

**Wednesday, 31st August, 2022,
6.15 pm**

**The John Meikle Room - The Deane
House**

Members: Libby Lisgo (Chair), Dave Mansell (Vice-Chair), Simon Coles, Tom Deakin, Roger Habgood, Steve Griffiths, Dawn Johnson, Richard Lees, Mark Lithgow, Janet Lloyd, Andy Milne, Martin Peters, Andy Pritchard, Ray Tully and Vivienne Stock-Williams

Agenda

1. Apologies

To receive any apologies for absence.

2. Minutes of the previous meeting of the Community Scrutiny Committee

To approve the minutes of the previous meeting of the Community Scrutiny Committee held on

(Pages 7 - 14)

3. Declarations of Interest

To receive and note any declarations of disclosable pecuniary or prejudicial or personal interests in respect of any matters included on the agenda for consideration at this meeting.

(The personal interests of Councillors and Clerks of Somerset County Council, Town or Parish Councils and other Local Authorities will automatically be recorded in the minutes.)

4. Public Participation

The Chair to advise the Committee of any items on which members of the public have requested to speak and advise those members of the public present of the details of the Council's public participation scheme.

For those members of the public who have submitted any questions or statements, please note, a three minute time limit applies to each speaker and you will be asked to speak

before Councillors debate the issue.

We are now live webcasting most of our committee meetings and you are welcome to view and listen to the discussion. The link to each webcast will be available on the meeting webpage, but you can also access them on the [Somerset West and Taunton webcasting website](#).

5. Community Scrutiny Request/Recommendation Trackers (Pages 15 - 18)

To update the Community Scrutiny Committee on the progress of resolutions and recommendations from previous meetings of the Committee.

6. Community Scrutiny Forward Plan (Pages 19 - 20)

To receive items and review the Forward Plan.

7. Executive and Full Council Forward Plans (Pages 21 - 24)

To review the Forward Plans of the Executive and Full Council.

8. CCTV Review and Upgrade (Pages 25 - 44)

This matter is the responsibility of Executive Councillor Chris Booth, Portfolio Holder for Community.

This is an information report to update on capital investment to replace 11 CCTV cameras in the 'spine' of Taunton's CCTV network from junction of Staplegrove Road with North Street, through Bridge Street, Fore Street and East Street.

9. Parking Strategy Actions Review (Pages 45 - 54)

This matter is the responsibility of Executive Councillor Mike Rigby, Portfolio Holder for Economic Development, Planning & Transportation.

Prior to the formation of Somerset West and Taunton Council the two former Councils of West Somerset and Taunton Deane had separate car parking strategies. The Refreshed Parking Strategy for Taunton was presented and adopted by Full Council on 22nd February 2018. The Final Report of the Parking in West Somerset Task and Finish Group was approved by the Cabinet on 6th March 2019. Both contained recommendations for the future of off-street parking in the separate authority areas. This report highlights what action has been taken in respect of those recommendations since the formation of Somerset West and Taunton Council.

10. Executive Portfolio Holder for Economic Development, Planning & Transportation - Councillor Mike Rigby

(Pages 55 - 68)

To consider updates from Executive Councillor for Economic Development, Planning & Transportation, Councillor Mike Rigby

3.2 of the Scrutiny Terms of Reference state that the Scrutiny Committee may review and scrutinise and ask questions of the Leader, lead Councillors, the Executive in relation to their portfolios.

Attached is Cllr Rigby's July Full Council Portfolio Holder Report. Since the publication of this Agenda the Report for September's Ordinary will be published on 25th August 2022 and can be accessed via that Agenda Pack.

11. Access to Information - Exclusion of Press and Public

During discussion of the following items 12 and 13 (Item 12 ONLY Appendix E & Item 13 in totality), it may be necessary to pass the following resolution to exclude the press and public having reflected on Article 13 13.02(e) (a presumption in favour of openness) of the Constitution. This decision may be required because consideration of this matter in public may disclose information falling within one of the descriptions of exempt information in Schedule 12A to the Local Government Act 1972. Community Scrutiny will need to decide whether, in all the circumstances of the case, the public interest in maintaining the exemption, outweighs the public interest in disclosing the information.

Recommend that under Section 100A(4) of the Local Government Act 1972 the public be excluded from the next two items of business (Item 12 Appendix E only) on the ground that it involves the likely disclosure of exempt information as defined in paragraph 3 respectively of Part 1 of Schedule 12A of the Act, namely information relating to the financial or business affairs of any particular person (including the authority holding that information).

12. 2022/23 Housing Revenue Account Financial Monitoring as at Quarter 1 (30 June 2022)

(Pages 69 - 88)

This matter is the responsibility of Executive Councillor Fran Smith, Portfolio Holder for Housing.

This report provides an update on the projected outturn financial position of the Council's Housing Revenue Account (HRA) for the financial year 2022/23 (as at 30 June 2022).

13. Confidential Item - Asset Management Lease

(Pages 89 - 104)

This matter is the responsibility of Executive Councillor Mike Rigby, Executive Portfolio Holder for Economic Development, Planning & Transportation.

This report seeks approval to enter into a new lease agreement.

A handwritten signature in black ink, appearing to read 'A Pritchard', with a horizontal line underneath.

**ANDREW PRITCHARD
CHIEF EXECUTIVE**

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Members of the public are welcome to attend the meeting and listen to the discussions. There is time set aside at the beginning of most meetings to allow the public to ask questions. Speaking under "Public Question Time" is limited to 3 minutes per person in an overall period of 15 minutes. The Committee Administrator will keep a close watch on the time and the Chair will be responsible for ensuring the time permitted does not overrun. The speaker will be allowed to address the Committee once only and will not be allowed to participate further in any debate. Except at meetings of Full Council, where public participation will be restricted to Public Question Time only, if a member of the public wishes to address the Committee on any matter appearing on the agenda, the Chair will normally permit this to occur when that item is reached and before the Councillors begin to debate the item.

If an item on the agenda is contentious, with a large number of people attending the meeting, a representative should be nominated to present the views of a group. These arrangements do not apply to exempt (confidential) items on the agenda where any members of the press or public present will be asked to leave the Committee Room. Full Council, Executive, and Committee agendas, reports and minutes are available on our website: www.somersetwestandtaunton.gov.uk

The meeting room, including the Council Chamber at The Deane House are on the first floor and are fully accessible. Lift access to The John Meikle Room, is available from the main ground floor entrance at The Deane House. The Council Chamber at West Somerset House is on the ground floor and is fully accessible via a public entrance door. Toilet facilities, with wheelchair access, are available across both locations. An induction loop operates at both The Deane House and West Somerset House to enhance sound for anyone wearing a hearing aid or using a transmitter. For further information about the meeting, please contact the Governance and Democracy Team via email: governance@somersetwestandtaunton.gov.uk

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SWT Community Scrutiny Committee - 27 July 2022

Present: Councillor Libby Lisgo (Chair)

Councillors Dave Mansell, Simon Coles, Tom Deakin, Dawn Johnson, Mark Lithgow, Janet Lloyd, Andy Milne, Ray Tully, Vivienne Stock-Williams, Ed Firmin and Loretta Whetlor

Officers: Sam Murrell, Marcus Prouse, Chris Hall, Stuart Noyce, Steve Hughes, Vicky Lowman, Darren Hill,

Also Present: Councillors Andrew Sully and Brenda Weston

Councillor Derek Perry (via zoom)

Guests

David Greenwood (SLM Leisure Manager – Everyone Active)

Michael Cowdell (Customer Experience Manager, SWP)

Emma Matthews (E Hants Partnership Manager) via zoom.

(The meeting commenced at 6.16 pm)

21. **Apologies**

Apologies were received on behalf of Cllr Steve Griffiths (subs by Cllr Ed Firmin), Cllr Andrew Pritchard (subs Cllr Loretta Whetlor), Cllr Roger Habgood, Cllr Martin Peters and Cllr Richard Lees.

The Chair expressed concern for Cllr Lees and wished him a speedy recovery from ill health.

22. **Minutes of the previous meeting of the Community Scrutiny Committee**

The Minutes were approved.

Prop: Cllr Mark Lithgow / Sec: Cllr Simon Coles. (Unanimous)

23. **Declarations of Interest**

Members present at the meeting declared the following personal interests in their capacity as a Councillor or Clerk of a County, Town or Parish Council or any other Local Authority:-

Name	Minute No.	Description of Interest	Reason	Action Taken
Cllr S Coles	All Items	SCC & Taunton Charter Trustee	Personal	Spoke and Voted
Cllr T Deakin	All Items	SCC & Taunton	Personal	Spoke and Voted

		Charter Trustee		
Cllr D Johnson	All Items	SCC	Personal	Spoke and Voted
Cllr L Lisgo	All Items	Taunton Charter Trustee	Personal	Spoke and Voted
Cllr M Lithgow	All Items	Wellington	Personal	Spoke and Voted
Cllr J Lloyd	All Items	Wellington & Sampford Arundel	Personal	Spoke and Voted
Cllr D Mansell	All Items	SCC	Personal	Spoke and Voted
Cllr R Tully	All Items	West Monkton	Personal	Spoke and Voted
Cllr L Whetlor	All Items	Watchet	Personal	Spoke and Voted

Cllr David Mansell declared an interest in Item 9 as a representative on the Somerset Waste Partnership Board.

24. **Public Participation**

There were no statements or public questions brought before the Committee.

25. **Community Scrutiny Request/Recommendation Trackers**

The Recommendation / Request Trackers were approved / noted.

Prop: Cllr Dawn Johnson / Sec: Cllr Vivienne Stock Williams (Unanimous)

26. **Community Scrutiny Forward Plan**

The Forward Plan was approved.

Prop: Cllr Janet Lloyd / Sec Cllr Mark Lithgow (Unanimous)

27. **Executive and Full Council Forward Plans**

The Executive and Full Council Forward Plans were noted.

Prop: Cllr Mark Lithgow / Sec: Cllr David Mansell

28. **Sports and Leisure Management (Everyone Active) Bi-Annual Report**

Cllr Derek Perry introduced the item via zoom as portfolio holder for Sports, Parks and Leisure.

David Green presented a series of slides which outlined the progress Everyone Active has made in the last six months. The presentation slides can be viewed [here](#).

Overall, the outlook was positive, due to the through-put and footfall through the doors and increase in activity at the Sports Centres and pools which was coming back up to pre-pandemic levels but there were a couple of key challenges that the organisation faced going forward: -

- Energy / Environmental – The increase in utility bills was a major challenge, and SLM were trying to mitigate against this using good energy housekeeping. They were shutting down rooms, appliances and equipment which were not in use and seeking alternative more energy efficient ways of using the centres. (For example, reducing pool temperatures by a degree. Converting to LED lighting where possible and expanding the use of solar panels).
- Competition – Other gyms in the area were now offering very competitive rates and monthly membership. Everyone Active had to come up with ways to preserve their price-point advantage and promote the benefits of public sector facilities over those in the private sector. One example given was the highly trained personnel who operated in the SLM sports centres. Recently staff had saved a life using CPR following a cardiac arrest, which meant that the casualty made a full recovery in hospital.

It was stressed that these were not “terminal” challenges but did present some issues around BAU operations. The partnership between SLM and SWT remained strong and the relationship with officers on both sides continued to be positive and supportive.

Questions arising: -

- Is going cashless in the leisure centres excluding children from swimming or being able to use the facilities? *This has not been subject to negative feedback so far, but the situation will be monitored. Most people prefer to book online prior to arrival at the pool to ensure they have use of the facilities. This was implemented during COVID and has continued, particularly around lane swimming and prevents overcrowding.*
- Are there any activities being delivered in the West Somerset area, around the free membership for children in care and people with Parkinson’s Disease? *Not at present but SLM are hoping to work more closely with County Sports in partnership to develop more links in this area. Mini medics, walking cricket and mini football are all initiatives that are being developed.*
- What arrangements are in place to work with GP’s around social prescribing? *Everyone Active do work with users to promote better health outcomes for patients but need to have more contact with local GPs. If these links could be established, then Everyone Active would gladly accommodate. It was agreed that there was a need to improve the message to GPs about the exercise referral scheme.*

Final Note

- Is there any way to analyse users of the leisure facilities via postcode, to get a breakdown of the demographic? In particular in

Priorswood concerning Wellsprings which was operating in a very deprived area. - *The Chair agreed that this was an answer that could be provided at the next update.*

29. Somerset Waste Partnership (SWP) Update

Cllr Andrew Sully introduced the item as Portfolio Holder for the Environment.

Michael Cowdell presented a series of slides on behalf of the Somerset Waste Partnership. These can be viewed [here](#).

Questions from the floor as follows:-

- It was agreed that daily communications around missed collections to alert residents was very good via social media but was better communication needed between SWP and SUEZ? Were they aware when they missed collections and the level of resulting complaints? *SWP are in day-to-day contact with SUEZ, and both are doing their best to address this issue. The level of complaints is still too high, but pressure is being brought to bear and it is reducing.*

- What steps are taken to educate householders about recycling, and what can be done for those households who have difficulty with storing the various waste containers? *There will be escalations such as marking of bins to advise of contaminants in the waste containers – this is the main reason for a “left collection”. The next step is letters to householders to explain how the refuse should be separated, so that it is easier to collect. HMOs and those properties (such as flats) who have nowhere to store their bins will be dealt with on case-by-case basis.*

In the past, “Gull-Bags” were trialled in parts of Taunton and Watchet to see if they would provide a suitable alternative to a wheelie bin. Unfortunately, the trial was not successful, so the use of gull-bags has been discontinued. It was more difficult to collect recycling from HMOs because the level of contamination from and mixed recyclables took more time.

- Concern was expressed for those people who couldn't report missed collections online due to accessibility issues. *Missed collections and other complaints can still be made to SWT via the Customer Services number (main switchboard) and these will be passed on.*
- A query was made about the tonnage of tins/cans that were collected as the amount seemed to be low. *Explained as “empty volume”. They take up a lot of room before crushing, but once crushed they don't represent a lot of weight in terms of tonnage.*
- Concern was expressed that some residents were placing their household waste in the litter bins at public parks. Despite being cleared immediately, it was proving to be a daily occurrence. *This is fly tipping! If residents put*

their domestic waste in litter bins, it will be reported, enforced and SWT will fine the culprits if they can be found.

