

TELFORD & WREKIN COUNCIL

CABINET – 19th May 2022

£10M HOUSING INTERVENTION FUND – DELIVERING NEW HOMES & SUPPORTING OUR MOST VULNERABLE RESIDENTS

REPORT OF THE DIRECTOR - HOUSING, EMPLOYMENT & INFRASTRUCTURE

LEAD CABINET MEMBERS – COUNCILLOR RICHARD OVERTON AND COUNCILLOR ANDY BURFORD

PART A) – SUMMARY REPORT

1. SUMMARY OF MAIN PROPOSALS

- 1.1 A decent place to live is the foundation on which people build their lives. If you've a good quality home, then health, employment, educational achievement and a happy family life are often much easier to obtain. Housing is a key priority for the Council – central to our Programme to Protect, Care and Invest to Create a Better Borough.
- 1.2 Our **Housing Strategy** sets out three objectives to:
 - **create sustainable, accessible, affordable and integrated communities**
 - **make the BEST use of our existing homes**
 - **provide homes to support and empower our most vulnerable people**
- 1.3 This Report sets out how as a Council both directly and working with our partners **we are delivering against these commitments**. It also recognises that we still face challenges of affordability and access to suitable housing and **sets out proposals to invest further through a £10m Housing Intervention Fund**.
- 1.4 As a Borough we have continued to **deliver year on year over 1,000 new homes** including **over 300 affordable homes per annum** – exceeding our core Local Plan target.
- 1.5 Following the adoption of our **Supported & Specialist Housing Strategy we have established a pipeline of c.940 new supported and specialist accommodation set to be delivered between 2022 and 2025** targeting the needs of older and younger residents with mental and physical disabilities, care leavers and veterans.
- 1.6 In January we were **one of the first Local Authorities to adopt a Supported & Specialist Housing Supplementary Planning Document – Homes for All** enabling us to shape the standard, design and accessibility of new housing.
- 1.7 Our **innovative Virtual House and Independent Living Centre** provides a physical and virtual 'front door' for those seeking advice and support to enable them to live more comfortably and longer, at home. In **21/22 we also invested over £2.5m through Disability Facility and Wellbeing Grants with over 400 grant approvals** – supporting people across all ages and property tenure.

- 1.8 Working with our Registered Provider (RP) partners we have adopted a new Housing Allocations Policy and been offered **over 300 affordable properties in the last 9 months** to nominate those most at need.
- 1.9 Through our **c.£2m Stalled Sites programme we are bringing derelict and problem development sites back into use** delivering new supply and improving neighbourhoods.
- 1.10 As detailed in our Better Homes for All Report **we have taken direct action where the private rented market is failing to support tenants and communities.** This includes addressing key sites such as **Stamford and Terrace Lodge in Dawley, long the source of ASB impacting the local community** where we are investing in refurbishment and improved management standards. **We are also tackling empty properties and investing in initiatives to tackle fuel poverty.**
- 1.11 Since 2020 **we have provided emergency accommodation for over 580 people Rough Sleeping or threatened with Rough Sleeping and provided long term housing solutions for 465 people.** Our growing portfolio of **Telford ‘housing first’ homes** is enabling those who have experienced homelessness to rebuild their lives.
- 1.12 As detailed in the Annual Housing Investment Programme Report through Nuplace, the Council’s wholly owned housing company, **we are growing our portfolio of 447 properties to deliver over 840 homes for private and affordable rent with targeted provision including key workers, veterans, foster carers and care leavers.**
- 1.13 We are also driving the creation of new communities investing to **establish Town Centre living at Station Quarter in the heart of the Town.** This is alongside our **£4.8m High Street investment** which will include **enabling more accessible and affordable residential accommodation in our Borough Towns.**
- 1.14 As a Council **we have made a commitment to achieve zero carbon.** We are **driving this through the development being delivered by Nuplace** and **investing in retrofitting our Council owned temporary accommodation portfolio.**
- 1.15 We are driving change locally but we know there is more to do and we are therefore committing to **invest a further £10m over the next 2 years.** The investment will be one of intervention to add value and tackle failures in the market - not to replace or duplicate investment or delivery by existing partners including Registered Providers, developers and Homes England. It will focus on
- **increasing the range and choice of affordable homes including specialist and supported housing targeted to need,**
 - **facilitating home ownership through initiative(s) for key groups including first time buyers to access the market, and**
 - **maintaining independent living.**

Initial proposals for the use of the Fund include:-

1.16 Affordable & Accessible Homes Programme

Using the Council's recent Registered Provider status to deliver an initial 50 new affordable, specialist and supported housing units targeting stalled development sites in the heart of our communities. The investment will be used to viability gap fund the acquisition and/or market delivery of sites providing accommodation that directly matches the need identified by our adult and children's services and addressing sites that are currently a blight on neighbourhoods.

