & Muxton Parish Neighbourhood Development Plan (Referendum Version) to now proceed to Referendum and for the Referendum to take place asking the question whether the voter wants Telford & Wrekin Council to use this neighbourhood development plan for the Donnington & Muxton Parish Neighbourhood Development Plan area to help it decide planning applications in this neighbourhood area.**

3. IMPACT OF ACTION

- 3.1 The Donnington & Muxton Neighbourhood Development Plan proceeds to referendum whereby a vote will be held in the Neighbourhood Area, if more than 50% vote in favour of the Plan, Telford & Wrekin Council must then make the Donnington & Muxton Neighbourhood Development Plan.**

4. SUMMARY IMPACT ASSESSMENT

COMMUNITY IMPACT	Do these proposals contribute to specific Co-Operative Council priority objective(s)?	
	Yes	Co-operative Council: - Involving local people more in planning and running services As a Council, supporting our community better and encouraging people to do more to help their own communities
	Will the proposals impact on specific groups of people?	
	Yes	NDP’s contribute to the local planning framework for future development within a designated area. Production of the DMNP has involved the whole of the parish community and people have had the opportunity to provide formal comments on policies which will affect the future development of their area including a minimum 6-week

		formal publicising consultation period. The referendum stage provides an opportunity for the whole Donnington & Muxton Parish to vote on the plan prior to formally making the plan.
TARGET COMPLETION/ DELIVERY DATE		Subject to Cabinet approval, the DMNP will proceed to referendum, the outcome of which will determine if the DMNP can be made by the Authority. To achieve this, the referendum must result in more than half of those voting in favour of the DMNP. It is anticipated that, after putting all necessary arrangements in place, the DMNP will proceed to referendum, subject to Cabinet approval, in November 2021. Subject to a favourable outcome, the final version of DMNP is anticipated to be presented to Cabinet in January 2022 to be made.
FINANCIAL/VALUE FOR MONEY IMPACT	Yes	The costs associated with the introduction of Neighbourhood Development Plans, including the additional costs of designations, referendum and examinations have to be met by the Local Authority. MHCLG confirmed in their letter dated 29 th June 2021 that, up to £20,000 funding is available to LPA's which would cover those costs. However, to qualify for this funding the Council will need to issue a decision statement detailing their intention to send the plan to referendum (as set out under Regulation 18 of the Neighbourhood Planning (General) Regulations 2012), rather than when a referendum date has been set. PT 29/9/21
LEGAL ISSUES	Yes	The Localism Act 2011 provided a framework for a new statutory regime to establish Neighbourhood Planning. Subsequent legislation has added more detail to that framework. Donnington & Muxton Parish Council has had to fulfil its publication and consultation obligations under this legislation and Telford & Wrekin Council as local planning authority has now publicised the DMNP and processed it through the Independent Examination Stage. With the benefit of the Examiner's Report, the Council now has to consider a number of matters relating to the DMNP to check compliance before it can proceed to referendum. The issues which the LPA now needs to consider and determine are set out in this report. If the Council is satisfied that certain conditions have been met, a referendum must be held. If the Council is not so satisfied, the DMNP must be refused. If the referendum takes place and results in more than half of those voting (i.e. 50% + 1) voting in favour of the DMNP, subject to certain exceptional circumstances, the Council must make the DMNP as soon as reasonably practical. Further legal points are raised later in this report IR (29.09.21)
OTHER IMPACTS, RISKS & OPPORTUNITIES	Yes	The main risk associated with the referendum stage is if the referendum itself does not deliver a majority vote in favour of the Plan. In this context the Council would be unable to make the DMNP. However, this is unlikely

		<p>bearing in mind the level of engagement carried out by Donnington & Muxton Parish Council with the assistance of the Council, which has sought to address the key issues identified through the consultation process.</p> <p>Opportunities associated with the DMNP include a strengthening of local engagement in the planning process.</p>
IMPACT ON SPECIFIC WARDS	Yes	Donnington & Muxton

PART B) – ADDITIONAL INFORMATION

5. INFORMATION

5.1 Neighbourhood planning was introduced by the Localism Act 2011. It provides the opportunity for a Parish/Town Council or local forum to produce a neighbourhood development plan with the involvement of local people, helping to inform future planning decisions in their area. Under the Town and Country Planning Act 1990, Telford & Wrekin Council as LPA has a statutory duty to assist communities in the preparation of the NP through the various statutory stages in the process. In accordance with the 1990 Act and the Neighbourhood Planning Regulations, Donnington & Muxton Parish Council submitted their NP in January 2021 for Telford & Wrekin Council to complete the necessary checks and proceed to the next stages of publication, examination and referendum.

5.2 The referendum version of the DMNP is in accordance with and supports the policy approach to Donnington & Muxton and the rural area in the adopted Telford & Wrekin Local Plan.

6. Examination of the Donnington & Muxton Neighbourhood Development Plan

6.1 An independent examination of the plan took place between August and September 2021. The purpose of the examination was to establish whether procedural and other matters had been properly dealt with and to establish whether or not the DMNP met the 'basic conditions'. The "basic conditions" include the following:

- Whether, having regard for national planning policy and guidance from the Secretary of State, it is appropriate that the DMNP should be made
- Whether the DMNP contributes to the achievement of sustainable development
- Whether the DMNP is in general conformity with the strategic policies contained in the Development Plan for the area of the Authority
- Whether the DMNP is in breach of and/or is otherwise compatible with retained EU obligations
- Whether the making of the DMNP is likely to have a significant effect on any "European Sites" as defined in the Conservation Habitats and Species Regulations 2012

6.2 The Examiner also had to consider whether the area for any referendum should extend beyond the area to which the DMNP related.

6.3 The Examiner has proposed a number of recommended changes which principally relate to modifying the policies contained in the DMNP, which are set out in the Examiner's report (Appendix 2). These modifications have been incorporated within the Referendum Version of the DMNP (Appendix 1), the main changes are summarised below:

- Provision of Neighbourhood Boundary plan and clarification of Neighbourhood Plan period.
- Deletion of reference to "*allocation of key sites for specific kinds of development*" as no sites have been proposed for allocation.
- Amend Bio-diversity Annex to omit references to it being a policy avoiding confusion

with Neighbourhood Plan policies.

- Amendment to Policy H1 removing reference to specific development sites that become outdated once adopted.
- Amended Policy B1 to align with updates to Use Class Order in September 2020 and clarification that use class B2/B8 (industrial and warehousing) will be determined through the Telford & Wrekin Local Plan.
- Amend Policy B2 to clarify that the policy does not apply to Strategic Employment Areas that are protected under the Telford & Wrekin Local Plan.
- Minor amendments / clarifications to Policies GS1 and GS3 to meet the basic conditions.
- Amendment and combination of Policies GS2 and RPF1 as there is unnecessary overlap. Policy RPF1 then deleted.
- Include map detailing boundaries of Granville Country Park and Local Nature Reserve for clarity.
- Deletion of Policy CF1 as does not meet the basic conditions and duplicates Local Plan Policy 'COM1 Community Facilities'.

6.4 On all other aspects of the basic conditions tests, the Examiner concluded that, subject to his recommended modifications being made, the DMNP met the tests. In addition, the Examiner also concluded that the DMNP has been prepared in accordance with all other legal requirements, in particular those under paragraph 8(1) of schedule 4B of Town and Country Planning Act (TCPA), in that:

- the DMNP had been prepared and submitted for examination by a qualifying body;
- the DMNP had been prepared for an area that has been designated under Section 61G of the TCPA as applied to neighbourhood Development plans by section 38A of the Planning and Compulsory Purchase Act 2004 (PCPA);
- the DMNP met the requirements of Section 38B of the PCPA (i.e. the Plan must specify the period to which it has effect (to 2031), must not include provisions about development that is excluded development, and must not relate to more than one Neighbourhood Area); and
- the policies relate to the development and use of land for a designated Neighbourhood Area, in line with the requirements of Section 38A of the PCPA.

6.5 Consequently, the Examiner recommended that the DMNP, as modified in accordance with his report met all relevant legal requirements and should proceed to referendum. The Examiner also concluded that the boundary of the referendum (or 'referendum area') should be the same as the boundary of the DMNP. An additional business referendum is not required.

6.6 As stated above, it is important for the Examiner and the LPA to be satisfied that the DMNP is in general conformity with the strategic policies contained in the Telford & Wrekin Local Plan. The Examiner noted that the Parish Council prepared its DMNP policies in the context of and alongside the Local Plan and the Examiner himself had regard for the relevant strategic policies of the Local Plan when making his recommendations. Further, officers are satisfied that the DMNP is in general conformity with the strategic policies contained in the adopted Telford & Wrekin Local Plan.

7. Considerations for Cabinet

7.1 Cabinet must:

- a) consider each of the recommendations made by the Examiner and the reasons for them
- b) decide what action to take in respect of each recommendation
- c) be satisfied that the DMNP meets the basic conditions (see para 6.1 above) and be satisfied that the DMNP is compatible with EU Convention Rights and be satisfied that the DMNP complies with the various requirements referred to at paragraph 6.4 above

OR

be satisfied that the DMNP would meet those conditions, be compatible with those rights and comply with those requirements if modifications were made to the DMNP as recommended by the Examiner.

7.2 In respect of a) and b), Members are recommended to accept each of the Examiner's recommendations and reasons and to agree that all of the Examiner's recommendations be incorporated into a new version of the DMNP (the Donnington & Muxton Neighbourhood Development Plan: Referendum Version September 2021).

7.3 In respect of c) Members are recommended to accept the Examiner's recommendation that the DMNP would meet these conditions, be compatible with these rights and comply with these requirements if his recommended modifications were made to the DMNP and further that these modifications should be made.

7.4 In respect of the area in which the Referendum is to take place, Members are recommended to accept the Examiner's recommendation that the Referendum Area should not change and should be the same as the designated DMNP area.

7.5 If Members accept the Examiner's and officers' recommendations, a Referendum must be held on the making of the DMNP by the LPA.

7.6 If Members are not satisfied in respect of c) above and do not accept the Examiner's recommendations, they must refuse to make the DMNP.

7.7 In any event, Members' decisions and reasoning in these matters has to be published in a decision notice.

8. Preparing for Referendum

8.1 Subject to Cabinet approval, the DMNP will proceed to the next stage; Referendum. The Referendum is organised and carried out by Telford & Wrekin Council. The Referendum will only be carried out in Donnington & Muxton Parish as the Neighbourhood Plan Development area. In accordance with Regulation 4 of the Neighbourhood Planning (Referendums) Regulations 2012 the Council will publish an Information Statement declaring when a Referendum will be held and the questions to be asked no less than 28 working days beforehand. In accordance with Regulation 3, the Referendum will ask whether voters want the Council to use the DMNP to help decide planning applications in the Plan Area.

8.2 It is anticipated that the Referendum will be held, subject to Cabinet approval, on 27 January 2022.

8.3 The key tasks involved in preparing for the Referendum include the preparation of documents and website information for inspection including 'information statement', printing of polling cards and organisation of polling stations similar to those used at local government elections. The organisation of the Referendum will be led by the Council's Policy & Governance Democracy Team in liaison with the Strategic Planning Team and Donnington & Muxton Parish Council.

8.4 If more than 50% of those voting vote in favour of the DMNP, Telford & Wrekin Council must then make the DMNP within 8 weeks of the referendum.