- Although the frequency of missed collections was getting better there was no room for complacency.
- Cllrs praised refuse collectors who went above and beyond in their level of service. Particularly those who adjusted their routes and accommodated the elderly and infirm, who had difficulty with putting out their refuse containers.
- A schools officer is going to be employed to encourage a better working arrangement with schools and other large organisations.
- The level of food waste collected has remained static, and SWP were examining the reasons for this.
- It was asked how families with disposable nappies were coping with the three weekly general waste collection cycle? *Very well overall. If a need for a larger container or additional collection was required, this was catered to on a case-by-case basis. Also related to other medical needs/requirements such as clinical waste collections which could be made more frequently.*
- It was asked where the pick-up and drop-off points were for collection crews as this could be quite disruptive to residential neighbourhoods, first thing in the morning. *There were two in SWT. One was in Priorswood which had attracted some complaints as very residential and the other on the Blackbrook trading estate.*

30. **Executive Portfolio Holder for Environmental Services: Councillor Andrew Sully**

Cllr Andrew Sully introduced the first item as Portfolio Holder for the Environment. This was an update on the **Litter Enforcement Strategy (LES)**.

A short presentation was carried out by Emma Matthews (E Hants Partnership Manager) via Zoom. The slides can be viewed [here](#).

The key points from the presentation were: -

- Main source of littering (498 out of 504 occasions) was due to tossing of cigarette butts.
- There was currently a 70% collection rate on the fines. After the initial 3-month introductory period, the non-payers were now moving on to court proceedings for recovery.
- There is a heavy emphasis on education to encourage changing behaviour. (Some people didn't realise that tossing a cigarette butt counted as littering). The LES were working with organisations to promote

a better understanding of littering. Also distributing stubby pouches so that cigarettes could be disposed of in a more environmentally friendly way.

- The delivery of the LES was cost neutral as the staff were paid from the fixed penalties. There were also unforeseen benefits in the fact that people took more of a pride in their neighbourhoods, other crimes could be prevented/ reported and the enforcement officers were a visible presence.
- 160 bins have now been fitted with stub out plates so that smokers are encouraged to dispose of their cigarettes in the litter bins.
- The procedure for enforcement is that under the Environment Protection Act of 1987, littering is seen as walking away from left litter or throwing it on the floor. Officers will engage with an offender and details will be taken to issue a fixed penalty. On 5 occasions, the police have had to be called to assist.
- Despite the penalties, it is not unknown for there to be repeat offences. This is why education is very important.
- In the Enforcement areas there has been a 60% reduction in littering.

Questions and comments arising included: -

- There was surprise that cigarette butts contributed to the main source of littering. There was a general perception that it would have been more focussed on fast food outlets and takeaways where littering was prevalent. Most enforcement was carried out on foot in the main areas Mon-Fri.
- It was asked if the areas and times could be extended to include fast food outlets and weekend working. *Hot spots can be reported so that patrols can then target those areas. Important to note however, that the patrols are carried out on foot, and it is difficult to take particulars for a vehicle unless the licence plate is taken.*
- It was deemed that the trial was proving successful in that it was cost neutral and was providing a deterrent to littering. Education is better than enforcement and encouraging people to dispose of their litter sensibly was a greater benefit.
- It was asked if the trial could be extended to include dog-fouling? *Despite the general consensus of support, dog fouling legislation is completely different from the Environmental Protection Act. It is unlikely in the lifetime remaining of SWT, that this will be addressed, but it will definitely need to be looked at in the future.*

Other areas of business

- **Warren Road Drainage, Minehead Seafont.** Despite an assurance that this work had started, the drains remain blocked and no contractor has

been on site? *Steve Hughes took responsibility and said that he had provided the Portfolio update for Full Council in good faith, expecting to meet the contractor on site that day. Unfortunately, due to various reasons this had not then taken place. They were trying to work out a solution, but in the event of the contractor being unable to complete the work, an alternative contractor would be employed.*

- It was asked who organised the work for the **Environmental team** who had been weeding and clearing SWT areas? How was the weeding done? Did the Council spray areas with weedkiller? *The Environmental team was organised by Darren Hill (Parks and Open Spaces). It was a 2-man team who had some capacity in their workload to undertake this work. They had been working in SWT car parks and leisure centres to generally tidy up areas. They removed the weeds manually. Any spraying that was required was undertaken by a sub-contractor.*
- **The Blue Anchor Defence Scheme** – How long was the Scheme expected to protect the integrity of the road? *The rock armour that was being shipped into Blue Anchor was expected to last from 50-100 years and hopefully into perpetuity. (Certainly, beyond the lifetime of most people!)*
- **“Watchet Weeders” and other volunteer groups.** These groups were now looking to re-start their work back in the community following being stood down due to COVID. Who did they need to liaise with in the Council? *Darren Hill said he was the person to contact. Community Engagement is vitally important and SWT relies on the Friends and Volunteer Groups to assist with the maintenance of parks and open spaces. Their contribution is extremely valuable,*

(The Meeting ended at 9.05 pm)

SOMERSET WEST AND TAUNTON COUNCIL

COMMUNITY SCRUTINY COMMITTEE WRITTEN ANSWERS TRACKER 2022/23

Date of Cttee	Scrutiny Cttee Request for information	Decision Maker /Directorate Responsible	Response to request for information	Date of response	Scrutiny Officer Comments/Update
29/06/2022	Query raised about the grant money from the Taunton Youth Community Centre (TYCC) legacy fund which was earmarked to be spent on the youth of Taunton. How was this money distributed to worthy causes and who decided who benefitted?	Cllr Chris Booth / Housing Directorate	<p>Local groups awarded funding for youth support work (somersetwestandtaunton.gov.uk)..</p> <p>Comments from Christine Gale forwarded to the Committee.</p> <p>Somerset Community Foundation as administrator of the fund recommended both YMCA and Conquest as main recipients because they both operate within two miles from the Taunton Town Centre, with a focus on youth work.</p>	30/06/22	Scott Weetch / Christine Gale provided an update on the process for distributing this fund. (Legacy money had been held for 20 years).
29/06/2022	<p>How has the underspend in relation to staff salaries come about?</p> <p>Assets Staff (para 6.14)</p>	Cllr Fran Smith / Housing Directorate	Assets - The underspend in relation to several staff vacancies during the year across the capital investment and asset management teams is due to staff leaving and periods of the posts being vacant during the recruitment process. This has been exacerbated during the year with difficulty in recruitment to	05/07/22	Simon Lewis / Chris Brown

	Develop and Regen (para 6.11)		<p>sufficiently experienced technical staff.</p> <p>Development and Regeneration - The underspend was due to two main reasons – a) staff turnover has and often does lead to budget savings as there are often periods of vacancy during the recruitment period. There has been a turnover of staff especially at project officer level over the past 12 months. b) one post has been held back from recruitment until the service is clear on delivery priorities. The post is a senior post earmarked for new build however the emerging low carbon retrofit strategy means this post may be retitled to support this area of work. During 2021/2022 the funding associated with this post was used to offset additional costs in the capital programme team.</p>		
29/06/2022	Why was there a lack of investment in air source heat pumps and insulation in Appendix A?	Cllr Fran Smith / Housing Directorate	The emerging low carbon retrofit strategy and delivery plan is seeking to align the capital decent homes programme and retrofit strategies to deliver works at pace, efficiently and within the resources the council has. The emerging strategy will be explored at a member briefing 1 st September and the strategy will be refined as it progresses to full Council in December 2022. This is three	05/07/22	Simon Lewis / Chris Brown

			<p>months earlier than previously proposed. The emerging strategy does prioritise fabric improvements over renewable heating systems in the early years as these measures can reduce more CO2 than changes to heating systems and reduce heat demand leading to more affordable warmth. It is important to note that grants are essential to ensure the council can move forward at pace on its retrofit and zero carbon ambitions and most grants for social landlords' support fabric first approaches rather than gas replacement. The service is discussing one grant scheme which could install some ASHP and solar PV and reduce the council's capital requirement which in turn could be used to speed up fabric measures or the replacement of gas and solid fuel systems to ASHP and Solar PV on well insulated council homes. In advance of the whole member briefing the housing service intend to discuss the emerging retrofit strategy with Cllr Mansell as the recent chair of the Community Scrutiny Committee working group on retrofit, Dixie Darch as portfolio holder for Climate Change and Cllr</p>		
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			Fran Smith as portfolio holder for housing in August.		
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	COMMUNITY SCRUTINY			
Meeting	Draft Agenda Items	Lead PFH/ Lead Officer	Exec Report?	Unitary/SWT
31 August 2022	HRA Financial Performance 2022/23 Q1	Kerry Prisco / PFH Housing, Fran Smith	Yes	
SRD = 18 August	CCTV Update	S. Weetch / PFH Community, Chris Booth	No	
Exec RD - 9 September	Review of Parking Update (TDBC & WSC)	Stuart Noyce / PFH Cllr Mike Rigby	No	
Informal Exec RD - 9 August	Asset Management Lease (confidential)	Jonathan Stevens / PFH Cllr Mike Rigby	Yes	
SMT RD - 27 July	Executive PFH Session - Transport and Infrastructure	Cllr Mike Rigby		
28 September 2022				
SRD = 16 September	HRA Low Carbon Retrofit Strategy and Action Plan	Chris Brown / James Barrah / PFH Housing Fran Smith	Yes	
Exec RD - 7 Oct	Executive PFH Session - Housing	Cllr Fran Smith		
Informal Exec RD - 6 Sept				
SMT RD - 24 August				
26 October 2022	Cost of Living Motion Update (prov)	S. Weetch / PFH Community, Chris Booth	Yes	
SRD = 14 Oct	Executive PFH Session - Communities	Cllr Chris Booth		
Exec RD - 4 November				
Informal Exec RD - 4 Oct				
SMT RD - 21 Sept				
30 November 2022	HRA Financial Performance 2022/23 Q2	Kerry Prisco	Yes	
SRD = 18 Nov	CNCR Update	Jonathan Stevens		
Exec RD - 9 Dec	Executive PFH Session - Climate Change	Cllr Dixie Darch		
Informal Exec RD - 8 Nov				
SMT RD - 26 Oct				
25 January 2023				
SRD = 13 Jan				
Exec RD - 3 Feb				
Informal Exec RD - 3 Jan				
SMT RD - 14 Dec				
22 February 2023	HRA Financial Performance 2022/23 Q3	Kerry Prisco	Yes	
SRD = 10 Feb	(SLM) Everyone Active Bi-Annual Report	Steve Hughes / PFH Cllr Derek Perry	No	
Exec RD - 3 March				
Informal Exec RD - 1 Feb				
SMT RD - 18 Jan				
Meeting Date TBC	Health and Wellbeing Board Update	Cllr C Booth/ M. Leeman		
	Rogue Private Landlord Policy / Forums	Cllr F Smith / Simon Lewis		

Agenda Item 6

EXECUTIVE

Executive Meeting	Draft Agenda Items	Lead Officer	Unitary/SWT
21 September 2022	GF Financial Performance 2022/23 Q1	Kerry Prisco	
venue =	HRA Financial Performance 2022/23 Q1	Kerry Prisco	
Exec RD = 9 September	Corporate Performance Report Q1	Malcolm Riches	
Informal Exec RD = 9 August	Proposal to increase Taxi Fares	John Rendell	
SMT RD = 27 July			
	NO MORE ITEMS		
19 October 2022	Low Carbon Retrofit Strategy and Action Plan	Chris Brown	
venue =	New Regulatory Services Enforcement Policy 2022-2023	Jo Toogood	
Exec RD = 7 October			
Informal Exec RD = 6 September			
SMT RD = 24 August			
16 November 2022	Connecting our Garden Communities	Graeme Thompson	
venue =	Firepool Design Guidance and Masterplan	Graeme Thompson	
Exec RD = 4 November			
Informal Exec RD = 4 October			
SMT RD = 21 September			
21 December 2022	GF Financial Performance 2022/23 Q2	Kerry Prisco	
venue =	HRA Financial Performance 2022/23 Q2	Kerry Prisco	
Exec RD = 9 December	Corporate Performance Report Q2	Malcolm Riches	
Informal Exec RD = 8 November			
SMT RD = 26 October			
18 January 2023			
venue =			
Exec RD = 6 January			
Informal Exec RD = 6 December			
SMT RD = 23 November			
15 February 2023			
venue =			
Exec RD = 3 February			
Informal Exec RD = 3 January			
SMT RD = 14 December			
15 March 2023	GF Financial Performance 2022/23 Q3	Kerry Prisco	
venue =	HRA Financial Performance 2022/23 Q3	Kerry Prisco	
Exec RD = 3 March	Corporate Performance Report Q3	Malcolm Riches	
Informal Exec RD = 1 February	Firepool Design Guidance and Masterplan	Graeme Thompson	
SMT RD = 18 January			

Items to be Confirmed	RIPA Policy	Amy Tregellas	Unitary

FULL COUNCIL

Meeting	Report Deadline	Draft Agenda Items	Lead Officer	Unitary/SWT
06 September 2022	24 August 2022	PFH Reports		
		Constitution Update - Somersetwide Member Code of Conduct	Amy Tregellas	
		Constitution Update - Standards Procedure	Amy Tregellas	
		Heritage at Risk (confidential)	Joe Wharton	
		Asset Management Lease (confidential)	Jonathan Stevens	
29 September 2022	20 September 2022	Community Governance Review for the Unparished Area of Taunton	Marcus Prouse/Kevin Williams	
Special Meeting		West Monkton and Cheddon Fitzpaine Neighbourhood Plan	Ann Rhodes	
		NO MORE ITEMS		
06 December 2022	24 November 2022	PFH Reports		
		Review of the Commercial Property Investment Activity and Performance Report	Joe Wharton	
		Appointment of Returning Officer for Taunton Parish Council Elections	Marcus Prouse/Kevin Williams	
		Low Carbon Retrofit Strategy and Action Plan	Chris Brown	
		Connecting our Garden Communities	Graeme Thompson	
		Treasury Management 2021/22 Annual Report and Q1 2022/23	John Dyson	
07 February 2023	26 January 2023	PFH Reports		
		Delegation of Returning Officer for Potential Parish Election 2023		
28 March 2023	16 March 2023	PFH Reports		
		Scrutiny Annual Reports x 2		SWT
		Audit and Governance Annual Report		SWT
		Firepool Design Guidance and Masterplan	Graeme Thompson	
ITEMS TO BE CONFIRMED				



Report Number: SWT 109/22

Somerset West and Taunton Council

Community Scrutiny Cttee – 31st August 2022

CCTV Review and Upgrade

This matter is the responsibility of Executive Councillor Chris Booth

**Report Author: Scott Weetch, Community Resilience Manager and
Sally Parry, Community Engagement Lead**

1 Executive Summary / Purpose of the Report

1.1 This is an information report to update on capital investment to replace 11 CCTV cameras in the 'spine' of Taunton's CCTV network from junction of Staplegrove Road with North Street, through Bridge Street, Fore Street and East Street. This will digitise and make wireless where applicable, the most commonly used cameras prior to March 31st 2023.