1.17 Telford Home Loan Scheme

The proposed Telford Home Loan Scheme will support people who currently live or work in the borough onto the housing ladder including first time buyers, and to address the standard and energy efficiency of existing properties.

Working with an experienced social lender the scheme will provide financial support via a range of loan finance tailored to individual's circumstances.

1.18 Community Housing

In a number of our communities we have seen a huge growth in the private rented market. Growing community sector ownership or management of housing in these areas provides opportunities for local people to access local homes, for local employment in the refurbishment and maintenance and to enable the growth of new, local housing providers.

1.19 We will continue to lobby for more Government funding to support the regeneration of our former New Town Estates.

2. RECOMMENDATIONS

That Cabinet:

1. Support the priorities and initial proposals for the Housing Intervention Fund set out in the Report
2. Delegate authority to the Director: Housing, Employment & Infrastructure and Director: Finance & HR in consultation with the Lead Cabinet Member for Housing, Enforcement & Transport to approve investment of the Fund, subject to business case and enter into any documentation necessary to give effect to the recommendations in this report.

3. IMPACT OF ACTION

The delivery outlined in the Report is providing additional affordable, accessible and specialist accommodation supporting the housing needs of the Borough's residents and future proofing supply. The Intervention Fund will allow the Council to intervene in the market to deliver specific outcomes to meet local housing need.

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	The investment will support the delivery of more affordable, specialist, supported homes meeting the needs of vulnerable residents including older people, those with disabilities, homeless and care leavers
TARGET COMPLETION/ DELIVERY DATE	Subject to business case the investment will be made over the next 2 years.	
FINANCIAL/ VALUE FOR MONEY IMPACT	Yes	<p>The Medium Term Financial Strategy 2022/23 to 2025/26 approved at Full Council on 3rd March 2022, included a £10m capital allocation for affordable housing initiatives. Additional capital funding of £375,000 has been made available as part of the Council's Investment Programme for 22/23. These allocations will be used to support the Housing Intervention Fund initiatives in this report, and finance will support the Business Cases as they are developed, which may also involve capital allocations from the Councils Stalled Sites pot in addition to Homes England affordable grant allocations.</p> <p>It is currently proposed that the Home Loan Scheme will be managed by a social lender and therefore appropriate due diligence will be required.</p> <p>The Medium Term Financial strategy also included an expectation of £100k saving associated with this investment. The business cases will consider all relevant revenue costs associated with the development of these schemes with this funding and will maximise associated income including Housing Benefit to ensure these schemes are fully funded ongoing. It is not possible at this stage to identify the long-term financial benefits, but they will clearly deliver benefits for individuals who will have a good home to give them a foundation on which they can build their lives within the Borough.</p> <p>DR 4/4/22 & AEM 05/04/22</p>
LEGAL ISSUES	Yes	The Council has powers to carry out the recommendations contained within this report although there will be specific legal

		<p>considerations associated with each proposal. Legal support and advice will be provided on specific proposals on an ongoing basis to ensure that all legal requirements are met.</p> <p>EH 12.4.22</p>
OTHER IMPACTS, RISKS & OPPORTUNITIES	Yes	<p>As outlined in the Report the investment proposals provide opportunities to address zero carbon and to provide added social value through local employment.</p> <p>The Council spends approximately 65% of its net revenue budget on Adult and Children's Social Care with further investment being made across the wider health sector. By using the intelligence we have on need/demand to target investment we can shape provision to meet and futureproof housing needs, support independent living - and deliver efficiencies and cost avoidance across the Authority and wider health and care sector.</p> <p>Risks will be addressed through individual business cases.</p>
IMPACT ON SPECIFIC WARDS	No	Borough-wide impact

PART B) – ADDITIONAL INFORMATION

5. INFORMATION

5.1 Our Housing Strategy sets out 3 core objectives

- 1. To create sustainable, accessible, affordable & integrated communities**
- 2. To make the BEST use of our existing homes**
- 3. To provide homes to support & empower our most vulnerable**

Since the Strategy's adoption we have made huge strides in delivery. This is also illustrated in the Annual Housing Investment Programme Report and the 2022 Better Homes for All Programme Update being presented to Cabinet.