8.5 A neighbourhood plan comes fully into force as part of the statutory development plan once it has been made. If it is made, it will be published on Telford & Wrekin Councils website and used in the determination of planning applications in the Neighbourhood Development Plan area i.e. in the Parish of Donnington & Muxton.

9. Conclusion

9.1 Donnington & Muxton Parish Council is the seventh "qualifying body" in the Borough to progress a NP to this stage, working closely with their community to produce a plan which reflects local views on future development in the Parish and policies which, if the Donnington & Muxton NP is made, will be taken into consideration in the decision making process.

9.2 Subject to Cabinet approval (above), a further report will be brought for Cabinet consideration following the outcome of the Referendum.

10. IMPACT ASSESSMENT – ADDITIONAL INFORMATION

10.1 Once the Donnington & Muxton NP is made, it will become part of the statutory planning framework for the Borough. In accordance with the ethos of neighbourhood planning, the DMNP is based on extensive community engagement and therefore a product of the community with policies reflecting their views. The policies, once modified, are considered to be in general conformity with the adopted Telford & Wrekin Local Plan

10.2 In accordance with legal requirements, planning applications should be determined in accordance with the provisions of relevant Development Plan's which, for the Donnington & Muxton Parish, would include the DMNP as well as the Telford & Wrekin Local Plan. This is unless material considerations indicate otherwise, meaning the DMNP policies must be balanced with other considerations as part of the decision making process undertaken by the Council.

11. BACKGROUND PAPERS

- Donnington & Muxton Parish Neighbourhood Development Plan – Examination / Regulation 15 Consultation Version
- Letter to Telford & Wrekin Council (TWC) accompanying the documents
- Consultation Statement (October 2020)
- Basic Conditions Statement (October 2020)
- Strategic Environmental Assessment Screening Statement
- Habitat Regulation Assessment Screening Statement

Available at: www.telford.gov.uk/DonningtonMuxtonNP

Appendices

Appendix 1 – Donnington & Muxton Parish Neighbourhood Development Plan –Referendum Version

Appendix 2 – Donnington & Muxton Parish Neighbourhood Development Plan Independent Examiners Report

Appendix 3 – Donnington & Muxton Parish Neighbourhood Development Plan – Examination / Regulation 15 Consultation Version

Report prepared by Patrick Mottershead, Senior Planning Policy Officer, Strategic Planning Team Telephone: 01952 384252

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Agenda Item 7: Telford and Wrekin Borough Climate Change Action Plan and Consultation



“I am enormously proud of the work we’ve done to date around reducing our carbon footprint. The reductions Telford & Wrekin Council have managed to achieve over the last two years are frankly staggering.

“We’re using this progress as a springboard to launch further initiatives to support our fight against climate change, both within the council’s own operations and across the whole borough.

“In this report, we are proposing launching an innovative financial product – a Community Municipal Fund Bond – which will be offered to residents. This will be a first for the West Midlands.

“The funding generated from the bonds will help us to deliver key climate change projects that will benefit the community and will also enable local residents and organisations to invest in and make a positive contribution towards the borough becoming carbon neutral.”

Councillor Carolyn Healy, Cabinet Member for Climate Change, Green Spaces,
Natural and Historic Environment

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TELFORD & WREKIN COUNCIL

CABINET – 4 November 2021

TELFORD & WREKIN COUNCIL BECOMING CARBON NEUTRAL UPDATE

REPORT OF DIRECTOR: COMMUNITIES, CUSTOMER AND COMMERCIAL SERVICES

LEAD CABINET MEMBER – COUNCILLOR CAROLYN HEALY, CABINET MEMBER FOR VISITOR ECONOMY, HISTORIC & NATURAL ENVIRONMENT AND CLIMATE CHANGE

PART A) – SUMMARY REPORT

1. SUMMARY OF MAIN PROPOSALS

The next United Nations Climate Change Conference (COP26) is being held in Glasgow this November – with countries from around the world coming together to discuss the global climate emergency. Through the Marches Local Enterprise Partnership, the Council has secured £5k funding to showcase the innovative work being undertaken in the Borough as a part of the COP26 fortnight. The Council has also worked with the Local Government Association on its Pass the Planet campaign to showcase to other local authorities its ground breaking work in being only the second Council in the UK to develop and operate a solar farm.

As COP26 gets underway, this report provides a timely update on what the Council is doing to tackle climate change, both directly and in partnership with others.

The Council has continued to implement its own action plan through the pandemic. The last published update in March 2021 showed that the Council had reduced emissions by 36% in 2019/20 compared to the previous year, building on sustained reductions over the previous 10 years. This report provides a further update on progress in delivering the action plan since March 2021. It is evident that the pandemic has quickened the move towards new ways of working and lessened travel which has enabled a further drop in emissions. Compared to 2019/20, the Council's carbon emissions in 2020/21 reduced by approximately 1,687 tonnes CO_{2e} (33%) from 5,055 tonnes CO_{2e} to 3,368 tonnes CO_{2e}.

The Council has continued to prioritise this work, recognising the need to respond to the climate emergency as well as the pandemic. Section 4.2 of the report sets out the progress that has been made.

The Council realises that in order to deliver the action plan, funding is required to implement the actions. The Council is one of only a very few Councils from across the Country proposing to fund actions through a £1 million Community Municipal Fund Bond (CMB), as set out in Section 4.2.4 of this report. This funding will help to deliver key climate change projects that will benefit the community such as EV charging points, a community forest, as well as a public e-bike hire scheme for the

Borough. The CMB will also enable local residents and organisations to invest in and make a positive contribution to the Borough becoming carbon neutral.

The Council has also continued to play an active role as a member of the Telford & Wrekin Borough Climate Change Partnership in developing a draft action plan to help move the Borough towards carbon neutrality. The Partnership has now completed consultation on the draft plan with 525 people, including children and young people, taking part.

The Council has also run a range of communication campaigns in the last six months to help residents, businesses and communities make changes to reduce their carbon footprints and run plastic free lifestyles. These have included a plastic free litter pick in 8 areas of the Borough, the Ocean Fish Trail art project involving 23 local schools and a new Carbon Watchers pilot that will involve 10 of the Council's Climate Change Champions including the Cabinet Member for Visitor Economy, Historic & Natural Environment and Climate Change, working as a group to reduce their carbon footprint over a 6 month period.

2. RECOMMENDATIONS

That Cabinet:

- a) Notes the progress the Council has made over the last 12 months in its journey to become carbon neutral by 2030 and how the Council will continue to work to reduce carbon emissions from the Council's operations and activities and influence carbon reduction Borough-wide;**
- b) Approves the launch of a £1 million Community Bond as detailed in this report and delegates authority to the Director: Finance and Human Resources to agree terms and any documentation to give effect to the implementation of the bond and any projects as detailed in this report.**
- c) Notes that this report is in relation to the Council's response to the Climate Emergency Declaration and will be referred to Full Council for information as part of the 'Matters Determined by the Cabinet' report.**

3. SUMMARY IMPACT ASSESSMENT

COMMUNITY IMPACT	Do these proposals contribute to specific Co-Operative Council priority objective(s)?	
	Yes	This initiative will contribute to all the Council's priorities but particularly : • Our natural environment is protected – we are taking a leading role in addressing the climate emergency
	Will the proposals impact on specific groups of people?	
	No	
TARGET COMPLETION/DELIVERY DATE	The Council has made a commitment to achieve carbon neutrality in relation to its services and operations by 2030.	
FINANCIAL/VALUE FOR MONEY IMPACT	Yes	<p>A capital allocation of £4m to support Climate Change initiatives is included in the capital programme. This will be allocated to schemes as required within the Action Plan and appropriate finance support provided.</p> <p>The Public Works Loans Board (PWLB) is currently one of the main sources of long-term borrowing for local authorities i.e. borrowing to fund the approved capital programme. Community Municipal Bonds are an alternative to PWLB and are an approved source of borrowing already included in the 2021/22 Treasury Strategy which was agreed by Full Council in March 2021. Dependent on how much money is raised via the bond, funding could be supplemented by PWLB.</p> <p>The gross cost to the Council will be comparable with prevailing PWLB rates for similar durations, including the fee payable to Abundance. It should however, be noted that the Council is currently taking advantage of short-term borrowing, mainly from other Local Authorities, which is currently available at interest rates which are considerably lower than PWLB. However, when borrowing, a</p>

		<p>balance between securing low interest rates and achieving certainty of interest costs has to be achieved and diversification of borrowing sources can help to achieve this. However, the main reason for issuing this bond will be specifically to support climate change.</p> <p>The administration of the bond will be managed by Abundance, including making interest payments to investors and responding to any queries from investors. The Council will make the agreed principal and interest repayments to Abundance. In common with other borrowing sources, there is also an arrangement fee.</p> <p>Abundance was launched in 2012 and is regulated by the Financial Conduct Authority and has a continuity plan that includes appropriate arrangements and safeguards if they were to become insolvent.</p> <p>The Council retains responsibility to manage and deliver the individual projects.</p> <p>PH 22/9/21</p>
LEGAL ISSUES	Yes	<p>The Climate Change Act 2008 (as amended) establishes a legally binding target to reduce the UK's greenhouse gas emissions by 100% by 2050 when compared with the 1990 baseline. At a local level, Section 19(1A) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to include in their local plans, policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change. In the management of its activities, provision of its services and</p>

		<p>performance of its functions, local councils are in a position to play a vital role in meeting the challenges posed by climate change. The Council has wide scope to decide how best to address these challenges.</p> <p>The Council has the power to raise finance through Community Municipal Bonds and due diligence will be carried out prior to the formal launch of the Community Municipal Bond.</p> <p>Implementation of the proposals in this report may give rise to specific legal issues which will be picked up going forward.</p> <p>(IR/EH 29.9.21)</p>
ENVIRONMENTAL IMPACT	Yes	<p>The Climate Emergency declaration was resolved with all party support at Full Council in July 2019 due to extreme concern about the impact of climate change and the urgent need for action. This report provides an update on the Council's Action Plan. Therefore, the actions set out in this report are designed to have a positive effect on the environment and climate. The content and recommendations contained within this report are expected to reduce emissions of CO₂ within the Council and across the Borough.</p>
OTHER IMPACTS, RISKS & OPPORTUNITIES	Yes	<p>Risks: The Climate Change Committee Independent Assessment of UK Climate Risk for the UK's third Climate Change Risk Assessment (CCRA3), published in June 2021¹ sets out the priority climate change risks for the UK.</p> <p>In summary, risks in the report were:</p> <ul style="list-style-type: none"> • The impacts of climate change on the natural environment.

¹ <https://www.ukclimaterisk.org/wp-content/uploads/2021/06/CCRA-Evidence-Report-England-Summary-Final.pdf>

		<ul style="list-style-type: none"> • An increase in the range, quantities and consequences of pests, pathogens and invasive species. • The risk of climate change impacts, especially more frequent flooding and coastal erosion, causing damage to infrastructure services. • A reduction in public water supplies due to increasing periods of water scarcity. • The impact of extreme temperatures, high winds and lightning on the transport network. • The impact of increasing high temperatures on people’s health and wellbeing. • Increased severity and frequency of flooding. • Disruption to the delivery of health and social care services due to a greater frequency of extreme weather. • Damage to cultural heritage assets as a result of temperature, precipitation, groundwater and landscape changes. • Impacts internationally that may affect the UK, such as risks to food availability, safety and security, risks to international law and governance from climate change that will affect the UK, international trade routes, public health. <p>Therefore there are significant risks as outlined should the Council fail to mitigate climate change and ensure that residents, businesses and the natural environment are able to adapt to the future climate.</p>
IMPACT ON SPECIFIC WARDS	No	Borough-wide impact

PART B) – ADDITIONAL INFORMATION

4. INFORMATION

4.1 BACKGROUND

4.1.1 Global Context

The Sixth Intergovernmental Panel on Climate Change (IPCC) report² published in August 2021 provided the starkest warning to date on climate change with some changes to the climate deemed to be irreversible.