1.2 The report will also provide an update on background work on options to further invest/disinvest in the CCTV estate for consideration by the new Somerset Council.

2 Summary

1. The investment of £58,642 in the CCTV camera estate in 2022/23 from a maintenance reserve held at Sedgemoor District Council (SDC).

2. Digitally enhancing 11 cameras in the most critical part of Taunton.

3. To note the costed proposals available for consideration after April 2023 by the new Council.

3 Risk Assessment

- The following key Corporate, Directorate and Other risks have been identified.

Ref	Risk Title	Project relevance	Mitigation
CR 07	Procurement	Ensuring chosen supplier delivers value for money.	The project will strictly follow procurement and contract management process, and in delivery an experienced team will manage and monitor progress.
DPR2	Commercial Investment and Asset Management	Financially viable sites will be handed to Assets to manage.	Financially viable business cases will be managed from start to finish, and all asset management considerations will be taken into account.
CCTV1	GDPR Compliance risk through inappropriate collection and retention of personal data	Some existing cameras are deemed to not meet a pressing need and therefore could be challenged	Camera provision to be kept under review to only include those that have a pressing need and evidence shows data is used. Other compliance aspects (such as signage and retention) addressed through project

4 Background and Full details of the Report

4.1 Project Background

- 4.1.1 There are public space CCTV cameras covering the towns of Taunton, Wellington, Minehead and Watchet. This equipment requires updating in order to continue to comply with the law.
- 4.1.2 The Taunton and Wellington cameras are monitored and maintained via a Service Level Agreement with Sedgemoor District Council. The Minehead and Watchet cameras are monitored by Police volunteers.
- 4.1.3 Significant work has been undertaken to present a current picture. This work will be captured in a wider report to inform the new Council at the relevant time as the project would fall under Section 24 Regulations for Finance. It should also form part of a wider review into CCTV provision across the county.
- 4.1.4 Work is under way to deliver 11 digital cameras in the central 'spine' of Taunton, which will improve the evidential quality and service of the most used cameras.
- 4.1.5 After 2023, there are costed options to:
- Keep under review operational need for cameras and assess compliance.
 - Digitise all CCTV cameras in Minehead, Watchet, Wellington and Taunton to improve availability and the evidential quality of the images.

- Improve the appropriate mix of BT, fibre, and wireless solution for the transmission of data at all sites.
- Improve compliance.
- Link Minehead & Watchet to Sedgemoor District Council (SDC) CCTV Control room.
- Review the operating costs of CCTV.

4.2 CCTV work in progress

4.2.1 Deliverables:

- 11 digital cameras located across a predefined area of Taunton connected via fibre and wireless to the Sedgemoor Control Room.
- Update signage where required.

4.2.2 Pros and Cons of early delivery:

Pros: Improve resilience in a key part of the CCTV network and reduced risk of camera failure in this part of our district.

Reduced ongoing costs from improved data transmission.

Ability to deliver this upgrade this financial year using existing maintenance funds and maintenance contract.

Cons: Only delivers part of overall upgrades required across the estate.

4.2.3 Project outline and costs:

The Senior Management Team has agreed to contract our existing maintenance provider to upgrade 11 existing analogue cameras to digital at an estimated cost of £58,642 (excluding VAT) as part of business as usual maintenance to be delivered during 2022/23.

This will be funded by using SWT existing maintenance reserves held by Sedgemoor District Council.

11 Cameras Estimated Spend	22/23
Total	£58,642

There will be a small reduction in ongoing operational and monitoring costs by upgrading 11 existing cameras from analogue to digital. The estimated ongoing cost reduction from 2023/24 is shown in the table below.

Reduction in ongoing costs	2023/24
Digitisation of 11 cameras and comms network – reduction in BT costs	£4,218

4.3 Current position

4.3.1 Overview

- There are 92 cameras across SWT area, the vast majority are analogue. They are significantly beyond their recommended lifespan and are starting to fail.
- The quality of the analogue images received through the digitised Video Management Systems (VMS) is not good and therefore makes the case more pressing to move to digitising the CCTV cameras, which will be more compatible with the VMS system and produce vastly enhanced images.
- A CCTV camera review highlighted that 12 cameras should be considered for removal following a Data Protection/Privacy Impact Assessment these cameras are currently being monitored by SDC.
- A further 12 cameras in Paul Street car park (the multi-storey) were also highlighted as able to meet the 'Pressing need' as antisocial behaviour had occurred in the area, but the Consultant thought they should remain under review and recommended leaving them as analogue as car park crime had reduced significantly with a view to either removing or replacing them in the future depending upon their utilisation.
- The Authority continue to work with Sedgemoor Control Room to improve the compliance systems and process.

4.3.2 Value For Money

- During the project review and feasibility phase, significant savings have been realised. These amount to approximately £80k per annum in revenue cost reductions from the initial 2020/2021 baseline. As historically SWT has paid an annual contribution to Sedgemoor District Council for the maintenance and monitoring of the CCTV network in Taunton and Wellington of £315,142 per annum, a further £18,860 has been used to cover the West Somerset system and £5,365 for insurance making a total of £339,367 per annum for all cameras.
- There was £180k held in an earmarked reserve (now held on general reserve) to maintain/upgrade CCTV equipment.
- Analysis undertaken during the project has identified the opportunity to rationalise cameras. Some cameras have high 'active monitoring levels' (high utilisation); whereas others have negligible use (e.g., requests of analysis by police, security, businesses etc). The tailoring of 'active monitoring levels' will enable resources to be more effectively deployed and charged out accordingly. The new Video Management System will enable this to be reviewed annually, to ensure the benefits are maximised. The CCTV Teams would also always be available 24/7 to respond to immediate needs and requests from the Police to actively monitor cameras when the need arose.
- A recent review has highlighted the following areas of potential to improve efficiency:

- monitoring – adopting a tailored approach will reduce this cost and reflect the levels of active monitoring we currently receive.
- maintenance – moving to a formal ‘comprehensive’ maintenance agreement will provide greater transparency and predictability.
- Moving on to wireless communications, wherever it is safe and practical to do so, will remove the on-going data transmission maintenance charge currently paid to BT.
- A reduction in the number of cameras will reduce ongoing revenue costs across all fronts including insurance.
- These savings will enable SWT to deliver a CCTV monitoring service which reflects the needs and utilisation by the Police and key partners.

4.3.3 Funding

- Apart from the capital funding to install CCTV from the Home Office and the Office of the Police and Crime Commissioner, operational costs have been almost wholly funded by the Council. Town Councils have historically provided some funding in the former West Somerset area.
- Significant savings have already been realised during the review phase as described above.
- The options being forwarded into Local Government Review recommend further significant investment into the CCTV estate. However, it will also be recommended that conversations are instigated with the three Town Councils in Wellington, Minehead and Watchet and any future Taunton Council to contribute a proportion of ongoing revenue costs for management, maintenance and monitoring.

Objectives for camera review

- 4.4.1 To deliver a cost effective, integrated network of digital CCTV cameras that will compliantly deliver the current and future needs for communities and our key partners by:
- keeping only cameras which comply with Data Protection – Privacy Impact Assessment.
 - digitising all CCTV cameras in Minehead, Watchet, Wellington and Taunton to improve availability and the evidential quality of the images.
 - providing bespoke fibre and wireless data transmission/communication.
 - integrating Minehead & Watchet to the Sedgemoor Control Room.
 - reducing the operating costs of the CCTVs by tailoring the monitoring and maintenance service levels across the areas to the relative importance and profile of the cameras.
- 4.4.2 To deliver a modern, efficient, sustainable, cost-effective integrated network of digital CCTV cameras that would compliantly deliver the current and future needs for communities and key partners across our district.
- 4.4.3 There are four options under consideration. These are outlined in the section below.

4.4.4 The integration of Minehead and Watchet CCTV cameras into the Sedgemoor Control Room would level out the service across SWT. This equality of service would align the whole SWT CCTV network but will now need to be considered in the round with a countywide review. Integration would provide:

- enhanced evidential images
- targeted monitoring that reflects the location/profiling of the area
- improved cost effectiveness of data transmission
- improved maintenance agreement that covers parts and maintenance
- improved availability (up time) of cameras fully trained CCTV operators available 24/7 365 days of the year, to monitor and respond to Police and community concerns.
- improved compliance and reporting

4.4.5 This would be provided (subject to optional variations) -

- Existing camera locations have been reviewed, to ensure compliance with legislation and Code of Practice, by independent CCTV Consultants and through consultation with the local Neighbourhood Policing Teams and the Sedgemoor Control Room.
- External Supplier(s) would be sourced via open competition, to supply, install and commission the cameras and the wireless network.
- 12 Cameras deemed as no longer required, could be decommissioned.
- The Multi Storey Car Park retain their analogue cameras and the decision to replace or decommission them will kept under review with Car Parks service.
- Any other remaining cameras not upgraded as part of this project would be replaced as a separate project or assessed at the point of failure for replacement.
- All infrastructure would remain in place so that cameras removed could be recommissioned quickly and cost effectively, should it be required later.
- All contracts and service level agreements would be reviewed and updated, as would the published Codes of Practice. A framework of future management and monitoring arrangements would be instigated.
- Monitoring staff would continue to be fully trained in operational matters.

4.5 Future Options

4.5.1 Option 1: Digitisation of all cameras (except Multi Storey Car Park) and removal of obsolete cameras.

Project Deliverables:

- 68 digital cameras located across Taunton (40), Wellington (6), Minehead (13) and Watchet (9) connected via fibre and wireless to the Sedgemoor Control Room. (N.B. 3 digital cameras have already been installed as part of 2021/22 maintenance).

- Retention of 12 analogue cameras in the Multi Storey Car Park (Paul Street, Taunton).
- Removal of 12 cameras identified as “should be considered for removal”,
- Monitoring levels tailored to the profile of the cameras, but 24/7, 365 coverage of most utilised cameras and capability to monitor all incidents where required/ possible.
- A common maintenance agreement for all new cameras.
- Compliance with all relevant legislation including Data Protection Act, General Data Protection Regulation (GDPR) and the Surveillance Camera Commissioner’s Code of Practice.

Pros and Cons

Pros: This would be a fully compliant resilient network, with up-to-date equipment all linked into SDC, providing consistent evidential quality images, recording and response across the whole SWT area. Would improve the cost effectiveness of operating the service.

Cons: This would require significant up-front costs
Reduction in overall coverage due to removal of some existing cameras. However, these are justified, and could be reinstated if there became a requirement as the infrastructure would remain in place.

Budget based on Option 1; the project would require a budget of £374,532 (Including a 5% contingency fund – to be returned if not used).

Financial Implications:

The estimated cost to digitise the 68 cameras would be £374,532 and this was planned to be delivered during 2023/24 but will need to be considered by the new Council.

There would potentially be a minimal increase in ongoing operational and monitoring costs estimated at £2,880 for 2024/2025.

This option is viable if finance can be found. It delivers on the project aims and value for money over time.

4.5.2 Option 2: Full digitisation of all cameras and retention of obsolete cameras.

Project Deliverables:

- 92 digital (including 12 MSCP) cameras located across Taunton (60), Wellington (6), Minehead (17) and Watchet (9) connected via fibre and wireless to the Sedgemoor Control Room. (N.B. 3 digital cameras have already been installed as part of 21/22 maintenance)
- Monitoring levels – 24/7, 365 days of the year, except for the Multi Storey Car Park where 50% monitoring is already in operation (12 hours per day during car park opening hours).
- A common maintenance agreement for all new cameras.

- Compliance with all relevant legislation including Data Protection Act, General Data Protection Regulation and the Surveillance Camera Commissioner’s Code of Practice.

Pros and Cons

Pros: This would also be a resilient network, with up-to-date equipment all linked into Sedgemoor. Providing consistent evidential quality images, recording and response across the whole SWT area. Only partially compliant as it retains the 12 cameras identified as not having a “pressing need...should be considered for removal”.

Cons: Fails to adhere to Surveillance Camera guidelines/compliance. This is one of the least cost-effective options as it requires a higher capital outlay than Option 1 and is less cost-effective as ongoing costs are significantly higher due to increased maintenance and monitoring.

Budget based on Option 2, and pro rata rate extended to additional cameras – the Project shall require a budget of £484,667 which includes a 5% contingency fund that will be returned if not used. Ongoing revenue costs are also significantly higher due to increased maintenance and monitoring.

Financial Implications:

The estimated cost to digitise the 92 cameras would be £484,667.

There would be an increase in ongoing operational and monitoring costs estimated as initially £99,195 per year from 2024/25 onwards.

This option should be rejected as it fails to deliver the project aims in respect of compliance or value for money.

4.5.3 Option 3: 28 new digital cameras and removal of obsolete cameras, upgrading Wellington cameras to digital and integrating Minehead and Watchet.