But there is more to do. We still need to deliver more affordable homes – to buy and to rent – and find ways to assist people onto the housing ladder - particularly at a time when the cost of living is rising. We also recognise the huge role, alongside effective care and support services, that housing plays in helping to meet the needs of older, disabled and vulnerable people. This also includes our care leavers, veterans and supporting those who foster or 'share lives'.

This Reports sets out what we have delivered, how we will continue to shape the market and given the challenges how we will use our £10m Housing Intervention Fund to intervene to increase the supply and access for residents to affordable housing choices and to enable independent living.

5.2 Achievements To Date

5.2.1 Delivering New and Affordable Homes

We have **consistently seen delivery of over 1000 new homes per annum for the last 6+ years topping the Centre for Cities league table for housing delivery**. Even in the year post covid we have seen delivery close to 900 units.

Our record for affordable housing remains equally strong with **30% of all new homes delivered since 2011 of affordable tenure**. This is driven by our proactive approach to engagement with Registered Providers and developers from pre planning application through to developing tailored solutions to maximise delivery. This includes use of commuted sums to viability gap fund schemes especially in areas of higher affordability ratios. Through engagement with Homes England, we have supported partners – and latterly the Council directly - to draw down affordable housing grant to maximise delivery potential across affordable rented and shared ownership tenures.

5.2.2 Shaping the Market

The new Housing Strategy & Commissioning team provide a single point of information on accommodation requirements across Adult and Children’s Social Care and Housing services. Coordination of the Local Authorities requirements enables us to shape the market and deliver the accommodation solutions to meet local need.

Development of our Specialist & Supported Accommodation Strategy has helped signal to the market accommodation requirements and we are working with our Registered Providers to align development plans to meet need and influence HE grant to ensure it is targeted to support the required delivery. **A Market Engagement Event to brief on the Strategy attracted over 90 attendees showing the strength of interest in the local market and in understanding the Council’s requirements**

This has resulted in securing the delivery of almost 1000 new units of specialist and supported accommodation over the next 3 years. The Table below illustrates the current pipeline for older adult provision to 2025.

Provider/ Developer	Location	Type	No of units	Est delivery date
WHG	Donnington Wood way	Extracare High needs extra care Sheltered	64 12 20	Jul-Oct 2023
Accord	North Rd Wellington	High needs extra care	56	Sept 2023-Mar 2024
WHG	New College Wellington	Retirement living Retirement bungalows	64 10	Mar 2024
Preferred Homes	Stirchley Interchange	Extra care (ability to include high needs)	67	Early-Mid 2024
Housing 21	Wellington Rd Arleston	Extra care (ability to include high needs)	70	Early-Mid 2024

We are one of the first Council's to adopt a **Housing for All Supplementary Planning Document** enabling us to directly influence the standard, design and accessibility standards of new housing development. This includes shaping S106 affordable housing provision both on site and through use of commuted sums to deliver highly specialist homes alongside general needs affordable housing. An example of the type of scheme this intervention will deliver is the development of Haybridge Hall:-

Haybridge Hall

The original planning application for the redevelopment of Haybridge Hall would have seen the loss of the Hall building and its replacement with 4 bungalows. As a building of significant local historical interest this was not supported. The Council, through an offsite Section 106 contribution were able to provide gap funding to retain the frontage and character of the hall and its redevelopment to create 10, much needed, modern retirement apartments for affordable rent.



5.3.3. Delivering Directly

As detailed in the Annual HIP Report we are delivering directly to meet market need via Nuplace and Telford & Wrekin Homes. **As of 31 March 2022, Nuplace's housing portfolio comprises of 447 homes with a further 437 planned or in delivery, bringing the portfolio to 844 homes.** Telford & Wrekin Homes will deliver 50% of its portfolio at Local Housing Allowance rates as well as prioritising key groups including care leavers, key workers and veterans.