It states that within the next twenty years, temperatures will likely rise by 1.5 degrees above pre-industrial levels. Drastic reductions in greenhouse gas emissions are required to prevent this unprecedented change.

World Leaders from 197 countries will meet for the 26th 2021 United Nations Climate Change Conference (COP26) this November in Glasgow. Countries will be asked to bring forward ambitious greenhouse gas emissions targets.

The UK's goals for COP26 are:

- Secure global net zero by 2050 and keep 1.5 degrees within reach.
- Adapt to protect communities and natural habitats.
- Mobilise finance.
- Work together to deliver.

4.1.2 National Context

In 2019 the Government amended the Climate Change Act and committed the UK to achieving net zero by 2050.

On 20th April 2021 the Government announced that it would reduce emissions by 78% by 2035 compared to 1990 levels as part of its carbon budget³.

4.1.3 Local Action

Since declaring a Climate Emergency in July 2019, the Council has produced annual updates to the Council's Climate Change Action Plan – this will be the third update.

The baseline report in February 2020 noted emissions had fallen by 44% from 14,173 tonnes CO_{2e} to 7,958 tonnes CO_{2e}, from 2005 to 2018.

The March 2021 update report noted that the Council had continued to make progress, the Council's carbon emissions in 2019/20 reduced by approximately 2,903 tonnes CO_{2e} (36%) from 7,958 tonnes CO_{2e} to 5,055 tonnes CO_{2e}.

² <https://www.ipcc.ch/report/sixth-assessment-report-working-group-i/>

³ The UK's carbon budgets place a restriction on the total amount of greenhouse gases the UK can emit over a five year period.

4.2 CARBON NEUTRAL COUNCIL

4.2.1 Carbon Emissions 2019/20

The Council has continued to monitor emissions from the following activities:

- Corporate estate;
- Street lighting;
- Transport and travel.

Compared to 2019/20, the Council's carbon emissions in 2020/21 reduced by approximately 1,687 tonnes CO_{2e} (33%) from 5,055 tonnes CO_{2e} to 3,368 tonnes CO_{2e}.

Reductions in emissions have been through undertaking actions from the Council's Climate Change Action Plan as well as through new ways of working which the Council has brought forward, in part due to the pandemic.

Electricity from the corporate estate and street lighting has continued to reduce due to the enhanced green energy tariff as well as the Council's continued commitment towards retrofitting its estate. For example:

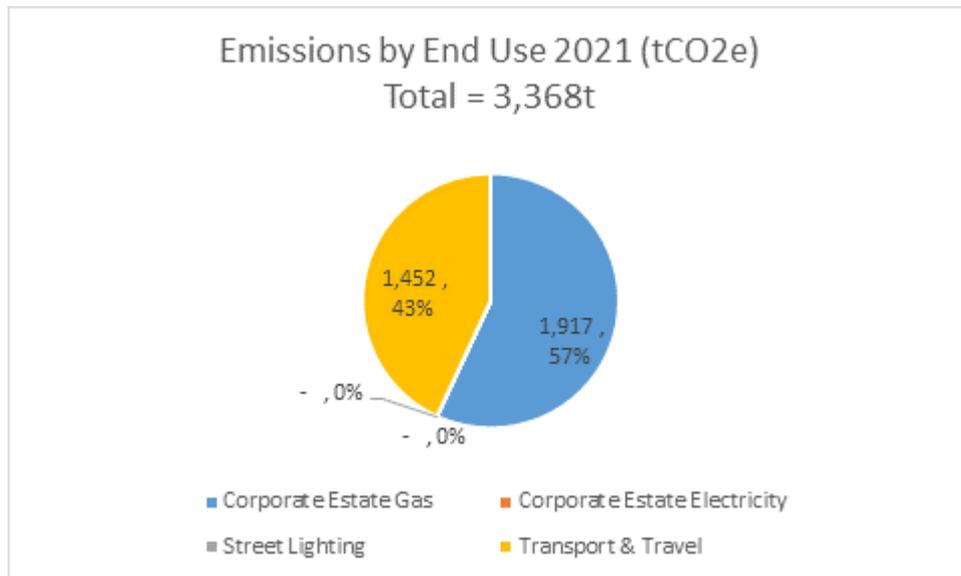
- Street lighting conversion from traditional street lights to LED lighting is now at 99.31% with only 130 lights left to be converted;
- All council owned car park lights and high masts have now been converted to LED lighting;
- 87% of newly adopted street lights have been converted to LED lighting, with only 32 to be converted once they have been adopted.⁴

In regards to transport and travel, due to new ways of working, staff travel has reduced by more than half. To continue to keep staff travel as low as possible, while not affecting service delivery, the Council has commissioned a staff travel plan which is due to be completed to outline measures to sustain this reduction in travel. The Council has also:

- organised a promotion campaign in September 2021 on the Zenith Salary Sacrifice Car Lease Scheme to highlight offers to staff on electric vehicles and to provide information on EVs;
- started the procurement process to procure 6 EV vans for the Enforcement Team, saving approximately 12,908t CO_{2e} adding to the 6 EV vans brought for the team last year;
- started the procurement process to procure 2 e-bikes for enforcement officers.

⁴ All new street lighting within the borough must be in accordance with the specification outlined within the Telford & Wrekin Council Street Lighting Design Guide, August 2017. This stipulates LED luminaires. All new developments requiring street lighting will not gain the necessary approvals and subsequent highway adoption without providing LED lighting in accordance with this document. The only exception being with the adoption of older sites which were constructed prior to this design guidance.

The pie chart below shows that the Council's remaining residual carbon footprint was from gas use from the corporate estate:



A lot of Council buildings are controlled by building management systems to control energy demand and usage. The Council has high efficiency boilers installed. Additionally, the Council successfully applied for funding from the Public Sector Decarbonisation Fund to install air source heat pumps and improved insulation at Newport Leisure Centre. The Newport tender process will close early November 2021. The Council are also actively exploring with West Mercia Energy the purchase of bio-methane certificates to offset natural gas consumption in the short term, while reducing gas consumption in total.

The case studies below provide a snapshot of some of the actions completed since the last update report in March 2021. Some of these actions have contributed to reducing the Council's own emissions and some are more community-focused where the Council has played a leadership role to support the wider Borough becoming carbon neutral.



Veolia support the Master Composter scheme. The scheme raises awareness of composting to the public and encourages support for community schemes. 61 hours has been spent on advice and training with local community gardens and allotments.

Retrofit works started on Oakengates Leisure Centre for Solar PV in August 2021 (picture of the installed PV at Oakengates Leisure Centre). The expected annual kWh: 70,106. CO₂ Emissions Avoided: 132,284kg per annum. Funding from SePuBu received: £34629

The Council have installed two EV charging points at Southwater multi-storey car park, two at Granville House and one each at the following industrial units throughout the borough: Heath Hill, Madeley, Hadley Park and Ironbridge for Council vans and contractor use.

The Outdoor Education (OES) promotes sustainability and carbon neutrality. Arthog Wales, Arthog Outreach and Sky Reach High Ropes have embedded this ethos which is evidenced in national quality benchmarks - Association of Heads of Outdoor Education Gold Standard.

Overall, good progress has been made again in reducing carbon emission reductions in 2020/2021. However, the pandemic has accelerated the reductions. The council will continue to invest in actions to keep on this trajectory.

4.2.2 Carbon Sequestration (Storage)

There is also a Biodiversity Crisis, the action plan includes a range of projects to enhance, restore and create heathland, species rich grassland, wetland habitats and woodland. Protecting and enhancing habitats also protects a range of species. Further details will be published in a Local Nature Recovery Strategy.

At a minimum the draft Local Nature Recovery Strategy will set out proposals to enhance, restore or create up to: 15ha of heathland 30ha of species rich grassland, and 25ha of wetlands on land in the direct ownership of the Council.

The Environment Bill is to be assented in autumn 2021 and the Local Nature Recovery Strategy is reliant on the progress of the Bill and the associated guidance which will be released following assent. In the meantime, the Council has secured funding from Natural England and has launched a habitat mapping project in September 2021 with

volunteers and local specialists. The volunteers have been registered and the training dates have been set.

The 15ha of heathland and 30ha of species rich grassland, in the direct ownership of the Council will start to be delivered in winter 2021.

The Council also secured Green Recovery Challenge funding with the national charity 'Buglife' to deliver grassland enhancements at Rough Park Meadow. This work is underway and will be delivered by September 2021.

To make sure developments contribute towards the maintenance and/or extension of the Borough's Canopy Cover, the Council are drafting a Tree Replacement Standard for development applications which result in tree loss. This will assist in maintaining the Borough's 15% tree canopy cover, the standard will be published in November 2021.

The Council launched the Trees4TW initiative in November 2020 as part of National Tree Week, delivered 8,600 trees to local residents and landowners. Due to unprecedented demand, another 5,925 trees and hedgerow species are now being delivered to people who had applied for trees last planting season. These trees will store approximately 1452500kg⁵ of carbon per year.

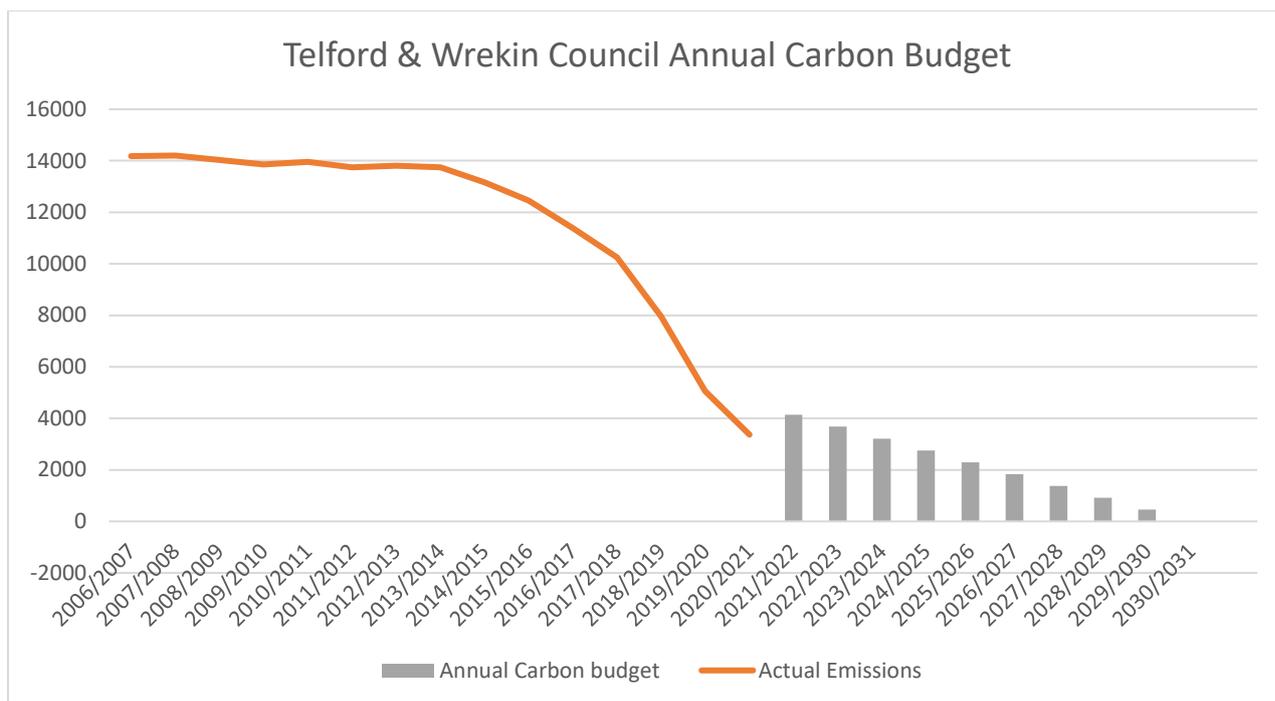
To encourage further tree planting, the Council launched the Seeds4TW campaign in September 2021 to encourage residents, schools, organisations to grow trees from seed which can be found in public spaces for free all over the Borough. The dominant species within the borough range from: Maple, Oak, Ash, Beech, Birch, Hawthorn, Cherry, Poplar, Willow, Lime, Alder; to Pine.