Project Deliverables:

- 28 new digital cameras, across Minehead (13), Wellington (6) and Watchet (9) connected via fibre and wireless to the Sedgemoor Control Room.
- Removal of 12 cameras identified as “should be considered for removal” 4 in Minehead and 8 in Taunton.
- Leaving the remaining cameras to be replaced as a separate Project or as they fail/funds become available.
- Monitoring levels tailored to the profile of the camera's location, as Option 1.
- A common maintenance agreement for all new cameras.
- Compliance with all relevant legislation including Data Protection Act, GDPR and the Surveillance Camera Commissioner’s Code of Practice.

Pros and Cons

Pros: The upgraded elements would provide a resilient network, with up to date equipment all linked into Sedgemoor and consistent evidential quality images, recording and response across the whole SWT area. Costs to replace the remaining cameras could be drip fed over the next 2-4 years as funds become available, although at risk and at a higher cost per unit.

Cons: Only a partial solution as remaining 29 cameras in Taunton will require upgrading and benefits limited to those cameras which are upgraded. Quality of images from remaining analogue cameras will be less likely to be of evidential quality. The mixture of old and new cameras may lead to an increase in maintenance costs until the old ones are replaced. Frequent and significant camera failure may lead to reputational risk. Finances will still need to be allocated to cover replacement costs. Unable to fully maximise the potential cost savings from a revised network design.

Budget based on Option 3; the Project shall require a budget of £208,448 which includes a 5% contingency fund that will be returned if not used. It would also require significant, unspecified, future spending.

Financial Implications:

The estimated cost to digitise the 28 cameras and remove 12 cameras would be £208,448.

There will be a requirement to have an ongoing capital budget to allow the service to replace the remaining 29 cameras.

There will be an increase in ongoing operational and monitoring costs estimated initially as £13,582 per year from 2024/25 onwards.

This delivers on the project aims and it is therefore a viable option.

4.5.4 Option 4: Do nothing option (replace when fail)

What would have been delivered under option 4:

- Effectively leaving the equipment and not replacing it until it fails.
- The equipment will continue to degrade and be even less effective, eventually failing completely. This is likely within the next 1-5 years.
- Gaps in the system and coverage will emerge, increasing perceived and actual risk of crime and anti-social behaviour.
- Increasingly poor-quality images unfit for evidential purposes.

Pros and Cons

Pros: No upfront costs. Existing systems are known and understood.

Cons: Fails to adhere to Surveillance Camera Commissioner's Code of Practice. More expensive to change cameras out one at a time and increases the risks associated with cameras not working. Maintenance costs are likely to be higher and not cover replacement of unit. Finances will still need to be allocated to cover replacement costs i.e., a sinking fund. Analogue

cameras cannot transition to wireless communications which will reduce the on-going costs savings which could be made. Image quality will mean some cameras may not achieve the level of evidential quality. West Somerset will remain monitored by volunteers (as and when available) which means it is harder to demonstrate compliance.

Budget based on Option 4; This will require an estimated uplift to the ongoing budget to cover the increased costs of replacing the cameras. A contingency fund approach would be required as it is not possible to profile when the cameras would fail. Note the costs of cameras and installation have been based on an ad hoc installation completed this financial year and associated costs. It makes no allowance for increasing product costs or inflation.

Financial implications

There will be a requirement to have an ongoing capital budget to allow the service to replace cameras as and when required. The current estimated spend per year is shown in the table below.

The Unitary Council would need to approve an ongoing capital budget from 2023/2024 for four years to be funded by general reserves and/or borrowing. This would need to be set against wider CCTV needs and provision in Somerset.

There would be an increase in ongoing operational and monitoring costs estimated as initially £18,073 per year from 2024/25 onwards.

This has been discounted as an option as it does not deliver on the project aims.

6 Link to Corporate Strategy

- 6.1 The published Corporate Plan for 2021/22 included a delivery requirement within the Housing and Communities corporate priority to “Review and improve the Council’s CCTV to provide a more effective service and better value for money”.

6. Finance / Resource Implications

- 6.1 The agreed upgrade can be met within an existing reserve held at Sedgemoor District Council.
- 6.2 In 2021/22 Somerset West and Taunton Council (SWT) paid an annual contribution to Sedgemoor District Council (SDC) for the maintenance and monitoring of the CCTV network in Taunton and Wellington, plus a contribution into a Sinking Fund, of £315,142 per annum. A further £18,860 was spent to cover the West Somerset system and £5,365 for insurance. This gives a total of £339,367 spend for all cameras in 2021/22.

- 6.3 During 2021/22 SWT were refunded £319,495 of their prior year contributions from the surplus maintenance funds held by SDC. Of this, £139,495 has been accounted for as a cost reduction in the financial year 2021/22, as per the approved budget for 2021/22, and £180,000 has been allocated to general reserves.
- 6.4 The budget and expected cost for 2022/23 is £240k. This is a reduction on previous years' budget allocations as this is based on recent cost estimates from SDC and a recognition of a historical underspend on maintenance.
- 6.5 There is no commentary on ongoing revenue costs as this will be a matter for the new Council to consider in the round with CCTV provision across the county and alongside whichever option may be taken forward.

Table 1: Capital Investment Appraisal

The table below shows indicative capital costs for each of the options outlined.

Option	22/23 £	23/24 £	24/25 £	25/26 £	26/27 £	Total £
Digitisation and wireless set up of 11 core cameras in Taunton.	61,574	0	0	0	0	61,574
Post April 2023: for illustration only						
1 - Digitisation of all cameras (except Paul Street Car Park) and removal of obsolete cameras	0	377,532	0	0	0	374,532
2 - Full digitisation of all cameras and retain obsolete cameras	0	484,667	0	0	0	484,667
3 - 28 new digital cameras; removal of obsolete cameras and gradual replacement of remaining cameras to digital over time	0	208,448	0	0	0	208,448
4 - Do nothing option (replace when fail)	0	109,446	138,740	116,240	63,740	428,166

7 Unitary Council Financial Implications and S24 Direction Implications

7.6 Replacing 11 cameras can be delivered within existing means and within the limitations of the Section 24 agreement and therefore no further permissions will be required from the new Council.

7.7 There are no ongoing financial/resource commitments for the new Council beyond existing obligations. Any request to the new Council will be brought forward post vesting day.

8 Legal Implications

8.1 The procurement process will be compliant with relevant legislation

8.2 The project will improve compliance with GDPR and CCTV monitoring legislation.

9 Climate, Ecology and Sustainability Implications

9.1 A negligible impact. There will be a minimal increase in electricity use to support the wireless connectivity.

9.2 There will be some unavoidable travel for contractors going to and from site, requests for plans to minimise this can be included in the tender evaluation.

9.3 Ability to demonstrate sustainability in the supply chain and in the disposal of equipment will be included as part of the evaluation criteria in the tender.

10 Safeguarding and/or Community Safety Implications

10.1 CCTV forms part of a range of measures that the Council undertakes to enhance community safety. CCTV that complies with best practice and can be used evidentially by the police improves our ability to safeguard our community.

11 Equality and Diversity Implications

11.1 The Equality Impact Assessment highlights that some groups with protected characteristics are more likely to be a victim of crime and therefore the improved CCTV estate (including image quality that can be used evidentially for prosecution) will provide greater protection overall to the public generally and groups with protected characteristics. We will ensure contractors comply with equalities legislation.

12 Partnership Implications

12.1 As we move to forming a Unitary Authority, the partnership approach with SDC on the Control Room will help future-proof the CCTV offer.

12.2 The Police are key partners in delivering community safety and the CCTV estate is a highly valued tool in their armoury to detect and prevent crime.

13 Health and Wellbeing Implications

- 13.1 The CCTV network of cameras significantly contribute to the Health and Wellbeing of the Public by improving safety and the perception of safety which in turn enables people to engage in activities within their communities and access the day and night-time economy with confidence.
- 13.2 CCTV is used to help protect vulnerable groups and individuals. Examples include looking for missing and vulnerable people and producing evidence in support of hate crime victims.

14 Asset Management Implications

- 14.1 The CCTV camera assets will be managed and maintained by the SDC CCTV Control room on behalf of SWT.

15 Data Protection Implications

- 15.1 Large scale, systematic monitoring of the public by CCTV cameras is considered to be high risk processing under GDPR and the Data Protection Act 2018. All processing must be fully justified and assessed for any risks to the privacy of those affected. Appropriate mitigation measures must be applied where necessary.
- 15.2 The Surveillance Camera Commissioner's Code of Practice, issued by the Secretary of State Under Section 30 of the 2012 Act, provides guidance on the appropriate and effective use of surveillance camera systems by Authorities who must exercise regard to the code when exercising any functions to which the code relates, and it sets out 12 guiding principles that apply to all surveillance equipment in public spaces.

[Code of Practice](#)

16 Consultation Implications

- 16.1 The current proposal has been consulted with the Police and SDC as they are principally compliance changes for 1) removing cameras that no longer have a purpose and 2) enhancing the evidential quality of pictures for the most used cameras.

Contact Officers

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Appendix A - Current level of CCTV coverage within the other Councils that will make up the Somerset Unitary Authority.

Camera by District Council	Quantity
Sedgemoor	113
Somerset West & Taunton	92
Mendip	48
South Somerset	29

Camera Town	Quantity
Bridgwater	90
Taunton (will be 52)	60
Yeovil	29
Minehead (will be 13)	17
Wells	13
Burnham (soon to be 12)	11
Shepton Mallet	10
Frome	10
Watchet	9
Street	8
Glastonbury	7
Wellington	6
Highbridge	2

Appendix B: Equality and Impact Assessment

Somerset Equality Impact Assessment

Before completing this EIA please ensure you have read the EIA guidance notes – available from your Equality Officer

Organisation prepared for	Somerset West and Taunton Council		
Version	2	Date Completed	2 nd August 2022

Description of what is being impact assessed

Impact of upgrade of CCTV services in central Taunton to an enhanced digital provision.

Evidence

What data/information have you used to assess how this policy/service might impact on protected groups? Sources such as the [Office of National Statistics](#), [Somerset Intelligence Partnership](#), [Somerset's Joint Strategic Needs Analysis \(JSNA\)](#), Staff and/ or [area profiles](#),, should be detailed here

The Joint Strategic Needs Assessment and area profiles outline the different protected characteristics and their prevalence within the wider Somerset society. It is known that there is an ageing population with large areas of rurality. Also, there are a number of health inequalities dependent on where people live. Protected groups are represented across the community through various groups but not always as a single entity. Individuals with protected characteristics are most likely to be at risk from hate crime attacks in town centres and intelligence is gathered on these through case management and reported through Police Priorities meetings and also within individual teams e.g. One Teams multi-agency meetings. CCTV operations help to detect, deter and prevent these crimes from happening, ensuring a safer environment where cameras exist.

Who have you consulted with to assess possible impact on protected groups? If you have not consulted other people, please explain why?

Individuals and groups have not been consulted as the impact is seen as solely being beneficial. The service will be enhanced in Taunton, whilst remaining the same in others. Therefore, it should bring about improvements in monitoring, spotting incidences and bringing offences to justice.

Analysis of impact on protected groups

The Public Sector Equality Duty requires us to eliminate discrimination, advance equality of opportunity and foster good relations with protected groups. Consider how this policy/service will achieve these aims. In the table below, using the evidence outlined above and your own understanding, detail what considerations and potential impacts against each of the three aims of the Public Sector Equality Duty. Based on this information, make an assessment of the likely outcome, before you have implemented any mitigation.

Protected group	Summary of impact	Negative outcome	Neutral outcome	Positive outcome
Age	<ul style="list-style-type: none"> Neutral outcome but potential for positive impact 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disability	<ul style="list-style-type: none"> Neutral outcome but potential for positive impact 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gender reassignment	<ul style="list-style-type: none"> No impact 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marriage and civil partnership	<ul style="list-style-type: none"> No impact 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pregnancy and maternity	<ul style="list-style-type: none"> Neutral outcome but potential for positive impact 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Race and ethnicity	<ul style="list-style-type: none"> Neutral outcome but potential for positive impact 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Religion or belief	<ul style="list-style-type: none"> Neutral outcome but potential for positive impact 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sex	<ul style="list-style-type: none"> Neutral outcome but potential for positive impact 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sexual orientation	<ul style="list-style-type: none"> Neutral outcome but potential for positive impact 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other, e.g. carers, veterans, homeless, low income, rurality/isolation, etc.	<ul style="list-style-type: none"> Neutral outcome but potential for positive impact 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Negative outcomes action plan

Where you have ascertained that there will potentially be negative outcomes, you are required to mitigate the impact of these. Please detail below the actions that you intend to take.

Action taken/to be taken	Date	Person responsible	How will it be monitored?	Action complete
	Select date			<input type="checkbox"/>
	Select date			<input type="checkbox"/>
	Select date			<input type="checkbox"/>
	Select date			<input type="checkbox"/>
	Select date			<input type="checkbox"/>
	Select date			<input type="checkbox"/>

	Select date			<input type="checkbox"/>
	Select date			<input type="checkbox"/>
If negative impacts remain, please provide an explanation below.				
No negative impacts identified. The service should be enhanced as a result of the project.				
Completed by:	Scott Weetch			
Date	2 nd August 2022			
Signed off by:				
Date				
Equality Lead/Manager sign off date:				
To be reviewed by: (officer name)	Scott Weetch			
Review date:	31/3/2023			

Report Number: SWT 110/22

Somerset West and Taunton Council

Community Scrutiny Committee - 31 August 2022

Parking Strategy Actions Review

This matter is the responsibility of Executive Councillor Mike Rigby.

Author: Richard Brown – External Operations and Climate Change

1. Executive Summary/ Purpose of the Report

- 1.1 Prior to the formation of Somerset West and Taunton Council the two former Councils of West Somerset and Taunton Deane had separate car parking strategies. The Refreshed Parking Strategy for Taunton was presented and adopted by Full Council on 22nd February 2018. The Final Report of the Parking in West Somerset Task and Finish Group was approved by the Cabinet on 6th March 2019.

Both contained recommendations for the future of off-street parking in the separate authority areas. This report highlights what action has been taken in respect of those recommendations since the formation of Somerset West and Taunton Council.

2. Recommendations:

- 2.1 The Scrutiny Committee is requested to support the following recommendations:-
- a) Note the contents of the report.