Setting a market standard, **Donnington Wood Way**, is a development of 329 homes being delivered by Nuplace, Lovells and WHG. **An inter-generational, mixed tenure community**, 57% of homes will be affordable including a 76 bed Extra Care facility and a 20 bed supported living scheme.

With a number of bespoke adapted properties already within our portfolio, work is also underway to **support those providing foster care or shared lives to provide more suitable, adapted and/or larger accommodation through Nuplace** to allow for sibling groups or more complex individuals to find local homes.

While we remain non stock holding **we have established the Council as a Registered Provider enabling us to deliver up to 200 new affordable homes accessing grant support from Homes England.** This will help the Local Authority to bring forward the delivery of accommodation particularly in areas where the market is not sufficiently responding to meet identified demand.

5.4.4 Transforming our own Portfolio

We are **transforming our own property portfolio** to meet changing housing and care needs, for example through proposals to redevelop Lakewood Court from a traditional care home to provide supported living accommodation.



Lakewood Court & Wellbeing Centre

Conversion of a Residential Care Home to a supported living model for Adults with Learning Difficulties

- 6 independent living units
- 3 shared accommodation units
- 5 self-contained units with ensuite
- 2 self-contained units for respite
- Landscaped, accessible grounds
- Subject to planning, due for completion – Nov 2022

Providing a model for future schemes, supporting service transformation and efficiencies across the care system.

5.4.5 Creating New Communities & Supporting Regeneration

We are also driving the creation of new communities investing c.£17m of Town Deal Funding matched by Council and private sector investment, to **establish Town Centre living at Station Quarter in the heart of the Town. Phase 1 will deliver over 200 new, sustainable, mixed tenure, super-connected homes but through the Council's land assembly and investment into infrastructure is set to unlock the potential for a further 570 new, mixed tenure homes in the heart of Telford.**

Delivering new homes in the heart of our communities is not limited to Station Quarter. Through our **£4.8m PiOHS investment we will also enable more accessible and affordable residential accommodation in our Borough Towns** supporting the transformation and resilience of our High Streets.

5.5.5 Addressing Homelessness

Between March 2020 and March 2022 we have **provided emergency accommodation to over 580** rough sleepers or those threatened with rough sleeping. **Through work with the Rough Sleeper Taskforce we have accommodated over 465 clients and prevented a further 460 from homelessness.**

We have also attracted c.£1.9m in external funding to deliver new accommodation and support to address Rough Sleeping and homelessness. The investment will deliver additional Night Inn capacity and an intensive support hub for those transitioning to independent living and **23 Telford Housing First properties providing accommodation for former Rough Sleepers with wrap around support.**



Tim's Story

Following intensive outreach work Tim started to engage with services but due to his past tenancy history we struggled to find a housing solution for him.

After working with Tim for over a year we began to see the possibilities that he could and wanted to manage his life, future and a home, with support

A Telford Housing First property was his opportunity

After four months Tim is extremely happy living in one of our first Housing First properties - managing his household finances and taking pride in his home. He takes joy in spending his money on household items instead of drugs and alcohol, engages with his neighbours and now has a keen interest in his garden.

He has re-established a relationship with his brother who is a positive influence.

Following the adoption of our new Housing Allocations Policy we have been trialling a new Nominations approach with our main Registered Providers. Management of processes to access available property is now co-ordinated within the Housing Strategy & Commissioning Team to ensure supply is appropriately and fully utilised. The new approach has seen **over 300 nominations being made to RPs over the last 9 months and a reduction in our homelessness list by approximately 100 people over the last quarter.**

Recent examples include successful nominations into WHG developments at Park Road, Malinslee and Majestic Way, Aqueduct.

Having priority nominations into accommodation has made a significant difference to the lives of individuals and families alike as demonstrated by the case studies below:

Case Study 1

Mrs S was living in unsuitable private rented accommodation and because of severe COPD urgently needed ground floor living. Through the new Nominations & Allocations process we referred Mrs S for a 2 bed bungalow within a sheltered housing scheme. Nomination accepted and Mrs S has moved into suitable accommodation with a social landlord.

Case Study 2

Miss R was living with her sister after leaving a DV relationship. Situation became unsustainable when the perpetrator of the abuse found her address. During this time Miss R's son became the subject of a Child Protection plan and required a home move.