The Council is also supporting the Queen's Green Canopy project www.queensgreencanopy.org, which is a national campaign encouraging people to plant a tree to commemorate Her Majesty's service over the last 70 years. It will also create a lasting environmental legacy for future generations. The Council is donating mature trees to be planted in a public space in every Town and Parish. The Council will also be planting additional trees on its own land and will be encouraging residents, schools and land-owners to 'plant a tree for the jubilee'.

4.2.3 Future Commitments

The Council's future pathway to becoming carbon neutral by 2030 is set out in the carbon budget below. A carbon budget is the cumulative amount of carbon dioxide (CO₂) emissions permitted over a period of time to keep within a certain temperature threshold.

⁵ CO₂ storage for 14525 trees based on a tree absorbing CO₂ at a rate of 10kg per year, <https://granthaminstitute.com/2015/09/02/how-much-co2-can-trees-take-up/> and <https://www.greenenergyconsulting.co.uk/treeplanting.php>



This is based upon an annual carbon footprint as follows:

Year	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
Carbon Footprint (tCO _{2e})	4,136	3,676	3,217	2,757	2,298	1,838	1,379	919	460	0

As depicted, the Council is well underway to meeting its carbon neutral target, however as noted previously, the acceleration of carbon reductions has been due to the pandemic and the resultant new ways of working. The Council is keen to embed these positive changes through its accommodation review and the staff travel plan. Some of these changes which have now been embedded include, blended ways of working for office based staff and the use of Teams to avoid unnecessary journeys.

4.2.4 Community Municipal Investments

The Council is seeking the opportunity to use community municipal bonds to fund some of the projects in the action plan. The community bond will be focused on capital schemes.

The Council has a commitment to become carbon neutral by 2030, whilst at the same time has to identify funding to achieve this priority. There is an opportunity for the Council to help address these challenges through the issuing of 'Climate emergency bonds' that utilise individuals' spending power to deliver schemes comparable to the Public Works Loans Board (PWL) rate.

The Council would have the ability to raise finance, as an alternative to PWLB but this finance would come via residents and investors investing in a community bond specific to Telford & Wrekin Council.

The scheme works, and is structured, as a bond. The scheme would be an accessible way for people to invest in green projects locally with £5 being the minimum investment. Investments are for a fixed period and investors will receive income at regular intervals.

The bond would be issued with the help of a company, Abundance⁶, who are FCA (Financial Conduct Authority) registered and would administer the bond (<https://www.abundanceinvestment.com/>).

The scheme would work by the Council selecting specific actions from the action plan. The selected actions would need to be capital in nature as the bond would need to fund capital works just as PWLB borrowing does at present. The selected actions would need to be at a minimum of £1m. It is proposed that the Council will select climate change initiatives such as a community forest, a multi partner electric vehicle framework across car parks in Telford and Wrekin and a public e-bike hire scheme for the Borough. This would clearly meet the Council's strategic priority for '*Our natural environment is protected – we are taking a leading role in addressing the climate emergency*'. This platform would then provide the Council with the ability to communicate effectively with residents and investors on the schemes selected.

The gross cost to the Council for the bond will be comparable with the prevailing PWLB rates for similar durations, including the fee payable to Abundance.

It should also be attractive as local authorities are seen as a relatively low risk for investors, whilst still offering an attractive return to the investor. There is a further benefit as the investment would have a very strong social and ethical basis for the investor, which is becoming increasingly important to the financial market and individuals.

The issuing of the bond and regular interest payments, gives the Council a good opportunity to communicate and engage with investors, so that the Council can promote what the investment has delivered for the Council's Climate Change Action Plan. The Council will also be able to promote future schemes that it is completing as part of the action plan and engage with residents and investors on these.

⁶ Abundance is an FCA regulated investment platform founded in 2012.

The investor also has the ability to donate their financial return of interest back to other community climate change projects rather than take this as a financial return to support additional hard to fund measures and research indicates that there is appetite for this.

West Berkshire Council Case Study

2020 saw West Berkshire Council successfully issue the UK's first ever local government green bond.

The West Berkshire bond raised £1 million in less than three months, financing rooftop solar panels on Council buildings, expansion of cycleways, flood defence work and installation of LED lighting on traffic lights.

The CMI offered returns of 1.2% per year, over a 5 year term, using an annuity structure to repay capital in instalments over the life of the bond. The minimum investment level was £5. The £1 million target was reached ahead of schedule, closing on 10th October 2020. It attracted 640 investors, with a quarter investing £100 or less.



Time of raise: it took 87 days to raise the full £1m, with the offer closing 7 days ahead of schedule. Funds could have been raised quicker but the raise period was kept long at 3 months to maximise the time available to communicate to residents.



Transfer of funds: the minimum raise amount was £50k. Once this target was reached money was transferred to the Council on a periodic basis.



Pricing: the bond was priced including fees at 50 basis points below the PWLB certainty rate on the day the bond was issued, resulting in an interest rate of 1.2%. The Council carried the risk that PWLB rates might change over the raise period; however the bond rate remained cheaper across the raise period.



Donation: the bond included a mechanism by which investors can donate a proportion of their interest back to the Council to further accelerate action on climate change. (At the time of writing the case study, the first interest payment has not been made so the performance of this feature is not known.)



Social Impact: the social impact of the bonds will be assessed over the first couple of years of the bond term via two academic research projects, being led by Trinity College Dublin, and the University of Leeds. The research will be published 2021-23.

640 investors overall

10% of investors from West Berkshire postcodes

22% of money raised came from West Berkshire

25% of investors invested £100 or less



A CMB is a bond or loan instrument issued by a Local Authority directly to the public via an internet based crowdfunding platform. Due to the low-cost nature of crowdfunding, CMBs can be issued via an online process at rates which are comparable with Public Works Loan Board borrowing rates and terms, while also providing a competitive investment product for local savers and investors. The bonds are targeted at people living within the area of the issuing authority but are also available to people living across the UK. CMBs are built to prioritise individual

investment but are compatible with the requirements of institutional investors such as pension funds.

As a part of this report the Council is asking for approval to officially launch the community bond for the authority to raise funds to deliver climate change actions.

4.3 CARBON NEUTRAL BOROUGH

The Council has played a key role in supporting others in the Borough to tackle climate change and improve the Borough's environment:

4.3.1 Telford and Wrekin Climate Change Partnership Action Plan

To address the Climate Emergency, the Council set up the Telford and Wrekin Climate Change Partnership. Through the Partnership, the Council is working collaboratively with businesses, educational establishments, community groups, Town & Parish Councils and other public sector organisations, using our partners' knowledge and expertise to develop the Borough Action Plan for the Borough to become carbon neutral by 2030.

The Borough Action Plan was drafted by the Partnership and consulted upon with the residents of the Borough from 21 June 2021 – Friday 30 July 2021.

The Climate Change consultation⁷ was carried out in two parts:

Online borough wide survey – The survey focussed on the 6 thematic areas⁸ within the draft plan. For each thematic area respondents were asked to prioritise the actions the Partnership has identified based on how strongly they thought these actions would contribute to reducing the Borough's carbon emissions.

⁷ To gain as much traction as possible for the consultation, the Council hosted a 'virtual' live Q&A session on Facebook with panel members from the Partnership and chaired by Cllr Carolyn Healy. 1,954 minutes of the content was viewed. It generated 65 live viewers, 75 live comments and 23 comments.

The consultation overall had:

- o 164.8k reach
- o 39.5k impressions
- o 188 link clicks
- o 23 comments
- o 34 likes
- o 51 shares
- o Generated 1,627 hits on the consultation page

The campaign led to:

- 150 comments on the consultation with 138 completions

⁸ Transport; Energy; Learning, Communications and Public Engagement; Agriculture, Forestry and Other Land Use; Buildings; Industry

Overall, respondents were satisfied with the Partnership's approach to tackling climate change (respondents were asked to rank this question on a scale of 0 – 10 with the average rating being 6.59).

A summary of the top priority by theme are set out below:

- **Transport**
Promote sustainable transport campaigns across the borough
- **Energy**
Explore the possibility of running a large scale solar panel project on the roof of a local industrial estate.
- **Learning, Communications and Public Engagement**
Actively promote different green volunteer projects/opportunities as they arise.
- **Agriculture, Forestry and other Land Use summary**
Identify suitable land for tree-planting and re-establishing hedgerows/extending existing hedgerows.
- **Buildings**
Encourage all developers to build in an eco-friendly way.
- **Industry**
Support, expand and promote the borough's existing repair cafes – where tools and materials are available to fix broken goods, rather than throwing them away.

Children and young people's consultation – classroom based activity

Primary school children in Telford and Wrekin participated in a series of classroom-based climate change workshops. The consultation involved 387 children, ages 6 to 11, from 14 different classes.

The in-person workshops provided the opportunity for discussion and gave the children a forum to share their ideas, to ask questions, and to expand their understanding of climate change issues.

As with the online survey, these workshops focussed on the 6 thematic areas of the action plan but the themes/actions were adapted through discussion with the children to make it easier for them to understand and relate to, including colourful slides to accompany the words. A summary of the main results are set out below:

Ranking the themes in order of priority:

1. **Trees and biodiversity**
Plant different species of trees. Look after them so the trees can store carbon and clean the air
2. **Renewable energy**
Solar Panels on schools and other buildings
3. **Growing food and farming**
Promote growing vegetables and fruit
4. **Learning and sharing**

Have eco warriors/champions help others learn to take planet friendly actions.

5. Sustainable transport

Convert buses to use clean energy – for example electric or hydrogen.

6. Places where we work

Share information on how to recycle properly and promote the waste hierarchy

This information will now be used by the Partnership to finalise the plan and to prioritise delivery of the actions in the Borough Climate Change Action Plan for the short, medium and long term. The full results of the consultation are available at www.sustainabletelfordandwrekin.co.uk

4.3.2 Climate Change Fund

In February 2021, Telford & Wrekin Council launched its Climate Change Fund to help organisations in the Borough to deliver projects aimed at addressing climate change or environmental sustainability. Funding of £100,000 was originally allocated to provide grants to a wide range of organisations, including small businesses and applications were invited for projects which fell within one of the four categories:

- Improve energy efficiency in existing buildings
- Provide renewable/low carbon energy generation
- Sustainable travel
- Reduce waste

Grants could be applied for up to £5000 for community organisations and up to £2500 for businesses, with all applicants required to provide match funding.