3. Risk assessment

- 3.1 There are no risks associated with this report as it is for information purposes.

4. Background and Full details

- 4.1 The Car Park Service Review project was started in 2021/22 to deliver across a range of workstreams relating to the parking service. The expected outcomes of the review were intended to help inform decision making, deliver products to enhance elements of off-street parking provision and to plan

financially for the future and in line with Climate Emergency Strategy and SWT's Carbon Neutrality and Climate Resilience Action Plan.

- 4.2 One of the workstreams was to review the recommendations set out in the car parking strategy documents of Taunton Deane Borough Council and West Somerset District Council prior to the merger.
- 4.3 This report sets out the progress made against recommendations contained within the two documents.
- 4.4 Since the adoption of both of these reports there have been significant developments including the creation of Somerset West and Taunton Council, a declaration of a climate and ecological emergency, the COVID 19 pandemic and a decision to create a new unitary authority. The new unitary authority will take responsibility for the future development of both on and off-street parking strategies within its boundaries and therefore it is not appropriate to create a new strategy for just off street parking at this time.
- 4.5 A progress update on each of the nine recommendations in the Taunton Parking Strategy 2018 Refresh are shown in the table below.

Recommendation	Update on progress
<p>1. Creation of long and short stay tariffs and designations to simplify the tariff approach for customers.</p> <p>Short stay would be a maximum of 3 hours.</p>	<p>Taunton car parks have all been designated long or short stay car parks.</p> <p>A maximum 3-hour tariff is available within Taunton's short stay car parks:</p> <ul style="list-style-type: none"> • Ash Meadows • Coal Orchard • Duke Street • Elms Parade • Fons George • The Crescent • Whirligig Lane

<p>2. Visitor Management Plans for major events</p>	<p>SWT has dedicated coach parking in Taunton and can extend operating periods for car parks and key staff on request subject to approval.</p> <p>Event organisers are required to complete an application via the events portal, where event management plans are scrutinised in advance including parking plans. The events team requires supporting documents including but not limited to: event health and safety; risk assessments; traffic management plans and fire safety.</p> <p>SWT has a safety advisory group (SAG) which can be used as appropriate for events plans scrutiny.</p>
<p>3. Incentives for the use of the Orchard (Paul Street) and High Street sites due to available capacity.</p>	<p>The parking charging tariffs for the Orchard (Paul Street) and High Street car parks are in line with the other Taunton long stay car parks.</p> <p>All tariffs and charges for parking are agreed by full Council.</p>
<p>4. Extend the use of the Variable Message Signage to utilise live data or apps when generating parking data</p>	<p>The Variable Message Signage (VMS) is linked with the Pay on Foot car parks. The signs display live car park availability data.</p> <p>Other public safety information messages can be displayed with SCC.</p>
<p>5. Review the number of blue badge spaces and motorcycle spaces</p>	<p>The number and location of disabled and motorcycle bays has been reviewed as part of the car parking improvement project. These spaces are also reviewed prior to any relining of car parks.</p> <p>The details of the number of spaces within in each car park are shown within the parking services webpage.</p>

<p>6. Improve the maintenance and aesthetic environment of the car parks. Improve wayfinding and information for those leaving the car parks</p>	<p>A service level agreement has been created for the provision of Ground Maintenance and Street Cleansing works for all car parks. The car park locations are part of a works rota to ensure they are kept clean and tidy to encourage visitors to use the locations.</p> <p>All car parks are clearly identified on the parking services webpages, each car park has a map of the area including postal code information, opening times, pay by phone location codes, charging tariffs and the number of spaces within the location including motorcycle, EV charging, disabled and standard bays.</p> <p>The website is updated regularly to show any changes.</p> <p>Further work on wayfinding and information for those leaving the car parks is planned for 22/23.</p>
<p>7. More efficient use of the spaces by possible consolidation into larger car parks and reduce the use of smaller car parks.</p>	<p>Parking capacity data has been reviewed for each of the car parks within the Somerset West and Taunton district. Data will be reviewed regularly to ensure the car parks are being used to their potential. When each car park is resurfaced or relined a further review is undertaken.</p>
<p>8. In partnership with Somerset County Council review the model of operation of the park and ride sites to enable delivery of a comprehensive solution for parking</p>	<p>SWT does work in partnership with SCC regarding parking including a joint enforcement contract. This included some financial support of the park and ride service across several years prior to 2021. More aligned working such as a joint parking strategy has been identified as a work product for the new unitary authority. This would include on and off-street parking and the park and ride.</p>

4.6 A progress update on each of the nineteen recommendations from the West Somerset Task and Finish Group 2019 are shown in the table below.

Recommendation	Update on progress
<p>1. Engage constructively with SCC Highways in their county wide Parking Review and encourage the active involvement of Parish and Town councils to examine the options for on-street parking to encourage more use, particularly by commuters of off-street parking.</p>	<p>SWT engages regularly with Somerset County Council regarding highways issues and countywide transport matters. More aligned working such as a joint parking strategy has been identified as a work product for the new unitary authority. This would include on and off-street parking and the park and ride. A new strategy would include a consultation with parish and town Councils.</p>
<p>2. To review the charging regime to retain seasonal charging where there is a significant difference in usage between summer and winter. To consider the part that reduction in car park charges can play to increasing off-street parking. Both to be considered as part of the combined parking strategy review for the new council of Somerset West and Taunton.</p>	<p>Seasonal car parking charges have been adopted. A new parking strategy was delayed due to the LGR process.</p>
<p>3. To reconsider the charging for blue badge holders in car parks in the light of a perceived increase in on-street parking by blue badge holders after the introduction of charging for them. To be considered as part of the combined parking strategy review for the new council of Somerset West and Taunton.</p>	<p>On-street parking is free for blue badge holders. SWT off-street parking charges require blue badge holders to pay when parking within its car parks but provides blue badge holders (if a valid badge is displayed) an extra hour extension on top of the purchased parking session; this does not include pay on foot locations.</p>
<p>4. As part of the combined parking strategy review for the new council of Somerset West and Taunton carry out a comprehensive assessment of signage to and signage within car parks so that facilities are identified within the car parks and that directions to town and village centres are clear. Also ensuring that accurate up to date terms and conditions on both signage and the website as legal requirements of Traffic Regulation Orders.</p>	<p>SWT did review its signage after the merger within all its car parks to ensure that car parks have the correct signage and that tariffs are displayed in the same format across the district.</p> <p>Any changes to the Off-Street Parking Order are also reflected on signage at the time of change.</p>

<p>5. As part of the combined parking strategy review for the new Council of Somerset West and Taunton identify suitable locations for electric car charging points within the main car parks of each settlement together with dedicated parking bays. Work with local communities to establish such charging points and to make such efficient arrangements to maintain them as necessary.</p>	<p>The roll out of electric vehicle charging points is being led and delivered under the climate change agenda by the Climate Change team.</p> <p>The Climate Change team works closely with the parking services department to provide EV charging facilities within the Somerset West and Taunton off-street car parks. Currently there are 16 double socket 22kw charging points within the car parks with a plan for a further 19 to be installed in 2022/23.</p>
<p>6. Establish new working and accounting practices such that routine maintenance tasks are commissioned by the car park team and set against car park income.</p>	<p>All off-street car parks across SWT are managed and monitored by the Parking Services team. The team manage an allocated car park maintenance budget which is used for car park improvements in conjunction with the Assets team.</p> <p>Costs for maintenance and income are monitored monthly in line with service requirements.</p>
<p>7. Ensure that 26% of car park income derived in Minehead and Watchet car parks is allocated to the Harbour account in the interests of greater transparency to reflect the use of car parks by those using the Harbour.</p>	<p>Car parking income from all the off-street parking locations is allocated and monitored monthly and can be detailed by each car park. This income sits within the Councils general fund account.</p>
<p>8. A maintenance strategy is adopted forthwith as set out in appendix of the Strategy and a robust inspection regime is put in place to identify maintenance, Health and Safety and other issues which require action in the immediate and short term. Such action to be commissioned by the car park team and recharged to the car park budget.</p>	<p>The off-street car parks within the district are visually inspected on a daily basis by our parking enforcement contractor, reports are submitted each day for actioning if required. On a quarterly basis the Highways Inspector carries out in-depth checks and identifies/records any maintenance and health and safety issues. These are reported and actioned by the team in order of priority.</p> <p>A car park condition survey has been commissioned and is set to deliver a 30 year costed maintenance plan with a schedule of car park repairs and refurbishment which will be needed.</p> <p>The car park service team manage the responsive and planned maintenance budget for all car parks.</p>

<p>9. Where on-street parking abuses are identified which might contribute to the reduction of off-street parking, consideration should be given to funding extra on-street enforcement patrols.</p>	<p>SWT work in partnership with Somerset County Council who commission NSL to deliver joint on and off-street parking enforcement. Any issues can be identified and dealt with jointly.</p>
<p>10. As part of the combined parking strategy review for the new council of Somerset West and Taunton, consideration should be given to the conclusions and recommendations contained in the area conclusions section which forms a part of the Strategy document attached.</p>	<p>Recommendations contained are considered with a view to delivering equitably across all car parks managed by SWT. These can be picked up by the wider somerset parking strategy</p>
<p>11. Commence work to establish ownership and responsibilities for car park boundaries and establish contact with boundary owners to agree maintenance duties for the future. If necessary, increase officer capacity to undertake this work in a timely manner. Such work be chargeable to the car park account.</p>	<p>SWT has undertaken work to identify the legal constraints so that the Council understands and has a full record of ownership, boundaries, rights, easements etc. This has been undertaken within existing resource of the assets team.</p>
<p>12. The principle of charging users for our off-street car parks should be levied on a suggested calculation of the following charges being made up of operational costs including capital and put asides for routine and long term expenditure minus the income generated through charges.</p>	<p>Parking charges are set by the Full Council of SWT annually. A full review of fees and charges is planned as part of the LGR process.</p>
<p>13. The Group recommends the New Council should consider some form of zoning in its charges e.g. urban, rural, tourist.</p>	<p>SWT has classified car parks as short, medium or long stay car park and charges have been levied and agreed according to designations. Seasonal charges remain in force within the old West Somerset area due to their location. A full review of fees and charges is planned as part of the LGR process.</p>
<p>14. The New Council as part of its review should look at those Car Parks that are currently free/non charging but owned by the Council to determine whether to bring these into line with charging regime or asset transfer to the community / appropriate responsible body.</p>	<p>As part of the car parking services review a report is being completed with the 30 year maintenance plan which will show the expected annual cost and income for each car park. This information will then be used to help with the review of fees and charges as part of the LGR process.</p>
<p>15. Consideration should be given to a “free after 3pm” offer in designated car parks to encourage use/behaviour patterns, help town centre businesses, and discourage on- road commuter</p>	<p>Parking charges are set by the Full Council of SWT annually. A full review of fees and charges is planned as part of the LGR process.</p>

parking. Care should be taken when publicising these initiatives.	
16. Consideration should be given to revising the budgets to include all costs and account for all legitimate income to the appropriate service.	All costs and income associated with the parking services are in one cost centre.
17. The Council could make a decision to do the same and move a percentage of income from Watchet and Minehead car parks into the harbour.	As Recommendation 7
18. Consideration should be given to including any or all of the above when and if set against the car park budget	All costs and income associated with the parking services are in one cost centre.
19. In order to meet the Government's Transparency Code, a maintenance and improvement strategy should be set out within short, (1-3 years) medium, (3-6 years) and long term (6 years +)	A car park condition survey has been commissioned and is set to deliver a 30 year costed maintenance plan and with a schedule of car park repairs and refurbishment which will be needed.

5. Links To Corporate Strategy

5.1 The current work of the Parking Service supports the corporate strategy by:

- Pursue commercial investment opportunities that generate additional income that can be reinvested in service delivery in order to protect or enhance services on which our communities rely. Supported by a commercial investment strategy.
- Meet the challenge of Government completely withdrawing grant funding.
- Ensure land and property assets support the achievement of the council's objectives (including service delivery, regeneration projects and community initiatives).

6. Finance / Resource Implications

6.1 There are no financial implications for this report.

6.2 Covid 19 has significantly impacted on income received from parking services over the past 2 years. The reduction in income was likely linked to changes in behaviours by motorists. Income levels have improved in the last 12 months and stabilised but are still down on pre covid levels and have been reflected in the budget set for 2022/23.

7. Legal implications

7.1 There are no legal implications associated with this update report.

8. Climate and sustainability implications

- 8.1 The Climate Emergency Strategy has provided some resources to install electric vehicle charging points in line with recommendations and thereby help encourage the uptake of electric vehicles and reduce the carbon foot print of motor vehicles using car parks.

9. Safeguarding and Community Safety Implications

- 9.1 There are no new safeguarding or community safety implications because of this report.

10. Asset Management.

- 10.1 There are no new asset management implications because of this report.

Demographic Path

- Scrutiny – 31st August
- Cabinet/Executive – No
- Full Council – No

List of Appendices - None

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Full Council Meeting – 5 July 2022

Report of Councillor Mike Rigby – Economic Development, Planning and Transportation

A358 Taunton to Southfields dualling scheme National Highways Consultation

The formal public consultation exercise for the proposal to improve and dual the A358 between the Southfields Roundabout in Ilminster and junction 25 of the M5 motorway, ended on 22 November 2021. The Council submitted its response as part of this process and this was reported in the March 2022 report.

National Highways are currently holding a further (non-statutory) consultation on the changes they have made since last Autumn's consultation exercise. This will run until Sunday 26 June 2022. Most of the changes relate to the technical detailing of the alignment of the road and other roads that feed into the new highway. These will largely be matters for the County Council to comment upon as the Highway Authority but it should be noted that it is now proposed to use a signalisation at the Nexus 25 junction instead of a roundabout. This is intended to improve crossing facilities for cyclists, pedestrians and other non-motorised users and the Council will be submitting comments in relation to this element. The amended proposals for the scheme as a whole also include new areas of planting and off-site mitigation. Officers are currently considering their response to these revised proposals and it is hoped that the three Councils (SCC, South Somerset and SWT) can produce a joint response to the overall package of changes now proposed. The comments by the Council to the original consultation exercise will still stand as well.