Working alongside Social Services and Strengthening Families, Miss R was placed on a payment plan to reduce her rent arrears. and was nominated for an Accord property. Miss R and her son are now extremely happy in their new home where they are thriving and able to make a fresh start

5.5.6 Supporting Safer, Stronger Communities

Delivering new homes on stalled sites - Through an initial investment of c.£2m we are investing in bringing vacant property and stalled sites back into use. Often these properties/sites have fallen into significant disrepair, were acquired at the top of the market or cost of land conditions or refurbishment make development unviable. Such sites cause a blight across communities whether this is empty properties, a boarded up pub or derelict site. An example of a recent investment will see the delivery of bungalows on the site of the Portley Road flats in Dawley.

As part of our **Safer, Stronger Communities programme** we have also invested directly in tackling long term empties and poor private rented properties particularly in hotspots for ASB/crime. In Brookside this has contributed to a 52% reduction in crime.

Where necessary we have addressed market failure acquiring directly to bring property into public ownership addressing poor private sector management practice and supporting the local community. **In Dawley we acquired Stamford/Terrace Lodge** – a development of 17 units with a significant history of crime and ASB. Now managed by the Council we are investing in refurbishing the accommodation and raising standards.

5.5.7 Wider Impacts of Investment

As a Council **we have made a commitment to achieve zero carbon** from our own operations by 2030 and an aspiration to achieve the same across the Borough. We are **driving this through the development being delivered by Nuplace including our Southwater Way low carbon homes and exemplar development in Station Quarter.**

We are also **investing in retrofitting our Council owned temporary accommodation portfolio targeting an initial 10 properties.** We will use the refresh of the Telford & Wrekin Local Plan to ensure new development delivers against our targets.

Through maximising social value from procurement of local contractors and use of local supply chain the **investment we are making into housing will deliver local employment opportunity and economic growth.**

5.6 Further Intervention

We are driving change locally but we know there is more to do with still significant levels of deprivation and inequality in some of our communities, a growing number of older and vulnerable individuals and families needing accessible and adaptable homes, and some residents facing financial difficulties making housing choices unaffordable. Challenges include:

- **A growing and ageing population** with 27% growth in 65-84 age group and the highest increase over 98%, expected in 85+ group compared to a growth rate across England of 47%.
- **30,600 of the population report a long term health problem or disability** of which 10,400 between 18-64 report a moderate to severe disability
- **A need for 600 additional affordable homes each year** with significant net losses from the social housing sector through sales, redevelopment and right to buy.
- Over **10% non-decent homes** borough-wide
- **Growing numbers of people contacting the Council in housing need**
- Former **New Town Estates now in diverse ownership in need of significant investment** as part of a major regeneration programme

Through the work detailed above the market is responding well to delivering both general needs affordable housing and the required supply of extra care accommodation and supported accommodation for adults with learning difficulties.

However building on the 2020 Supported & Specialist Housing Strategy evidence base with data on the accommodation demand we are currently facing and are predicting and our intelligence from better homes for all, **there are a number of areas in which market intervention is needed.** This includes:

- **Scheme based supported accommodation for Care Leavers and young homelessness** - analysis of those in our care from age 14 shows c.134 care leavers will reach 18 by 2027 with an estimated need for 60 units of supported accommodation by 2030 the majority from 2024.
- **One bed affordable 'move on' accommodation** – to meet the needs of a number of our vulnerable groups including homeless, individuals with mental health issues and move on accommodation for young people and care leavers. For example there is currently a need for over 100 units for those coming through our housing service.
- **Non scheme based accommodation for older people** – options for those who do not want or need to access extra care living
- **Highly adapted accommodation for individuals with physical disabilities** – to meet the needs e.g. for bariatric care and to accommodate our Transforming Care cohort.
- **Foster carers and 'shared lives'** – responding to the findings of a recent survey of carers highlighting opportunities to extend/adapt or access larger accommodation to enable carers to take larger sibling groups and/or more complex individuals.
- **Supporting Independent Living** – providing additional investment to support people to live independently, at home, longer
- **Schemes to improve the standard of private rented housing, for example** by supporting the growth of community based organisations within private housing sector, increasing choice for residents.