The scheme proved extremely popular with 69 applications received. Due to the quality of bids received, £11,000 additional funding was issued and 30 grants have now been awarded, with a number of projects already underway. A more detailed update on this scheme will be reported to Cabinet in the New Year.

Due to the unprecedented demand to the Council's Climate Change Fund, the Council has committed further funds and reached out to those organisations whose applications did not quite make the final cut to apply for the further funds which have been made available in a closed round this autumn.

4.3.3 Plastic Free

The Council has made a commitment to remove all single-use plastic from the Council's operations and activities, replacing them with sustainable alternatives by 2023. Alongside, the Council has established the Plastic Free Taskforce, which is a partnership consisting of educational establishments, local businesses, community organisations and Town Councils all working together to achieve plastic free community status across the borough.

In January 2021, the Taskforce developed a high level action plan based around the key criteria to become a plastic free community. All Town Councils have signed up

to achieve the plastic free status. The Council have also introduced a new recycling process into the Street Champion scheme - they now have additional clear bags they can use to separate recycling into (this is in addition to the blue bags for general waste).

Working in partnership with Town/Parish Councils, local business and stakeholders, the Council will begin by installing dual-recycling bins across high footfall areas (including but not limited to Oakengates, Newport and Wellington) in the Borough including Telford Town Park and the Borough's Parks. By the end of October 2021 a pilot will be in the Town Park.

A Green Guide is being produced by the Taskforce, which will offer practical advice for local businesses and other organisations on how to improve sustainability, including reducing single-use plastics and their carbon footprint. It will also enable visitors of the site to find local businesses that are already engaged on this agenda so they know where they can go to support them, where to go to refill etc.

4.3.4 Community Engagement

Since the Climate Emergency Declaration, the Council has been committed to raising awareness amongst residents, local communities and businesses of the impact of climate change and the positive steps that people can take to reduce this.

The Council has run a programme of communication campaigns over the last 6 months, which included:

➤ **The Great British Spring Clean 28 May – 13 June 2021**

[Great British Spring Clean 2021 - Plastic Free Litter Picking in Telford and Wrekin - YouTube](#)

On 11 and 12 June 2021, Telford & Wrekin Council and local communities came together to support Keep Britain Tidy's annual Great British Spring Clean. Councillors, council staff, Street Champions, Climate Change Champions, Community Action Teams, community groups, individuals and businesses all got involved across Telford and Wrekin to pick litter from our streets.

Communities that took part with local Plastic Free litter picks this year were:

- Rough Park, Woodside
- Ironbridge
- Dawley Pools
- Dawley Park and Malinslee
- Wellington area
- Oakengates/The Cockshutt
- Admaston Green
- Hollinswood Primary School

From the organised events we had 85 bags of general waste and 56 bags of recycling with approximately 250-300 people taking part.

➤ **Ocean Fish Trail (August 2021)**



An Ocean Trail art installation made up of 24 giant fish debuted at the Telford Balloon Fiesta before going on display in the Town Park's Chelsea Gardens. The art project is a partnership between Telford & Wrekin Council and the British Ironwork Centre to help educate schoolchildren and raise awareness of the need to protect our oceans and marine life from deadly plastics pollution. This project has engaged young people to learn about the impact

plastic is having on our oceans. The fish were decorated by pupils from 23⁹ schools in Telford and Wrekin, and the shoal was joined by the prototype created and decorated by the Ironworks Centre. Each school has painted and decorated their fish to their own design, creating a colourful trail that will catch the eye of passers-by and help raise awareness of the plight of our oceans and marine life.

- **Pass the Planet (September 2021)** - In the run up to COP26, the Local Government Association (LGA) are showcasing best practice from councils across England and Wales through their Pass the Planet campaign <https://www.local.gov.uk/pass-the-planet>. With the UN Climate Change Conference (COP26) being hosted in Glasgow this November, the LGA are using the opportunity to share and showcase the work councils are doing to address climate change. Through Pass the Planet, the LGA are promoting good practice to support universal learning and share innovative solutions which other councils can scale up or replicate. Our solar farm is showcased as an example of best practice, <https://www.local.gov.uk/case-studies/telford-wrekin-council-publicly-owned-solar-farm>

A calendar of communication will continue during 2022. As well as linking in to national and international campaigns, the Council has also been successful in obtaining £5k via the Marches LEP from BEIS (Department of Business Energy and Industrial Strategy) to host events as part of a regional green zone in the Marches to promote COP26 from 31st October to 12th November 2021. One of the events will showcase local narratives around carbon reduction projects that have been delivered through low carbon funds, such as the Marches Renewable Energy grant and through the Councils own Climate Change Fund. This will demonstrate what businesses and organisations are doing in the Borough to support Net Zero ambitions.

The second event will take the Ocean fish trail on tour – we will take 4 or 5 of the fish to schools in the borough that were not a part of the 23 participating schools.

⁹ Schools taking part in the project were: Apley Wood Primary School; Coalbrookdale & Ironbridge CE Primary School; Grange Park Primary School; Hadley Learning Community Primary; Halesfield Day Nursery Centre; Hollinswood Primary School; Ladygrove Primary School & Nursery; Lawley Primary School; Lilleshall Primary School; John Fletcher of Madeley Primary School; Millbrook Primary School & Nursery; Newport Girls' High School; Newport Infant School; Old Park Primary School & Nursery; Randlay Primary School & Nursery; St Lawrence C of E Primary School; St Matthew's CE (Aided) Primary School and Nursery Centre; St Peter's CE Primary & Nursery School; Telford Priory School; Tibberton CE Primary School; Woodlands Primary and Nursery School; Wrockwardine Wood Infant School & Nursery; Wrockwardine Wood Junior School

Assemblies will be delivered at the schools to children with the fish on site. The assemblies will educate the children on the topic of single use plastic pollution. One assembly will be recorded to showcase the assembly to all other schools that are interested in and out of the Borough.

To further extend the reach of this successful project, we propose to take the fish to the Arthog centre, Fairbourne beach (North Wales), on Friday 5th November 2021. Approximately 50 Children from the borough's primary schools will be present. The fish will be taken onto the beach and a short talk delivered to the children on plastic pollution. A template of a large fish will be drawn in the sand. A litter pick will be undertaken with the children at the beach and the children will fill the fish template with the plastic litter found.

The Council's volunteering opportunity - **Climate Change Champions**, now have 22 signed up from across the Borough. The Carbon Watchers project will be piloted by some of the volunteers including the Cabinet Member for Visitor Economy, Historic & Natural Environment and Climate Change to assess, evaluate and reduce their own carbon footprint. This initiative will be launched during COP26.

This is a pilot 6 month programme where the volunteers will be able to enter general information about their carbon usage in their lifestyle (e.g average meter readings, meat vs non-meat diet, shopping habits etc) into an online carbon calculator once a month. The volunteers will be asked to meet as a group with the project coordinator, on a monthly basis, to discuss progress and ways of reducing their emissions. The Council will evaluate the pilot at the end, to see if it can be rolled out borough-wide.

5. **PREVIOUS MINUTES**

None.

6. **BACKGROUND PAPERS**

IPCC, 2021: Climate Change 2021: The Physical Science Basis. Contribution of Working Group I to the Sixth Assessment Report of the Intergovernmental Panel on Climate Change [Masson-Delmotte, V., P. Zhai, A. Pirani, S.L. Connors, C. Péan, S. Berger, N. Caud, Y. Chen, L. Goldfarb, M.I. Gomis, M. Huang, K. Leitzell, E. Lonnoy, J.B.R. Matthews, T.K. Maycock, T. Waterfield, O. Yelekçi, R. Yu, and B. Zhou (eds.)]. Cambridge University Press. In Press.

**Report prepared by Harjot Rayet, Climate Change & Sustainability
Coordinator, Telephone: 01952 384219, Email: harjot.rayet@telford.gov.uk**

Agenda Item 8: 2021/22 Financial Monitoring



“Ten years of sound financial management means that our latest budget position is a balanced one but our longer term financial future is less certain.

“We pride ourselves on running some of the best services in the region, with the lowest council tax, but the continued impact of the pandemic on our income streams and the Government’s intention to fund adult social care through local taxation means that council tax affordability and how we fund vital services in the future will become an issue we need to consider very carefully.

“In the coming months, we will be seeking the views of the community on our approach to managing the council’s finances as we move into the budget setting process for the coming years.”

Councillor Rae Evans, Cabinet Member for Council Finance and Governance

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TELFORD & WREKIN COUNCIL

CABINET – 4 NOVEMBER 2021

COUNCIL – 18 NOVEMBER 2021

BUSINESS & FINANCE SCRUTINY COMMITTEE – 16 DECEMBER 2021

2021/22 FINANCIAL MONITORING REPORT

REPORT OF THE DIRECTOR: FINANCE & H.R. (CHIEF FINANCIAL OFFICER)

LEAD CABINET MEMBER: CLLR RAE EVANS

PART A) – SUMMARY REPORT

1.0 SUMMARY OF KEY ISSUES

1.1 2021/22 Revenue

Despite a decade of austerity, the Council has a long track record of effectively managing its financial position. Sound financial management has meant that it has been reasonably well placed to withstand the financial impacts of the pandemic compared to some other councils. However, very significant challenges are now apparent both in the budget for the current year and, particularly, in the outlook for future years. Government Covid support has been of a one-off nature and has now largely come to an end. In many cases such as the income guarantee scheme only a proportion of the shortfalls faced by the Council have been compensated placing additional challenges on the overall financial position.

In addition to the financial impacts of the pandemic, the Council has seen additional demand and increasing costs for many services, including Adult Social Care and Children's Safeguarding. The projected outturn position is currently expected to be over budget by £0.5m at year end which is a deterioration of £0.43m compared to the position reported to Cabinet In July. Projected service pressures are currently £4.68m. Adding the £1m anticipated funding shortfalls relating to business rates (which will result in a deficit balance carried forward to next year on the collection fund) takes the total pressure to £5.68m against which the £5.18m emergency response funding will be applied leaving a residual current projection of £0.5m overspend by year end. This is prior to using the Council's budget contingency and prior to any further Covid grant funding from the Government. Projections will continue to be updated and refined in the remainder of the year.

Summary	Variation	Variation	Movement
	£m	£m	
	Current	July Cabinet	
Projected total pressure on service budgets	+4.677	+4.244	+0.433
add estimated shortfall relating to business rates	+1.000	+1.000	0.000
Total pressure	+5.677	+5.244	+0.433
Emergency response funding	(5.179)	(5.179)	0.000
Net Position	+0.498	+0.065	+0.433

There are a number of variations from the approved budget. As expected many of these continue the trend seen last year. Projections will be refined and updated as the year progresses, the key variances are shown below:

Children's Safeguarding & Family Support – Children in Care Placement costs, such as additional children with complex needs coming into care and increased placement fees	+£1.892m
Adult Social Care – total projected overspend; this includes increased costs currently projected in relation to long term care purchasing; short term reablement costs; and staffing costs, offset by use of reserves and partner contributions.	+£2.972m
Income losses, including <ul style="list-style-type: none"> - Property Investment Portfolio - rental income shortfalls - Leisure income - Car parking income - Arthog - Catering <p>Clearly it is important to remember that whilst income is below target in these areas, significant levels of income are still being achieved which is helping to support the Council's overall financial position.</p>	+£0.132m +£0.635m +£0.185m +£0.332m +£0.556m

As well as the potential ongoing impact of Covid-19, the funding outlook for the medium term is extremely uncertain.