Following the non-statutory consultation period, the Council will engage with National Highways on the production of a 'Statement of Common Ground' between all of the affected Councils (Somerset County Council and South Somerset District Council). The three local authorities are currently working on this collaboratively.

It is now expected that National Highways will be in a position to formally submit their application for a Development Consent Order in late summer /early autumn 2022.

Connecting our Garden Communities – active travel infrastructure for Taunton Garden Town

A report on this project is due to be considered by Corporate Scrutiny Committee and Executive Committee on the 6 and 20 July 2022 respectively, seeking approval to consult on a draft plan. Assuming a positive resolution, there will then be a period of public consultation over the summer. For more information please see the upcoming agenda items.

Strategic Solution to Phosphates

As Members are aware, on 5 October 2021, Full Council approved an Interim Strategy of mitigation measures. A Planning Phosphates Sub-Committee has been

set up to oversee this programme. This Sub Committee has considered a number of officer reports on various matters and updates on the interim programme.

In mid March 2022 central government announced £100,000 grant funding, for each catchment area, affected by the advice from Natural England. For the Somerset Levels and Moors, SWT have acted as lead authority, submitted the grant bid and the funding was awarded and received in April 2022.

On the 8 June 2022, Natural England approved in principle the contents of the updated Appropriate Assessment on the interim phosphate mitigation strategy and this will be the subject of a detailed report to the Planning Phosphate Sub Committee in July 2022.

Work has also progressed on other projects associated with the interim strategy including the wetland scheme at Cotford St Luke where preliminary ecological assessments revealed that field survey work was required. This has been commissioned and implemented during Spring 2022. It is nearing completion. To date, no ecological constraints have been identified.

The next briefing and engagement event with development industry and key stakeholders is due to take on the 5 July 2022.

Neighbourhood Planning

West Monkton and Cheddon Fitzpaine (WM&CF) Revised Neighbourhood Plan is at Examination stage following the Parish Councils confirmation that they wished the Revised Plan to be Examined in light of the Independent Examiners conclusion that there were significant and substantive changes which altered the nature of the original Neighbourhood Plan. The Parish Councils of West Monkton and Cheddon Fitzpaine have revised a number of policies in the Plan with the aim of: increasing the climate and ecological robustness, conforming with Taunton Garden Town Vision, supporting the Declarations of Climate and Ecological Emergency, and updating Local Green Space designations.

Town Centres health check

To provide evidence for plan making, the Council has commissioned a report on Town Centre Health Checks for Taunton, Wellington, Minehead, Williton and Watchet; a review of the Retail Area Boundary Reviews for these towns; and consideration as to whether an Article 4 Direction should be made.

Stantec were appointed to produce this work. We have received a draft of the first and second outputs, which are currently being reviewed by officers.

Taunton Garden Town Infrastructure Delivery Plan and future stewardship arrangements

Following procurement Ove Arup and partners were commissioned in October 2021 and work has progressed on the production of the Production of an Infrastructure Delivery Plan for Taunton Garden Town with draft chapters now being reviewed by officers. Further work on cost, apportionment and viability testing is underway and will inform the final IDP. Work on a Stewardship Report has also been progressing and

the consultants have reviewed the extent of remaining opportunities for the long term maintenance of community assets across the garden town sites and are currently compiling proposals for engagement with community groups over the next few months. Initial stages of work to scope the requirements of an online infrastructure engagement platform against existing commercially available products has also taken place and will inform engagement with potential suppliers

Taunton Garden Town – Governance

A report is being prepared setting out a proposed governance structure for the Garden Town going forward to ensure collaborative working and effective decision-making among public and private sector partners and stakeholders. This report will be considered at a future meeting of the Executive.

Wellington Station

Following the announcement of £5 million worth of funding from DfT's Restoring Your Railway Fund in October 2021, Network Rail is now leading on the project to deliver the station. The funding will be administered by Network Rail as part of the Restoring Your Railway, Rail Network Enhancements budget, and will enable the project to advance significantly through the next stage of project development and design.

The promoters, Somerset West and Taunton Council (SWT) and Mid Devon District Council (MDDC), continue to work with Network Rail, GWR and other stakeholders through the Working Group, Steering Group and Senior Stakeholder Forum. A programme for delivery of the station is currently being prepared in collaboration with Network Rail and is anticipated by the summer.

Firepool

The LPA and Developer teams continue to meet regularly with regards to the development of a new Masterplan and Design Guidance for Firepool to resolve key issues and move things forward with a view to the LPA approving it as a material consideration in the assessment and determination of relevant planning applications. A series of workshops have been undertaken with key stakeholders to help support refinement of the Draft Masterplan which will be reported to members in due course ahead of public consultation. Planning applications for Block 3, and for the Trenchard Way access and levels and drainage across the site have now been approved.

Development Management Update

Recruitment

Unfortunately no applications were received to the recent advertisement for the vacant Senior Planner and Team Leader roles and we therefore have looked to recruit agency staff. One agency worker started on 4 May 2022 to fill the Senior Planner role and the Team Leader role was filled on an agency basis on 1 June 2022.

The Service Manager has recently resigned and will be leaving the Authority in early August. This role is currently being advertised with a closing date of 27 June 2022.

Performance

Workloads remain high due to the ongoing vacancies and absences due to personal circumstances and some long term sickness and reduced hours across the team, as well as no reduction in applications being received.

Active Travel Projects

Future High Street Fund (FHSF) cycling and walking schemes.

The active travel element of this grant allocation creates cycling improvement schemes that focus on delivering an enhanced cycle route between Taunton Railway Station, through the Firepool and Coal Orchard developments to Vivary Park with additional cycle parking. Although progressing well, the project is faced with significant challenges in terms of budgetary constraints. Costs have risen considerably since the initial 2019 bid application, as seen across the whole construction industry and continue to do so.

The pace of delivery remains a key consideration, with all FHSF spend required by March 2024 but the programme is progressing to schedule.

Consultation with SCC, RNIB and local cycling groups has been undertaken with further consultation to take place in the coming months.

Feasibility work - Cycling schemes

SWT are continuing to work towards feasibility studies with local cycling groups and other stakeholders on cycling infrastructure projects in the District.

- Wellington to Taunton

Collaborative links have been established with key stakeholder groups, including TACC, Citizens UK, Somerset County Council, Wellington Town Council and other community groups. A dedicated committee working on the route has been meeting since March 2021. Feasibility work to assess the south side of the A38 between the Comeytrove and Chelston roundabouts shows a significant lack of highway boundary available to accommodate the route. Estimations show delivery of the central 4.5km section is likely to require multi-millions for construction, land purchase or lease agreements for multiple land parcels, in addition to funding for legal agreements. Officers continue to explore feasibility and seek any funding opportunities that are available.

Heritage at Risk Update

Tonedale Mill

The S48 Repairs notices have been served and discussions continue with the owners on their response to the notices and the emergency works required on site. In January 2022 SWT also issued a S54 Urgent Works Notice for urgent repairs to Block H at Tonedale Mill. This notice was not complied with and SWT have completed the works and handed the site back to the owners SWT officers are seeking to ensure the stabilisation of structures throughout the site with the owners.

Toneworks

Phase 2 works are now on site for the next phase of targeted repairs using grant funding from Historic England.

Sandhill Park

SWT continues to work with the new owners of Sandhill Park towards the necessary urgent works and long-term plans for the building's future. Emergency works have been deemed to have started by the owner and the Emergency works package is due to be completed in 2022.

Economic Development and Assets

Major and Special Projects Update

Coal Orchard

Since the last update in January, SWT have expended significant resource managing the fallout of the main contractor Midas failing to deliver on the fixed price contract and going into administration. Performance issues that were evident prior to this had led to the project being delayed and many sub-contractors had not been paid, despite SWT paying every invoice on time throughout the duration of the project.

Since then, SWT have directly appointed over 30 sub-contractors, the majority of whom were engaged in the project previously to provide continuity of delivery and knowledge of the works. Materials, design and as built records have been secured. Works have restarted across the site and with the vast majority of work to be delivered in the public realm and car parks, a target date of late July / early August is realistic, with a phased opening of the site leading up to that date. One of the major obstacles to setting a definitive project end date has been obtaining a new permit to work within 8m of the Environment Agency, with additional information requested over and above the previous permit. Discussions have been positive, and we hope to receive the permit mid-June to enable the works to the riverside steps and retaining structures.

With 37 of 40 apartments reserved or let, and live enquiries on the remainder, it is anticipated the remaining units will be sold in the summer.

We are dealing with a number of live enquiries for the commercial space, and will shortly be re-launching promotion of the units.

Firepool

GWR building / cycle path

The GWR Building continues to be used as a site office by the Innovation Centre contractor Wilmott Dixon. The temporary cycle path is open for the majority of the time, unless safe working distances from machinery and material movements necessitate a temporary closure.

Digital Innovation Centre

SWT are continuing to work in collaboration with SCC on delivery of a 2400m² Digital Innovation centre on the Firepool site, with construction activity now in progress. Civil and decontamination works started in October 2021, with a delivery programme of circa 18 months.

Infrastructure, Utilities and Flood work

Planning permission has been granted for the Infrastructure work, with a start on site expected July 2022

Phase 1 of flood defence design work at Firepool Lock is due to be completed in Q1 2022, in collaboration with the Environment Agency and Canals and Rivers Trust. Public consultation for this work will take place later in 2022.

Block 3 (north of Canal Road)

Planning permission has also been granted for the block north of Canal Road. Delivery of this element of the site will be coordinated with the works to the Innovation Centre opposite to ensure the two projects do not conflict or compete for space or access.

Boulevard & Public Realm

A separate planning application for the boulevard and public realm works leading down to the river from Canal Road has been submitted.

Master Planning

The Councils' development team continue to work closely with the Local Planning Authority to develop a revised masterplan for the whole site.

Bus Station

NHS Vaccination Centre move from Firepool to Tower St (old bus station site)

The NHS continued to provide vaccinations from the Firepool site until the end of March, before moving across town to the old bus station site at Tower St. The central building had a light touch refurbishment at speed by the NHS before the spring booster jabs started successfully in April.

SWT continue to work with Somerset County Council on proposals for the long term future of the site, subject to decisions on Bus Service Improvement Plan (BSIP) grant funding.

Grant funding has been awarded for a Changing Places facility to be delivered in the bus station buildings. Work to develop the detail of how this will be integrated into the existing fabric can now start.

Heritage Assets

Wellington Green Space & Fox's Field

The acquisition of the Green Space in Wellington is scheduled for a Full Council decision in July 2022. It is intended to hand the site over (alongside Fox's Field) to Wellington Town Council for long-term lease and management working closely with the community.

Hinkley Point C

The delivery of existing work and S106 funds, approximately £2.4m (10%) is left to spend. Activity is progressing well in all remaining active areas: Economic Development, Skills, Tourism and Housing.

Except for a planning role until 2024/25, the funding for the majority of posts will end in March 2023 under the current agreement. However, due to the HPC project being behind time, the Councils have agreed to extend some posts, including a member of staff in the ED team until 2024/25. This will be crucial in terms of delivering the remaining activity funds in current plans. The Housing post is secured separately through Housing funding until March 2024.

Workforce Uplift

The Joint Councils have reached an agreement with EDF on a comprehensive package of mitigation measures to manage the impacts of an additional 3,000 workers required to complete the HPC development. In the past few weeks' officers have worked with EDF to amend all relevant HPC mitigation strategies and plans, and put in place new monitoring arrangements. A Supplementary S106 Agreement has been agreed with EDF and is set to be signed by all parties in the next week.

Officers of the joint Council are meeting weekly with EDF to put in place a number of key interventions to accommodate new workers, and monitor progress. This includes delivering 900 additional caravan and campus spaces for workers, a revised Transport plan, and a range of new Community Safety measures.

Site numbers are currently up to 7,800 with the peak of construction expected to now be in early 2023, when the figure will rise to a maximum of 8,500 workers (One worker is defined as somebody that works at the HPC site for at least 5 days in any given month).

Also, in the past few weeks EDF have reported that there will be a further 12 month delay to the first reactor being up and operational. The new date is June 2027, with the second reactor to follow one year later. The original DCO date was December 2025.

Economic Development update

Town Centre Resilience and Transformation

Town Centre Resilience and Events

Taunton Wellington and Minehead received 25K to support the on-going high street recovery efforts.

Taunton investing in performance/busking areas for the town centre to bring more musicians and performers into town to enhance the experience for visitors.

A giant deckchair will be erected over the school summer period in Taunton at various locations for families to enjoy and links back to the experience-based enjoyment for the town.

Town Centre Activity (All)

- 25k has been allocated to Taunton, Wellington and Minehead.

Wellington and Minehead have used to funds to help promote and support the Jubilee Celebrations across their town.

Monthly meetings with Minehead, Taunton and Wellington take place to support, collaboration and bring cohesion to the District on projects and work through barriers and share knowledge and working practices.

Town Centre Activity (Taunton)

- Town Centre Dressing of giant union flags and window dressing installed to improve the visitor experience and in support for Jubilee Celebrations.
- Three new electric charging points for Taunton have received planning permission and work to connect them to the main electric supplies will be complete in July. Slight delays due to scaffolding works near the agreed works.
- The appointment of a heritage consultation to support the Listed Building Consent (LBC) and Consultation with Historic England (HE) on the lighting up of the Market House (Grade II*). Project completion date October 2022

Events

Jubilee Picnic in the park was attended by over 3,000 people and was a great success for the town and brought the community together. Front page of County Gazette and positive feedback from stakeholders, different internal departments and members of the public.

Events being planned for some of SWT's parks and open spaces in 2022 include:

- Taunton Armed Forces Day at Vivary Park on the 2 July
- Sound of the Streets music festival at Castle Green from 8 – 10 July
- Taunton Pride on 16 July
- Fake Festival music festival at Longrun Meadow on 23 July
- Taunton Flower Show at Vivary Park on 5 and 6 August
- Live in Somerset music concerts in Vivary Park from 26 – 28 August

Visitor Economy Recovery and Growth

The county wide Visitor Economy Support Programme (VESP) to aid the recovery of the visitor economy strand 1 & 2 activity final reports are being compiled. The VESP strands are funded by the Joint Councils' Business Rates Retention Grants. Strand 3 is for marketing and positive messaging for the visitor economy that has yet to be commissioned. Strand 4 has launched an innovation grant scheme aimed at innovation within the visitor economy which is supporting recovery and growth within the sector.