The **£10m Housing Intervention Fund provides an opportunity to target investment to unlock opportunities to deliver against these priorities.** The investment will be flexible targeted to support delivery whether via pump prime or viability gap funding specific schemes, to adapt properties including those delivered by Nuplace, provide grant or loan finance, and to match investment through other Council, Homes England and private sector investment. Proposals will be considered on a business case basis.

Three initial areas of investment include:

5.6.1 Affordable & Accessible Homes Programme

While our performance in housing delivery is strong, delivery can be challenging in an area where many sites are brownfield in nature. This has left a number of sites in the borough lying vacant and 'stalled'. Often located in the heart of communities including some of our most disadvantaged these sites are a blight on neighbourhoods and hotspots for ASB. They also present a valuable opportunity to delivery new housing and kick start regeneration if development constraints can be overcome.

Using the Council's recent Registered Provider status the investment fund will be used to support delivery of an initial 50 new affordable, specialist and supported housing targeting stalled development sites in the heart of our communities. The investment will be used to viability gap fund the acquisition and/or market delivery of sites providing accommodation that directly matches the need identified by our adult and children's services and addressing sites that are currently a blight on neighbourhoods. The Fund will be used flexibly alongside Stalled Sites funding and Affordable Homes Grant.

Subject to final business case the **first investment aims to deliver new homes for care leavers with wrap around support, and a highly adapted property for adults with disabilities.** Accommodation is proposed to be 1 bed self-contained apartments with some shared space to allow the delivery of 24/7 support to meet the needs of this vulnerable group and move them towards independence over a target period of up to 2 years.

A pipeline of sites will deliver further accommodation to meet the needs identified, tailored to suit each development. This will include a focus on delivery of 1 bed self-contained units critical to provide move on across a range of groups.

5.6.2 Telford Home Loan Scheme

The proposed Telford Home Loan Scheme will support people who currently live or work in the borough onto the housing ladder including first time buyers, and to address the standard and energy efficiency of existing properties.

Through a partnership with an experienced social lender we will provide financial support via a range of loan finance tailored to individual's circumstances. This is anticipated to include support for:

- **Home improvements** to ensure properties reach at least Decent Homes standard
- To support repair and refurbishment of **empty properties**
- To provide that extra, final investment for **first time buyers** to get on the housing ladder
- To support households to **increase the energy efficiency** addressing fuel poverty and **zero carbon**
- **Support landlords** to make repairs or bring properties to national minimum energy efficiency standards

5.6.2 Community Housing

In a number of our communities particularly New Town Estates we have seen a huge growth in the private rented market with property disposals by Registered Providers and post right to buy. While there are many reputable landlords and actions set out in the BHFA Report seek to address 'rogue' landlords, we are seeing a more transient population as a result, growth in HMOs and a number of properties becoming magnets for ASB and crime.

Growing community sector ownership or management of housing in these areas provides opportunities for local people to access local homes with support, for local employment in the refurbishment and maintenance and to enable the growth of new, local housing providers.

We will use our investment to support the development of community housing models which may include acquisition by Telford & Wrekin Homes and community management, or viability gap funding acquisition, based on business case.

5.7 Conclusions & Next Steps

Through the measures we are already taking and the use of the new Intervention Fund we will shape the development market and intervene where it is failing. We will ensure best use is made of existing provision, broker strong relationships and enable additional development through our planning powers, via Nuplace - and leveraging our land and property assets.

Further proposals for investment from the Fund will be considered on a business case basis where they support meeting the needs of our residents and delivery of our housing priorities.

To ensure we are considering all opportunities to drive more affordable home ownership options, over the next 12 months we will review **opportunities for the Council to return to social housing stock holding, at scale**, either as a Council or via Nuplace. A further report will be brought forward as appropriate.

We will also work with our Registered Provider partners on their long term disposal programmes to minimise losses of former public housing stock and the impact significant disposal to private rented sector can have in key estates.

We will continue to lobby Government to invest in housing renewal matching our commitment to levelling up and addressing the legacy of the New Town in key estates.

6. IMPACT ASSESSMENT – ADDITIONAL INFORMATION

7. PREVIOUS MINUTES

8. BACKGROUND PAPERS

Report prepared by: Katherine Kynaston, Director – Housing, Employment & Infrastructure.