The Spending Review (SR21), which sets Government departmental budgets and will inform the Council's 2022/23 and medium term Service & Financial Planning Strategy, was announced on 27 October which was after this report had been finalised. Detailed information on funding for the Council for 2022/23, and potentially later years, will not be known until the Local Government Finance Settlement later in the year.

In September, the government published its plans for Health and Social Care which represents the first stage of reforms in relation to Adult Social Care funding. This includes making an additional £12bn available for health and social care over the next 3 years (funded through a new ring-fenced UK-wide 1.25% Health and Social Care Levy). As a large employer this is likely to cost the Council in the region of £0.725m in 2022/23 although the Government have indicated that councils will be compensated for this additional cost but there was no indication that councils would receive additional funding to meet the significant pressures currently being faced. The national Local Government Association has warned that Councils in England currently face costs of around £8bn by 2024-2025 simply to keep vital services functioning at their current levels. The current lack of any clarity over the funding settlement for the Council for next year as well as rising demand for key services, rapidly increasing energy costs and remaining uncertainty over the course of the pandemic combine to make it very difficult to make meaningful projections of the likely budget position for future years. However, it is clear that with the significant increase in the Government's debt as a result of responding to the pandemic that the financial climate ahead will still be one of significant financial challenge over the medium-term for local authorities.

1.2 **Capital**

The capital programme totals £82m for 2021/22 which includes all approvals since the budget was set. At the time of compiling this report projected spend was 85% of the budget allocation. Historically spend is geared towards the end of the year; any ongoing impact of Covid-19 will be monitored and projections updated as more information becomes available.

1.3 **Corporate Income Collection**

Covid-19 continues to have an impact on collection rates in 2021/22 with income collected in relation to Council Tax, Business Rates and Sales Ledger currently slightly behind the targets set.

It is difficult to predict the ongoing impact of Covid-19 on income collection and the position will be closely monitored during the year. Ultimately, all debt will be pursued and will continue to be collected after the end of the financial year with all appropriate recovery avenues being pursued.

2.0 **RECOMMENDATIONS**

Members are asked to:-

- | |
|---|
| <p>(i) Note the 2021/22 revenue budget position which continues to be impacted by the Covid-19 pandemic and recommend that Full Council approve the use of balances detailed in section 5.1</p> |
|---|

- (ii) Note the position in relation to capital spend and recommend that Full Council approve the changes to the capital programme detailed in Appendix 3
- (iii) Note the collection rates for NNDR, council tax and sales ledger

3.0 SUMMARY IMPACT ASSESSMENT

COMMUNITY IMPACT	Do these proposals contribute to specific Co-operative Council priorities?	
	Yes	Delivery of all priorities depend on the effective use of available resources. Regular financial monitoring in the financial management reports helps to highlight variations from plan so that action can be taken to effectively manage the Council's budget.
	Will the proposals impact on specific groups of people?	
	No	
TARGET COMPLETION/DELIVERY DATE	To outturn within the budget set for 2021/22 at 31/3/22.	
FINANCIAL/VALUE FOR MONEY IMPACT	Yes	The financial impacts are detailed throughout the report.
LEGAL ISSUES	No	None directly arising from this report. The S151 Officer has a statutory duty to monitor income and expenditure and ensure that the Council takes action if overall net overspends /shortfalls emerge.
OTHER IMPACTS, RISKS & OPPORTUNITIES	No	Budget holders actively manage their budgets and the many financial risks and challenges that council services face, examples include the risk of a particularly harsh winter which would impact adversely on the winter gritting and adult social care budgets, the increasing dependency on income from a wide range of activities and the risk of interest rate movements, the risk of changes in legislative or accounting requirements impacting on budgets etc. The Council has comprehensive risk management arrangements in place, which are

		reviewed and updated by the Senior Management Team.
IMPACT ON SPECIFIC WARDS	No	

PART B) – ADDITIONAL INFORMATION

4.0 2021/22 REVENUE BUDGET

4.1 Financial management is the responsibility of budget holders and is supported by Finance staff using a risk based approach: following considerable reductions in finance resources through savings exercises in previous years, more focus is given to higher risk areas (high value/more volatile); less frequent financial monitoring is undertaken on budgets deemed to be medium to lower risk.

4.2 The overall 2021/22 budget position is summarised in the table below:

Service Area	Net Revenue	Variation	Movement	Total Current Variation
	Budget	08/07/2021 Cabinet		
	£'000	£'000	£'000	£'000
Prosperity & Investment	(5,039)	443	(4)	438
Finance & HR	12,777	(1,058)	(1,672)	(2,730)
Policy & Governance	849	0	0	0
Children's Safeguarding & Family Support	36,448	1,148	941	2,089
Education & Skills	11,941	802	92	894
Adult Social Care	48,521	1,982	990	2,973
Health, Wellbeing & Commissioning	2,395	0	0	0
Neighbourhood & Enforcement Services	30,061	(218)	38	(180)
Communities, Customer & Commercial Services	3,836	974	572	1,546
Housing, Employment & Infrastructure	1,984	261	(47)	214
Corporate Communications	0	0	0	0
Council Wide (incl. Covid Funding)	(12,759)	(5,269)	(477)	(5,746)
Overall Service pressure	131,014	(935)	+433	(502)
Council Tax/Business Rates impact		1,000	0	1,000
Total including CT and Rates	131,014	65	+433	+498

The main changes since the last report are shown in the table below:

Variations £m	Cabinet – 08/07/21	Change	Current Variation
Finance & HR – additional benefits from active Treasury Management	-1.100	-1.250	-2.350
Children’s Safeguarding & Family Support – CIC placements	+0.688	+1.204	+1.892
Children’s Safeguarding & Family Support – grant funding in relation to the Family Safeguarding project	0.000	-0.380	-0.380
Education & Skills – home to school transport	+0.400	-0.261	+0.139
Adult Social Care Services	+1.982	+0.990	+2.972
Communities, Customer & Commercial Services – Catering	0.000	+0.556	+0.556
Corporate – Pension Costs	-0.090	-0.477	-0.567
Main Changes – Total	1.880	+0.382	2.262
Other changes	-1.815	+0.051	-1.764
Total Variations	+0.065	+0.433	+0.498

4.3 Projected variances over £0.250m are highlighted below, all other variances over £50k are detailed in Appendix 2.

Service Area	Variance £m
<p><u>Property & Investment</u></p> <p>There are currently no variances over £0.250m to report.</p> <p>Covid-19 continues to impact in some areas including PIP rental income and Carpark income due to the lockdown measures in quarter 1 and gradual recovery. The position will continue to be closely monitored.</p>	
<p><u>Children’s Safeguarding & Family Support</u></p> <p>Children In Care Placements – projected costs are based on a detailed model which is continually updated to reflect the latest information available; a number of residential placements have become significantly more expensive due to the complexities and challenges of cases being presented; the cost of 5 young people placed on remand has added £0.546m to the projected costs for the year since the last report.</p> <p>Staffing – This reflects the additional costs associated with the Family Safeguarding initiative and is offset by grant funding and contributions from reserves</p> <p>Grant Funding – funding which will contribute to the costs of the Family Safeguarding initiative.</p>	<p>+1.892</p> <p>+0.292</p> <p>-0.380</p>

<u>Education & Skills</u>	
Arthog – Summer term bookings continue to be impacted by Covid-19 restrictions. The current projection is based on restrictions being lifted and a more normal pattern of activity resuming.	+0.332
<u>Adult Social Care</u>	
Purchasing, Long Term Care –expenditure pressure currently forecast	+1.676
Purchasing, In House Care Services from My Options – underspend resulting from the ongoing transformation of services to deliver support to clients has resulted in a reduced cost to ASC.	-1.281
My Options, Adults & Children’s Services – impact of service transformation above on the trading position of My Options	+1.323
Purchasing, Short Term Reablement – current projection of care provided; partly offset by income from CCG	+2.102
CCG Income – recharges relating to hospital discharges, includes the cost of short term care above and staffing capacity	-0.571
CCG Joint Funding – income relating to client care part funded by the CCG	-0.266
Operational Teams – cost of agency workers required	+0.296
Contribution from Reserves	-0.500
<u>Communities, Customer & Commercial Services</u>	
Leisure Operations – loss of budgeted income relating to closures required due to Covid-19 in the first quarter of the year.	+0.636
Catering (Education & Commercial) – income shortfall due to Covid in the first part of the year	+0.556
<u>Finance & Human Resources</u>	
Treasury – projected benefit from continued borrowing at lower than budgeted short term interest rates. This projection will be updated as the year progresses.	-2.350
<u>Corporate</u>	
Pension Costs – mainly relates to the benefit from prepayment of employers pension contribution	-0.567

5.0 CONTINGENCIES

5.1 The 2021/22 budget includes general contingencies £3.95m, (£1.25m is held specifically for ASC and Children's Safeguarding). The contingency is set aside to meet any unforeseen expenditure, or delays in phasing in the savings that the Council has to deliver this year. Clearly it is still relatively early in the financial year and many other challenges may arise for the Council during the remainder of 2021/22, it would not therefore be prudent to allocate the contingency at this early point in the year. There is also an amount held centrally for contractual inflation totalling £0.6m which forms part of the approved revenue budget and will only be allocated to specific budgets when the relevant inflation information is available. The Council also has General and Special Fund Balances and some balances earmarked to support the medium term strategy. It is proposed to use £0.054m Special Fund Balances as an initial investment into the expansion of Castle Green cemetery in 2021/22. A measured approach to using balances will be adopted to protect future financial sustainability.

6.0 CAPITAL

6.1 2021/22 Capital Programme

The capital programme totals £82.0m, which includes the approvals proposed in this report. The financial position is shown in the table below which shows projected spend is currently at £70.2m.

Service Area	Current Budget	Spend to Date	% Spend	Year End Projection
	£m	£m		£m
Prosperity & Investment	27.43	4.86	17.72%	23.62
Policy & Governance	0.12	0.00	0.00%	0.06
Education & Skills	11.05	5.46	49.46%	11.05
Adult Social Care	0.18	0.04	19.01%	0.04
Neighbourhood & Enforcement Services	20.30	5.83	28.71%	18.36
Communities, Customer & Commercial Services	6.11	0.64	10.46%	3.83
Housing, Employment & Infrastructure	14.77	3.00	20.30%	11.19
Finance & Human Resources	0.10	0.10	100.00%	0.10
Corporate Items	2.00	0.09	4.25%	2.00
	82.06	20.02	24.37%	70.25

6.2 The 2021/22 capital programme relies on £14.7m of capital receipts as part of its funding (after adjusting for known changes). Capital receipts included in the medium term budget strategy are under continual review and any changes will be reflected in future budget projections but are currently projected to be on target.