The Hinkley Tourism Action Partnership (HTAP) continues to support the Visitor economy with various initiatives part of their phase 4 action plan. The HTAP digital online business support workshops for 2022 held x6 'BOOST' Tourism Toolkit webinars up to April 2022 which supported a further 40 businesses.

The HTAP Tourism Innovation Grant Scheme (supporting SMEs) awarded 14 grants to a diverse range of projects across Sedgemoor and the West Somerset area to boost and widen the tourism offer are well under way.

HTAP recently commissioned a 12 month Somerset visitor survey that will run until June 2023.

The HTAP partnership has developed a proposal that will see four themes of work for the use of the remaining HTAP funds available –

1. Cluster networks & business support
2. Packaging of activities and itineraries
3. Publicity
4. Events

The new Minehead People and Place Partnership held their inaugural meeting in April to start delivery of the new economic plan for Minehead called Minehead Plan – Inspiring People and Place.

Four year agreements have been finalised with Minehead, Watchet and Porlock Tourist Information Centres (TIC's) to cover 2022/23, 2023/4, 2024/5 and 2025/6 for the use of the remaining Hinkley funding allocations for the Centres. The TIC's have to deliver against an annually reviewed action plan of outputs for the funding received.

Sector support: Food and drink

Detailed mapping and consultation with the food and drink sector has been completed. This has given us insight to the support required to support them. Teaming up with partners SDC and the Growth Hub we have organised a breakfast event on the 5 July - the programme of speakers a direct response to the cumulation of the findings; workshops/ speakers are to address the issues raised, [Spotlight on Somerset Food and Drink - Growth Hub \(heartofswgrowthhub.co.uk\)](https://www.heartofswgrowthhub.co.uk)

Additional Restrictions Grant Funds

The discretionary funds awarded to the Council by Government for this scheme to support businesses during Covid have been utilised fully.

The third top up amount of ARG funding received from Government in January 2022, along with any remaining budget funds were disseminated throughout January and February with all outstanding application administration and payments completed by 10 March before the Government deadline of 31 March 2022.

Since November 2020, the scheme has provided financial support totalling £6,066,639 in 4,267 separate grant payments to over 1,560 businesses. These are businesses which either would not have qualified for the Government's mandatory schemes, or did not qualify at the time that a particular round of the ARG scheme was made available.

Inward Investment

This period has seen the completion of a new promotional investment-focused website for the district and production of an investment video as part of a 'SWITCH' campaign, inviting potential investors to switch to Somerset West and Taunton. The campaign highlights the area's locational strengths as well as current growth industries such as healthcare and med-tech, the circular economy, digital and creative, global marine and current construction opportunities in the energy sector.

12 business ambassadors from varying sectors of the economy have also been recruited to act as business ambassadors for the area.

A launch event with a key business audience of commercial agents and developers took place in May 2022. This has formed a key part of the delivery of the Marketing and Communications plan for Inward Investment.

Innovation District

Connected Places Catapult has completed their work and made recommendations on how to progress the development of an Innovation District across Somerset West and Taunton.

Work is well underway on developing content for an innovation event which will be held in Taunton on 27 September 2022 under the title of 'Somerset Innovation Exchange'. Funding for the event has been secured from the business rate pilot and the LEP and content for is being worked up with relevant business and local authority partners.

This is the first event of its kind and aims to showcase local innovation, improve innovation networking and knowledge sharing among local businesses, as well as raising awareness of support services and build Government engagement with innovation activities across Somerset.

External Ops/Assets update:

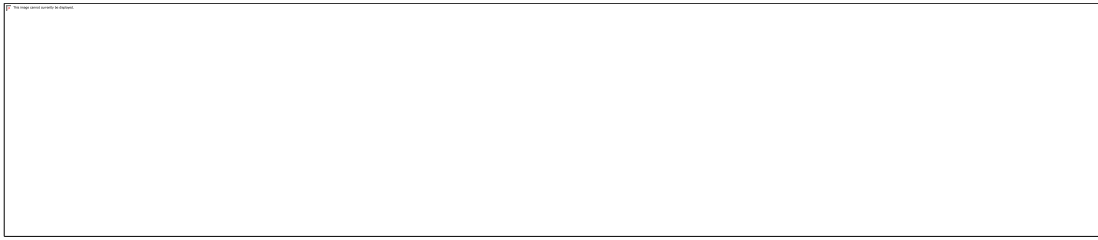
Lidl: Disposal of part of Tangier car park, Castle St Taunton.

- Disposal approved at Executive 10th February 2020
- Purchase price: £1,050,000.00 (One Million and Fifty Thousand Pounds)
- Contracts exchanged 7th March, £50,000 deposit received.
- Completion of the sale is on grant of planning - Planning application now validated, target date for decision 29th June.
- Estimated completion: 20 days after grant of an acceptable planning permission with no onerous conditions.
- Site surveys are currently being carried out by Lidl under licence.

West Somerset Railway: Disposal of car park and toilets, off Station Road Bishops Lydeard.

SWT has received an offer to purchase the car park and public conveniences off Station Road Bishops Lydeard. Due to the location the facilities are used solely by those using the railway

- WSR have made an offer of £50,000 to buy the car park and public conveniences adjacent to the station at Bishops Lydeard.
- the toilets are in a poor condition and will need significant improvements, and the surface of the car park is unmade, in a poor condition with pot holes.
- The offer is being considered and would be subject to a restriction on use to a public car park and public conveniences. To prevent unjust enrichment by any future owner, a restriction on charging for parking will be imposed unless the proceeds are applied to WST (or similar) charitable/community purposes.
- An external independent valuation has been received which demonstrates that the offer price is in excess of the open market value with use restrictions.
- Previous maintenance costs have been difficult to ascertain as repairs have been coded to 'general repairs' rather than individual properties. Operating costs of the public conveniences include cleaning, electric and water charges, legionella testing and business rates.
 - Business rates previous 5 years £32,274.
 - Legionella and water estimate for previous 5 years based on 21/22 charges in the region of £6,200
 - Estimate for bringing the electrics up to modern standard £1,000
- Restrictions on title prevent any buildings over the land coloured yellow.



U3 Blackdown Business Park

The Blackdown Business Park is in Sylvan Road, Wellington.

- We have received an offer from the occupying tenant of Unit 3 to purchase his unit, at a price of £230,000
- an external valuation report which states a value in the region of £250,000. We consider that the offered price of £230,000 is the maximum obtainable within the parameters of supporting this local business.
- The building requires expenditure estimated at £50,000-£100,000 for roof repairs and decarbonisation works. This would be a Council expense if we retained the unit as the tenant has limited repair responsibility in the present lease.
- The asset is marked for disposal in the Commercial Investment Strategy Review.
- Other tenants of the older buildings may also seek to acquire and a sale at this level sets a good benchmark.
- The offer was discussed at Commercial Investment panel 20th June and will be put to the board on 5th July

Lease of Country Park to Parish Council's Monkton Heathfield

- A draft lease has been agreed and is now with the parish council's solicitor. We are waiting for the Parish Council's representatives to sign.

- SWT solicitors continue to chase on a regular basis and we are informed that signing will take place within 2 weeks.

Lease of Blenheim Gardens Café, Minehead.

The café was closed in 2018 and was in poor condition.

Expressions of interest were invited to refurbish and lease the café in 2020

5 EOI returned including a CAT request at nil value from MTC.

Summary of the 5 returns were reported to Executive on 3rd November 2020.

[Decision - Lease of Blenheim Gardens Cafe - Modern Council \(somersetwestandtaunton.gov.uk\)](http://somersetwestandtaunton.gov.uk)

Heads Of Terms for a licence for works and lease were agreed and legal instructed 3rd February 2021

Licence and Agreement for Lease finally completed November 2021.

Tenant commenced stripping out works straight away but has not completed the refurbishment despite frequent requests.

Tenant has reported some unexpected structural work that is required and has appointed a structural engineer and architect to prepare and submit a planning application. The application is still awaited.

Assets continue to chase for regular updates and have asked for legal opinion on terminating the licence and lease because of non-performance.

Taunton Green Pavilion

The sports pavilion at Taunton Green, Cheddon Road is being transferred to the Muskats Baseball Club who will take on the building as their clubhouse.

Some investment is needed to bring it to standard before transfer but the club will finish the development using self help if required and would hope the building becomes a community hub as well as a clubhouse in the future.

Minor Works

The painting of the Esplanade railings at Watchet began in May and will be followed by the repainting of the Watchet Lighthouse at the end of the West Pier.

The required underpinning works to the bandstand in Vivary Park have been postponed for the summer season and will commence in once the 'band season' is completed.

Dulverton Weir & Leat

SWT own the weir and leat across and alongside the River Barle in Dulverton

The Council secured £50,000 of funding from the Somerset Rivers Trust to finalise designs for a rebuilt weir. An ecology survey has been completed and initial

discussions about planning have taken place with the Exmoor National Park Authority – a further meeting is scheduled for mid July.

A topographical survey was completed on 23rd May, currently awaiting final detailed designs from engineers Mann Williams, expected by the end of June.

The final designs will include an indicative price of the works which will provide us with the financial requirement for the restoration. Funding & future decision on SWT approach will be required on receipt of final designs.

We are working with the Dulverton Weir and Leat Conservation Trust to explore renovation options – if repaired the trust would take over the lease for the weir and leat and maintain it in the future.

Former Mount Street Nursery

Following the supported application by Taunton Deane Cricket Club for some additional land for parking and ongoing Rough Sleeping activity in the area, a further review of the former Mount Street Nursery remainder land is underway.

The site has been empty since closure of the former nursery in the mid 2000's and is considered to be unsuitable for building development due to planning restrictions (traffic on Mount Street) and flood issues.

The site is not fenced, is largely overgrown and has developed ecological considerations including the possibility of badger setts.

The draft solution for ongoing management is to:

1. Progress the supported long lease to TDCC for a new parking area in the north west corner of the site.
2. Undertake a formal ecological survey to assess options for the remainder of the site which may be a possible area for additional tree planting

Report Number: SWT 111/22

Somerset West and Taunton Council

Community Scrutiny – 31 August 2022 Executive – 21 September 2022

2022/23 Housing Revenue Account Financial Monitoring as at Quarter 1 (30 June 2022)

This matter is the responsibility of Executive Councillor Fran Smith, Housing

Report Author: Kerry Prisco (Management Accounting and Reporting Lead)

1 Executive Summary

- 1.1 This report provides an update on the projected outturn financial position of the Council's Housing Revenue Account (HRA) for the financial year 2022/23 (as at 30 June 2022).
- 1.2 It is well reported that the economic situation is challenging with the cost of living crisis, high inflation, and rising interest rates. These factors will hit our communities and businesses, and the Council is also not immune as seen in the latest forecasts. The risks to day to day service costs are seen with inflationary pressures for rising costs of utilities, energy, fuel etc and a provision for potential staff pay award exceeding budget.
- 1.3 The headline estimates for **revenue costs** are:

Revenue Budget	£0.745m forecast overspend	Red
General Reserves	£2.468m forecast balance = favourable (though low) compared to £2m minimum requirement	Amber
Earmarked Reserves	£54k opening balance	Green

- 1.4 The projected overspend of £0.745m is significant, driven mainly by forecast costs of void repairs, tenancy management costs and the estimated pay award. This will be carefully monitored with updates reported to Members on a quarterly basis. The level of General Reserves does provide the ability to cover the current predicted overspend, if required, but does not provide resilience to mitigate the risk of any further significant overspend or additional pressures. Housing Management will take steps to reduce and halt spend especially for discretionary activities, to help mitigate the current position, and to try to maintain a more secure reserves position.
- 1.3 Members will be aware that budget setting for 2022/23 was significantly challenging, where some budgets required re-basing especially around repairs and maintenance, and consequently the service will be pursuing efficiency targets into next financial year

and beyond.

- 1.4 Whilst best endeavours are used to forecast with as much accuracy as possible we have seen a historical change in forecasts each quarter and to year end. However, it is essential that control over spending continues to reduce the forecast overspend and maintain adequate reserves.
- 1.5 The HRA **Capital Programme** has a total approved budget of £109.4m. The profiled budgeted spend for 2022/23 is £36.347m and this is currently forecast to underspend in the year by £2.052m; £1.679m due to slippage of work into 2023/24 and £249k budget to be returned.

2 Recommendations

- 2.1 This report is to be noted as the HRA's forecast financial performance and projected reserves position for 2022/23 financial year as at 30 June 2022.

3 Risk Assessment

- 3.1 Financial forecasts are based on known information and projections based on assumptions. As such any forecast carries an element of risk. The current forecasts included in this report are considered reasonable given the extra element of risk around inflation being experienced in the current economic operating environment and based on experience it is feasible the year end position could change. It is common for underspends to emerge during the year, reflecting an optimism bias within previous forecasting. There may also be matters beyond the Council's control that affect the final outturn position.
- 3.2 Salient in year budget risks are summarised in section 9 in this report. The Council manages financial risk in several ways including setting prudent budgets, carrying out appropriate monitoring and control of spend, operating robust financial procedures, and so on. The Council also holds both general and earmarked reserves which include contingencies to manage budget risk, though these are low for the HRA.
- 3.3 Despite the risks related to forecasting assumptions, it is essential that measures are implemented promptly to ensure the financial resilience of the Housing Revenue Account and adequate reserves are maintained. The current forecast highlights a risk that reserves may fall below acceptable levels by the end of this financial year if the projected overspend outturn position was to increase and further in year financial pressures arise.

4 Background and Full details of the Report

- 4.1 This report provides the Housing Revenue Account (HRA) forecast end of year financial position for revenue and capital expenditure as at 30 June 2022.
- 4.2 The regular monitoring of financial information is a key element in the Council's HRA Performance Management Framework. Crucially it enables remedial action to be taken in response to significant budget variances, some of which may be unavoidable. It also provides the opportunity to assess any consequent impact on reserves and the HRA's

Medium Term Financial Plan and 30-Year Business Plan.