7.0 **CORPORATE INCOME MONITORING**

- 7.1 The Council's budget includes significant income streams which are regularly monitored to ensure they are on track to achieve targets that have been set and so that remedial action can be taken at an early stage. The three main areas are Council Tax, NNDR (business rates) and Sales Ledger. Current monitoring information relating to these is provided below. The Council pursues outstanding debt vigorously, until all possible recovery avenues have been exhausted, but also prudently provides for bad debts in its accounts.
- 7.2 In summary, collection for council tax collection, NDR and Sales Ledger are currently slightly behind target.

INCOME COLLECTION – SEPTEMBER 2021			
	Actual	Target	Performance
Council Tax Collection	54.52%	54.96%	0.44% behind target
NNDR Collection	54.83%	55.76%	0.93% behind target
Sales Ledger Outstanding Debt	6.45%	4.70%	1.75% outside target

7.3 **Council Tax (£100.2m)**

The percentage of the current year liability for council tax which the authority should have received during the year, as a percentage of annual collectable debit. The measure does not take account of debt that continues to be pursued and collected after the end of the financial year in which it became due. The final collection figure for all financial years exceeds 99%.

Year End performance 2020/21	97.09%
Year End Target for 2021/22	97.03%

Performance is cumulative during the year and expressed against the complete year's debit.

Month End Target	Month End Actual	Last year Actual
54.96%	54.52%	52.48%

Collection rates are 0.44% behind target for council tax which does not cause concern at this point in the financial year. Collection rates at this point last year were much lower due to the deferral / payment holiday scheme we had in place.

7.4 **NNDR-Business Rates (£68.6m)**

The % of business rates for 2021/22 that should have been collected during the year. This target, as for council tax, ignores our continuing collection of earlier years' liabilities.

The measure does not take into account the debt that continues to be pursued and collected after the end of the financial year in which it

became due. As a general rule the final collection figure for any financial year exceeds 99%.

Year End performance 2020/21 96.34%
 Year End Target for 2021/22 97.60%

Month End Target	Month End Actual	Last year Actual
55.76%	54.83%	55.52%

Retail discount of 100% is no longer available to businesses, so the amount of Business Rates we have to collect this financial year is much higher than last year. Collection rates are behind target which is following the national trend. The removal of the retail discount in June caused a delay in the first instalment being due, so it is anticipated that performance will improve for these accounts later in the financial year. However, the impact of the last 18 months on our business community is still unknown.

7.5 **Sales Ledger (£78.4m)**

This includes general debt and Social Care debt. Debt below 2 months is classified as a normal credit period.

The target percent is set relating cumulative debt outstanding from all years to the current annual debit. The targets and performance of income collection for 2021/22 are as follows:

Age of debt	Annual Target %	Sept 2021	
		£m	%
Total	4.70	5.057	6.45%

Sales ledger performance is outside target, although performance has improved from this time last year. We continue to invoice and follow the recovery process on all outstanding debt.

8.0 **PREVIOUS MINUTES**

04/03/2021 Council, Service & Financial Planning Strategy
 10/06/2021 Cabinet, 2020/21 Outturn Report
 08/07/2021 Cabinet, 2021/22 Financial Monitoring Report
 22/07/2021 Council, 2021 Financial Monitoring Report

9.0 **BACKGROUND PAPERS**

2021/22 Financial Ledger reports
 2021/22 Service & Financial Planning Report

Report Prepared by:

Ken Clarke, Director: Finance & HR (Chief Financial Officer) – 01952 383100;
 Pauline Harris, Corporate Finance Manager – 01952 383701

Summary of 2021/22 Projected Variations

Service Area	Net Revenue Budget	Variation 08/07/2021 Cabinet	Movement	Total Current Variation
	£	£	£	£
Prosperity & Investment	(5,038,778)	442,560	(4,236)	438,324
Finance & HR	12,776,564	(1,058,000)	(1,671,730)	(2,729,730)
Policy & Governance	849,311	0	0	0
Children's Safeguarding & Family Support	36,447,549	1,148,450	940,807	2,089,257
Education & Skills	11,941,154	801,848	91,841	893,689
Adult Social Care	48,521,086	1,982,407	990,145	2,972,552
Health, Wellbeing & Commissioning	2,394,947	0	0	0
Neighbourhood & Enforcement Services	30,060,506	(218,181)	37,870	(180,311)
Communities, Customer & Commercial Services	3,836,213	974,322	572,071	1,546,393
Housing, Employment & Infrastructure	1,983,621	261,150	(47,392)	213,758
Corporate Communications	0	0	0	0
Council Wide (incl. Covid Funding)	(12,758,588)	(5,268,982)	(477,000)	(5,745,982)
	131,013,585	(934,426)	432,376	(502,050)
Council Tax/Business Rates impact		1,000,000	0	1,000,000
Total	131,013,585	65,574	432,376	497,950

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2021/22 Revenue Budget Variations over £50,000				
Description		Budget	Total Variation	Comments
		£	£	
Prosperity & Investment				
BiT	Admin Buildings	1,849,640	107,000	Undeliverable saving, alternative options to be considered but has been stalled due to Covid lockdown.
	Operational Properties	4,779,221	41,137	Additional cleansing required across all sites to maintain Covid safety standards and small Operational property pressures. Cleansing at Ironbridge toilets now funded from COMF.
R&I	PIP Income	(6,793,202)	132,000	Estimated impact of rent reductions as a result of Covid implications. Service area has received some specific requests for rent reductions and will continue to monitor the position.
	Car Park income	(543,180)	185,450	Southwater and Hall Court Car Park reduced income reflecting the covid lockdown period and gradual return of businesses, retail and customers to centre.
	Granville Depot	65,100	46,643	Ongoing pressure with this site transferred from Neighbourhood Services. Options currently being reviewed to aid mitigation ongoing.
Other under £50k		(4,396,357)	(73,906)	
Total Prosperity & Investment		(5,038,778)	438,324	
Finance & HR				
Treasury		10,505,199	(2,350,000)	Benefit arising from current low interest rates and strategy to use temporary borrowing at lower than budgeted interest rates.
Revenues	Supplies & Services	1,085,960	(88,766)	Underspends projected on postage and printing
Revenues	Income	(934,490)	122,060	Projected shortfall on Court Fees income, in line with 2020/21 however this could improve as we progress through the year.
Payroll	Income	(894,540)	(70,471)	Projected additional income generated from external business, mainly schools
Variations Under £50k		3,014,435	(342,553)	Combination of underspends from part year vacant posts, additional income, PFI contract, bank charges and cash collection
Total Finance & HR		12,776,564	(2,729,730)	
Policy & Governance				
Variations Under £50k		849,311	0	
Total Policy & Governance		849,311	0	
Children's Safeguarding & Family Support				

2021/22 Revenue Budget Variations over £50,000				
Description		Budget	Total Variation	Comments
		£	£	
CIC Placements		17,389,447	1,892,352	Since the position was previously reported to Cabinet, five young people have been placed on remand and with remand costs of £385 per day, this alone has added £546K to the projected costs for the year. There has also been pressure on residential placement costs, with a number of existing placements becoming significantly more expensive due to the complexities and challenges being presented. The placement budget is based on a detailed model which reflects anticipated placement numbers and costs. Work is ongoing to review the current projections and reflect the latest information available for planned cessations (adoption, stepdown, reunification). Whilst current projections reflect the existing LAC cohort through to year end - there is inevitable fluidity within this cohort and so further detailed work is being undertaken to ensure that all assumptions going forward are as robust as possible and that this position is reflected in the monitoring.
Post 18 Staying Put & Leaving Care Support		428,208	63,434	
Health Funding		(400,000)	204,962	The projected position has improved since previously reported. Following discussions with the CCG, health representatives have commenced attendance at the weekly RAMP Panel to discuss new placement costs and are involved in all discussions where the service considers there to be a requirement for funding linked to health needs. This increased engagement is to be reinforced by meetings with the CCG to discuss existing placements where the child or young person has health needs.
Staffing - salaries		12,585,088	292,112	This projected variance and agency expenditure is currently more than offset by grant funding for the Family Safeguarding initiative and contributions from reserves. (see lines below)
Staffing - Agency Costs		160,400	99,457	Agency staff are covering maternity/sickness absence in the service. As the year progresses this figure will be revised to reflect the latest absence position.
Grant funding drawn down for Family Safeguarding project		0	(380,387)	Grant funding will contribute to the costs of the Family Safeguarding initiative which has commenced this year (see staffing variation above).
Contribution from Reserves		(578,991)	(202,246)	
Children with Disabilities		1,198,298	(135,710)	This area spent less in 2020/21 than the 2021/22 budget, but it is expected that as CV19 restrictions reduce, activity will return to more usual levels.
Children in Care Adoption Allowances		291,400	(47,900)	
Joint Adoption Service		774,417	7,854	The 2021/22 outturn for this area will potentially be impacted by the ongoing review of the Adoption Support Fund being undertaken by Shropshire, as this will determine whether the current assumptions for monies claimed but needing to be returned are accurate.
Under £50k		3,703,822	342,502	
TOTAL		35,552,090	2,136,430	
Independent Review - Staffing		701,610	(53,387)	
Independent Review - Under £50k		193,849	6,214	
Total Children's Safeguarding & Family Support		36,447,549	2,089,257	

2021/22 Revenue Budget Variations over £50,000				
Description		Budget	Total Variation	Comments
		£	£	
Education & Skills				
Traded Advisory Service		88,081	107,970	The Department for Education (DfE) has announced that the amount of School Improvement Grant allocated from September 2021 will be reduced to reflect academy conversions in local authorities in recent years. The projections here reflect the estimated reduction although T&W's revised allocation has yet to be confirmed.
Home to school transport		2,912,832	138,719	There is an existing pressure in this area and as transport returns to more normal arrangements following CV19 restrictions, some of this pressure remains, although reductions in fleet expenditure compared to budget have had a positive impact upon the position.
Post 16 transport		295,970	91,238	There is an existing pressure in this area, due to a number of post 16 young people with high needs needing individual transport arrangements. The arrangements are kept under constant review to identify any more cost effective ways to ensure the young people are able to attend their educational setting.
Work Ready, Life Ready		530,934	61,389	Education Business Partnership income is currently projected to be lower than budgeted because the usual work experience placements in the Spring weren't able to take place because of CV19 restrictions in place at the time. The service generates income from schools for each placement.
Skills Service Delivery		(109,352)	124,944	There is an existing pressure in this area. The service continues to seek to identify ways to achieve efficiencies, but the impact of CV19 on normal income generating activities has made this more challenging.
Arthog		272,106	331,762	Summer term bookings for Arthog have been fundamentally impacted by restrictions caused by CV19. Since lockdown began in 2020, Arthog's ability to operate has been severely restricted. The financial projections currently assume that from Autumn onwards a more normal pattern of activity is resumed.
Variation under £50K		7,950,583	37,667	
Total Education & Skills		11,941,154	893,689	
Adult Social Care				
Long Term Care Purchasing	Residential/Residential(Dementia) care, Nursing/Nursing (Dementia) care, Homecare, Direct Payments, Shared Lives, Supported Accommodation and Supported Living, Daycare: Spot and Block contracts	52,311,604	1,675,710	Long term block and spot care expenditure pressure currently forecast.
Purchasing	In House care services from MYO	4,972,802	(1,280,661)	The ongoing transformation of services to deliver support to LD clients has resulted in reduced costs to ASC. These new support services continue to be provided by MYO but at a reduced cost. The impact on MYO financial position is shown below and this offsets the reduction shown here.
My Options - Adults and Children's Services	Trading accounts for My Options	563,269	1,323,924	See above

2021/22 Revenue Budget Variations over £50,000				
Description		Budget	Total Variation	Comments
		£	£	
Purchasing - Short Term Reablement care (through BCF)	Bed based care and homecare for up to six weeks	3,114,795	2,102,379	Current projected enablement gross spend. This will be partly offset by income from the CCG as part of the risk share agreement and further income, also from the CCG, which relates to specific initiatives and Covid related costs.
Income	Recharge to the CCG for Hospital Discharge Costs		(571,475)	This income covers the costs associated with the Hospital Discharge Programme which include both short term care and additional Discharge related staffing capacity.
Income	Joint Funding	(1,681,218)	(265,971)	Additional funding projected relating to clients who have part of their care funded by the CCG. There is still a small amount of recharges unpaid relating to 20/21 although are actively being chased by ASC Finance. Any reduction in the amount payable will have an adverse impact on the 21/22 position.
Operational Teams	All team costs and non controllable spend	10,193,642	296,226	Following a review of agency numbers and spend to date it now seems likely that agency workers will be extended longer than projected in P3 which was six months. Therefore based on the assumption that all current SW agency staff will remain until December 21 the agency projection has increased.
			(500,000)	Agreed use of reserves to offset increased short-term care costs
Variation under £50K		(20,953,808)	192,420	Includes a small shortfall (£27k) on savings from the restructure of the BSO team due to a delay in implementation
Total Adult Social Care		48,521,086	2,972,552	
Health, Wellbeing & Commissioning				
Sexual Health Services		190,000	(187,748)	This is due to reduced service capacity and attendance due to COVID-19 in both the integrated sexual health service and primary care. Activity is starting to increase with additional clinic being delivered to meet an increased demand.
0-19 Commissioning		-	(219,738)	Additional implementation funding which was awarded to the provider on a non-recurring basis to support new developments to meet the service needs, was not implemented as a result of COVID-19. The service is now fully operating and therefore this work is now progressing.
Stop Smoking Service		7,904	(107,241)	There are vacancies within the team but plans are being progressed to recruit to these posts, which are needed to deliver elements of the Health Inequalities plan In addition there is an underspend against the prescribing budget as a result of problems with the national supply chain. Discussions are taking place with the CCG and local medicines management to agree pathways to address this.
Contribution to PH Reserve Variation under £50K		2,197,043	514,727	
Total Health, Wellbeing & Commissioning		2,394,947	0	
Neighbourhood & Enforcement Services				
New Roads & Streetworks Act	Various	(503,780)	(85,110)	Income received projected over and above income target for NRSWA. This income will be use to support investment into the highway network and associated assets.
Waste Transport, Treatment & Disposal	Various	5,302,130	59,886	Net cost pressure from disposal costs as a result of increased tonnages.

2021/22 Revenue Budget Variations over £50,000				
Description		Budget	Total Variation	Comments
		£	£	
Variations Under £50k		25,262,156	(155,087)	£20k income pressure from Ironbridge Car Parks
Total Neighbourhood & Enforcement Services		30,060,506	(180,311)	
Communities, Customer & Commercial Services				
Leisure	Income	(5,096,905)	635,858	Net shortfall projected against income due to the impact of closures and social distancing restrictions during Q1 as a result of Covid.
Education Catering	Income - net of food costs	(3,189,085)	397,827	Net impact on School catering based on meal numbers for the first term of the year, with issues arising due to the numbers of children isolating. This does not account for any charges to schools for UIFSM not taken. The position is expected to remain challenging due to the number of Covid cases in schools.
Commercial catering	Income - net of food costs	(203,990)	157,970	Projected shortfall in income as Café Go and Ice Rink Café closed part year due to Covid plus allowance made for a lower customer capacity once open.
ICT - Corporate Income	Income	(332,345)	118,815	Shortfall anticipated against project income
ICT - External	Various	(54)	60,583	Projected shortfall in income due to the loss of business from Schools, offset partly by reduction in Microsoft Enterprise Agreement below.
ICT - PC Replacement Programme	Supplies & Services	480,795	(15,862)	Reduction in costs of the Microsoft Enterprise Agreement for 2021/22
ICT - MFD's	Various	(104,191)	66,984	Shortfall against income from MFD's due to lower printing volumes as a result of home working. This loss assumes that staff return to the office for 2 days a week from the end of July. Corresponding underspends will be held within Service budgets.
ICT - Telephone Recharges	Income	(469,450)	(104,730)	Impact of reduction in VOIP charges.
Oakengates Theatre	Income	(528,510)	124,315	Net loss on income from shows for April to June when the Theatre was closed due to Covid and being used as a test centre. The potential impact on income for the rest of the year is currently being assessed, however the impact of Covid over the winter months remains uncertain.
Co Operative Council	Income	(50,920)	50,920	Historic £75k private wire saving not able to be delivered, other savings identified to reduce this target to £51k. Proposal is to generate additional savings through delivery of carbon reduction projects funded by the climate change capital budget.
Customer Contact Centre	Employees	720,770	96,184	Not fully achieving the savings target of £104k. This is being covered by additional welfare reform grants beings received by the Benefits team
Housing Benefit Subsidy	Various	(190,000)	198,392	£136k pressure due to lower level of recovery of overpayments from ongoing benefit. £97k pressure from B & B spend whereby no subsidy can be claimed back and also £700k lost subsidy from Charity landlords where only 60% subsidy can be claimed back.
Housing Benefit/Council Tax Support Team	Supplies & Services	158,388	(69,245)	Projected savings on Print and Postage costs.
Housing Benefit/Council Tax Support Team	Income	(910,075)	(208,438)	Projected additional grants achieved.
Births, Deaths & Marriages	Various	(64,090)	40,719	Projected income shortfalls as a result of reduction in number of ceremonies in the early part of the financial year, however ceremonies are now returning to pre-Covid levels. This income shortfall is offset by reduction in staffing costs.

2021/22 Revenue Budget Variations over £50,000				
Description		Budget	Total Variation	Comments
		£	£	
Other variations under £50k		13,615,875	(3,899)	
Total Communities, Customer & Commercial Services		3,836,213	1,546,393	
Housing, Employment & Infrastructure				
Housing	Homelessness B&B gross cost	-	218,052	Homelessness gross cost of £218k estimated for the provision of Bed & Breakfast associated with 'Everyone In' including NRPF (no recourse to public funds) clients, This is an improved position from last year as a result of the anticipated benefit of the Next Steps programme from MHCLG.
	Homelessness B&B - Housing benefit Income	-	(135,074)	Housing benefit income to offset B&B Homelessness clients.
Private Sector Housing	Employees	-	67,020	Agency costs associated with backfilling a post on long term sickness.
II&BS	Employees	(50,458)	50,458	PIOHS Capital funding no longer available to fund post.
Other under £50k		2,034,079	13,302	
Total Housing, Employment & Infrastructure		1,983,621	213,758	
Corporate Communications				
Total Corporate Communications		0	0	
Corporate				
Council Wide Items (incl. Covid Funding)		(12,758,588)	(5,178,982)	
Shropshire Pension Fund	Compensation payments/prepayment discount		(567,000)	The majority relates to the benefit/discount received from prepaying the employers pension contribution in April 2020.
Total Corporate		(12,758,588)	(5,745,982)	
Total		131,013,585	(502,050)	

Capital Approvals - by Service Area

Appendix 3

Slippage						
Scheme	Service Area	Funding Source	21/22 £	22/23 £	23/24 £	Later Yrs £
Managing the Funding of the Capital Programme	Corporate Items	Capital Receipts	3,520,286.00	(8,270,286.00)	4,750,000.00	
Managing the Funding of the Capital Programme	Corporate Items	Prudential	(3,520,286.00)	8,270,286.00	(4,750,000.00)	
All Other School Schemes	Education & Skills	Grant	(3,383,446.19)	3,383,446.19		
All Other School Schemes	Education & Skills	External	(34,923.00)	34,923.00		
Land Deal Board Schemes	Prosperity & Investment	External	(545,000.00)	1,224,397.00	(679,397.00)	
Housing Investment Company	Prosperity & Investment	Prudential	(2,800,000.00)	(600,000.00)	5,300,000.00	(1,900,000.00)
Property Investment Portfolio	Prosperity & Investment	Prudential	(3,277,768.00)	3,277,768.00		
Property Investment Portfolio	Prosperity & Investment	Capital Receipts	(130,286.00)	130,286.00		
A442 Challenge Project	Neighbourhood & Enforcement Services	Prudential	(1,600,000.00)	1,600,000.00		
A442 Challenge Project	Neighbourhood & Enforcement Services	Prudential	(280,000.00)	280,000.00		
Advertising	Customer & Commercial Services	Prudential	(258,000.00)	258,000.00		
Total			(12,309,423.19)	9,588,820.19	4,620,603.00	(1,900,000.00)

New Allocations						
Scheme	Service Area	Funding Source	21/22 £	22/23 £	23/24 £	Later Yrs £
Managing the Funding of the Capital Programme	Corporate Items	Capital Receipts	(37,884.00)	(700,000.00)		
Managing the Funding of the Capital Programme	Corporate Items	Prudential	37,884.00	700,000.00		
The Place	Customer & Commercial Services	Prudential	130,000.00			
ICT/ eGov	Customer & Commercial Services	Revenue	20,683.00			
All Other School Schemes	Education & Skills	Grant	1,303,858.00			
The Wharfage Ground investigations	Neighbourhood & Enforcement Services	Grant	47,700.00			
Flooding Repair & Renew Grants	Neighbourhood & Enforcement Services	Grant	16,303.23			
Housing	Housing, Employment & Infrastructure	Grant	350,000.00			
Housing	Housing, Employment & Infrastructure	Capital receipts	2,100,000.00			
Stalled sites	Prosperity & Investment	Capital receipts		890,000.00		
Playing Pitch investment	Prosperity & Investment	Capital receipts		3,000,000.00		
Public Rights of Way	Prosperity & Investment	Revenue	100,000.00	100,000.00	100,000.00	
Public Rights of Way	Prosperity & Investment	External	4,000.00			
Land Deal Board Schemes	Prosperity & Investment	External		765,000.00		
Stronger Communities	Prosperity & Investment	Grant	685,950.00			
Stronger Communities	Prosperity & Investment	Capital Receipts	500,000.00			
Towns Fund	Prosperity & Investment	Grant	898,125.00	12,208,750.00	8,668,125.00	
Towns Fund	Prosperity & Investment	Capital Receipts			750,000.00	
Highways / Footpaths	Neighbourhood & Enforcement Services	Revenue	4,000.00			
Telford Growth Package	Neighbourhood & Enforcement Services	Prudential		(67,141.25)		
Telford Growth Package	Neighbourhood & Enforcement Services	External		(181,033.95)		
Cemetries	Communities, Customer and Commercial Services	Revenue	54,000.00	192,000.00		
Housing	Housing, Employment & Infrastructure	Prudential	1,000,000.00			
Total			7,214,619.23	16,907,574.80	9,518,125.00	0.00

Virements						
Scheme	Service Area	Funding Source	21/22 £	22/23 £	23/24 £	Later Yrs £
Housing	Housing, Employment & Infrastructure	Prudential	536,809.00			
Stalled Sites	Prosperity & Investment	Prudential	(536,809.00)			
Total			0.00	0.00	0.00	0.00

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