- 4.3 Members will be aware from previous experience that the position can change between 'in-year' projections and the final outturn position, mainly due to demand-led service costs and income levels and where actual costs and income can vary from initial estimates and assumptions. The budget monitoring process involves a detailed review of the more volatile budgets and a proportionate review of low risk/low volatility budget areas. Budget Holders, with support and advice from their finance business partners, update their forecasts monthly based on currently available information and knowledge of service requirements for the remainder of the year. As with any forecast there is always a risk that some unforeseen changes could influence the position at the year-end, and several risks and uncertainties are highlighted within this report. However, the following forecast is reasonable based on current information.

5 HRA Revenue Budget 2022/23 Forecast Outturn

- 5.1 The HRA is a ring-fenced, self-financing, account used to manage the Council's housing stock of some 5,700 properties, with the Council acting as the Landlord.
- 5.2 The Council retains all rental income to meet the costs of managing and maintaining the housing stock, as well as meeting the interest payments and repayment of capital debt.
- 5.3 The current year end forecast outturn position for the Housing Revenue Account for 2022/23 is a net overspend of £745k.

Table 1: HRA Revenue Outturn Summary

	Current Budget £000	Forecast Outturn £000	Forecast Variance	
			£000	%
Gross Income	-28,404	-28,482	-78	-0.3%
Service Expenditure	16,937	17,771	834	2.9%
Other Expenditure	11,468	11,456	-12	0.0%
Total	0	745	745	2.6%

- 5.4 The variances to budget are shown in more detail in Table 2 and further explanations for variances over £50k below.

Table 2: Summary of Forecast Variances for the Year

	Current Budget £000	Outturn £000	Q1 Variance £000
Dwelling Rents	-25,581	-25,719	-139
Non-Dwelling Rents	-767	-718	49
Charges for Services / Facilities	-1,649	-1,651	-2
Other Income	-408	-394	14
Sub-Total Gross Income	-28,404	-28,482	-78

Service Expenditure:			
Development & Regeneration	60	55	-5
Community Resilience	153	147	-6
Tenancy Management	3,228	3,414	186
Maintenance	5,598	6,094	496
Assets	420	419	-1
Capital Investment	563	578	14
Compliance	1,829	1,680	-149
Performance	5,084	5,115	31
Provision: Pay Award Shortfall	0	269	269
Sub-Total Service Expenditure	16,937	17,771	834
Central Costs / Movement in Reserves:			
Revenue Contribution to Capital	-	-	-
Interest Payable	2,883	2,789	-94
Interest Receivable	-83	0	83
Change in Provision for Bad Debt	180	180	-
Depreciation	7,666	7,666	-
Capital Debt Repayment	1,021	1,021	-
Movement In Reserves	-200	-200	-
Sub-Total Central Costs / Movement in Reserves:	11,468	11,456	-12
Net Surplus(-) / Deficit for the Year	-	745	745

Income

- 5.5 **Dwelling Rent Income:** The budgeted income for 2022/23 is £25.581m, which reflects an assumption of 2% void losses and applying a 52-week year. The overall current projections suggest that more income will be recovered than predicted when setting the budget and providing an allowance for voids. The current projection for dwelling rent income is an over recovery against budget of £139k which partly relates to timings of predicted stock changes and levels of voids.

Expenditure

- 5.6 **Tenancy Management:** This area covers lettings, supported housing, rent recovery, leaseholders and other tenancy management support activities. The total current budget is £3.228m and it is forecasting an overspend of £186k. This mainly relates to an overspend on staffing costs due to additional resources required to manage the increasing number of cases raised by tenants following the aftermath of COVID, as well as backfill for maternity and sick leave. Part of the overspend relates to a budget saving

for 2022/23 by undertaking RTB surveys using our in-house resources, however this resource is now unavailable, and the activity is now being procured externally.

- 5.7 **Maintenance:** The overspend relates to the ongoing repairs and maintenance of the housing stock through void activity undertaken to ensure our Lettable Standard is met before reletting. Whilst this is a very demand led and reactive service based on the condition of the properties being returned this service is experiencing an increase in cost pressures as inflation drives up the cost of materials (as seen nationally). There is an in-house initiative called the "Leaving Well" scheme which aims to work with and support the tenants to leave their homes in a suitable manner to reduce the time and cost of work then required on void properties before reletting.
- 5.8 **Compliance:** The service is forecasting an underspend of £149k. Following a validation of apparatus / installations on site, the service has identified that the previous data estimations were greater than those required in year. Therefore, the budget requirement for compliance activity for 2022/23 have been revised and reduced by £149k.
- 5.9 **Performance:** Of the total budget of £5.084m, £3.920m relates to shared costs such as support services, pension deficit, and governance, leaving £1.164m on operating costs such as staffing, insurance, training, travel, stationery, printing and bank charges, as well as the Tenants Empowerment and Tenants Action Group. The overspend of £31k is the net position of a forecast underspend on operating costs and an overspend on in year adjustment of staffing costs.
- 5.10 **Pay Award 2022:** The 2022/23 approved budget assumed a 2% pay award. The forecast outturn position provided by services (reported above) include this 2% assumption.
- 5.11 A further financial pressure based on an additional 3% pay award has been estimated at £269k for the HRA, recognising recent pay settlements in the public sector all exceeding 2% (teachers, police, NHS). Local Government pay is subject to negotiation between the employers' associations and unions – this process is ongoing. This provisional forecast based on an average 5% is a prudent finance officer's 'best guess' for financial forecasting purposes, without prejudice to these ongoing negotiations.
- 5.12 Actual costs will be reflected across all service budgets once settlement is reached and implemented, which could be higher.
- 5.13 **Interest Payable:** The budget estimate for 2022/23 was £2.883m. This was based on assumptions for the refinancing of £10m of debt repaid in March 2022 which differ to the actual cost of borrowing and the term of the loan resulting in an underspend of £94k.
- 5.14 **Interest Receivable:** This is dependent on the final capital financing requirement for the year, as well as levels of borrowing and reserves. The current projections of capital spend, and level of reserves suggest that there will be no interest income for the year, though it is highly likely that this will change by the end of the year.

- 5.15 **Depreciation:** The depreciation charge for the HRA is calculated at the end of the financial year and then transferred to the Major Repairs Reserve (MRR) to be reinvested in the housing stock through financing of the capital programme and/or repay capital debt. The current forecast is to budget for Q1 however an issue has been raised (see Section 9) and further updates will be provided in Q2.
- 5.16 **Capital Debt Repayment:** As per the Budget Setting Report for 2022/23 (Full Council Feb 2022) the HRA financial strategy presented a one-off reduction in budget (from £1.821m) of £800k to provide revenue capacity in 2022/23 replacing this with £800k of non-RTB capital receipts.

6 Capital Programme

- 6.1 The HRA current approved Capital Programme is £109.4m. This consists of £14.4m of new schemes approved for 2022/23 plus £95m of previously approved schemes in prior years (see **Appendix A**).
- 6.2 The Council plans to finance this investment through the Major Repairs Reserve, Capital Receipts, Capital Grants, Revenue Funding and Borrowing (see **Appendix B**).
- 6.3 The HRA Capital Programme relates to in-year works and longer-term schemes that will be completed over the next nine years. The current planned profiled spend is summarised in **Appendix C**. The budget has been profiled to reflect the estimated timing of costs for the approved schemes, with £36m profiled to be spent in 2022/23 with the balance of £73m projected forward into future years.
- 6.4 Further information on the three distinct areas of the HRA capital programme and its financial performance to date against this financial year can be found below and in **Appendix D**. It is currently forecast that the programme will underspend against profiled budget for 2022/23 by £1.928m; £1.679m slipping into subsequent years and £249k being returned.
- 6.5 **Major Works:** The approved budget of £14.9m is funded by the Major Repairs Reserve and Borrowing and relates to spend on major works to existing dwellings. New schemes approved for 2022/23 total £11m with slippage from the prior year of £3.9m.
- 6.6 The 2022/23 capital programme includes major programmes such as:
- Kitchens
 - Bathrooms
 - Air Source Heat Pumps
 - Heating improvements
 - Insulation and ventilation
 - Door entry systems
 - External doors
 - Fasciae and soffits
 - Roofing
 - Windows
- 6.7 The current forecast projected spend is £13.5m resulting in an underspend against budget of £1.5m which will fall into subsequent years.
- 6.8 **Improvements:** The approved budget of £5.2m is funded by the Major Repairs Reserve and relates to spend on improvements to existing dwellings and related assets. New

schemes approved for 2022/23 total £3.3m with slippage from the prior year of £1.9m.

- 6.9 The current forecast projected spend is £4.7m resulting in an underspend against budget of £482k of which £204k will fall into subsequent years and £278k proposed to be returned. The budget return relates to the implementation of a new accounting standard (IFRS16 - Leases) being deferred, meaning the finance lease costs for the fleet contract will be accounted for in revenue.
- 6.10 **Social Housing Development Programme:** The current approved budget of £89.3m is for the provision of new housing through schemes such as Phases A-E for North Taunton Regeneration (NTWP), Seaward Way, Oxford Inn and Zero Carbon Affordable Homes to increase the Council's housing stock. This will be funded through by RTB Capital Receipts, Capital Grants and Borrowing.
- 6.11 The current Social Housing capital programme for 2022/23 is progressing well with contractors on site at phase A of NTWP and Seaward Way, together developing 101 new homes. During the year the service also expects to start and complete demolition of NTWP phases B and Ci and Oxford Inn and commence development on NTWP phase B and Ci developing a further 51 new homes. The refurbishment of properties at Oake and NTWP phase E is due to commence in the Autumn and will see 37 Woolaway homes refurbished over a two to three year period.
- 6.12 The North Taunton Regeneration (NTWP) scheme is progressing as noted in 6.13 however due to the complexity of the programme of works and the interdependencies between the five phases there is a need to realign capital budgets across the NTWP phases. Officers are not requesting additional funding and the programme budget envelope remains unaltered (see confidential Appendix E). The reason for a realignment of phase budgets is primarily to do with bringing forward part of phase C (Ci) within phase B to allow the decanting of customers with additional housing need to benefit from a one move only. The new phase B and Ci has also allowed an opportunity to value engineer out some contractor costs within the programme in particular prelim costs.
- 6.13 Member should note that the economic environment is very challenging in relation to the building of homes. SWTs keys risks include inflation, especially in relation to the NTWP which spans several phases and is delivered over many years, contractors risk appetite, availability of staff and sub-contractors, insurance premiums and materials shortages are also challenges. In addition, statutory and voluntary requirements in terms of energy efficiency and climate change, highway infrastructure, phosphates and fire prevention is also increasing the time and cost pressures relating to the development of new homes. The Council is delivering affordable housing for rent and therefore does not have the ability to benefit from house price inflation to offset some of the additional costs.
- 6.14 The service has realigned in the business plan the delivery timescales and budget for the 61 new build units in the zero carbon affordable homes pilot and Oxford Inn to allow time for appropriate phosphate mitigation strategies to support planning applications and maintain the strength of the HRA business plan.

7 HRA Earmarked Reserves

- 7.1 The HRA Earmarked Reserves at the beginning of 2022/23 totalled £54k (see **Table 3** below). The remaining funds have been earmarked to be spent within the next two years.

Table 3: Earmarked Reserves Balances

Description	Opening Balance 01/04/2022 £000	Transfers £000	Projected Balance 31/3/2023 £000
HRA One Teams	6	0	6
HRA Hinkley	48	0	48
HRA Total	54	0	54

8 HRA General Reserves

- 8.1 The opening HRA general reserves balance as at 1 April 2022 is £3.413m, representing unearmarked reserves held to provide ongoing financial resilience and mitigation for unbudgeted financial risks. This is £1.413m above the minimum recommended reserve level of £2m.
- 8.2 As part of the budget setting proposals to Full Council on 8 February 2022 £200k of current reserves will be used to support the base budget in 2022/23. Further approved (or proposed) allocations to / from general reserves are shown in the table below.

Table 4: HRA Unearmarked Reserves Balance

	Approval	£'000
Balance Brought Forward 1 April 2022		3,413
Budgeted Contribution to support base budget 2022/23	FC - 08/02/22	-200
Current Balance		3,213
Balance After In-Year Approvals		3,213
Forecast – 2022/23 Projected Overspend		-745
Projected Balance 31 March 2023		2,468
Recommended Minimum Balance		2,000
Projected Balance above Minimum Reserve Balance		468

- 8.3 The current outturn position is forecast to be a net overspend of £745k. If the forecast outturn position does not improve the deficit will reduce reserve balances to £2.468m, which is only £468k above the recommended minimum balance of £2m. It is essential that control on spending for the remainder of the year continues to reduce the forecast overspend and maintain adequate reserves. Financial risks are increasing with rising household costs for tenants and rising operating and capital financing costs for the Council. Management must take the necessary steps to control costs and manage risk to ensure financial resilience is maintained. The minimum balance is currently at risk.
- 8.4 If reserves do fall below adequate minimum levels it will be vital that sustainable plans are implemented rapidly during 2023/24 to restore balances to an acceptable level. The emerging financial pressures this year demonstrate the potential scale of financial risks, which will almost certainly be exacerbated during the transition to the unitary authority

and in an increasingly volatile operating environment. It is vital that costs are managed within annual income totals to ensure ongoing affordability of services.

9 Risk and Uncertainty

- 9.1 Budgets and forecasts are based on known information and the best estimates of the housing service's future spending and income. Income and expenditure over the 2022/23 financial year are estimated by budget holders and then reported through the budget monitoring process. During this process risks and uncertainties are identified which could impact on the financial projections, but for which the likelihood, and/or amount are uncertain. The Council carries protection against risk and uncertainty in several ways, such as insurances and maintaining reserves. This is a prudent approach and helps to mitigate unforeseen pressures.
- 9.2 The following general risks and uncertainties have been identified:
- 9.3 **Dwelling Depreciation:** Officers have modelled projections for the expected depreciation charge considering increasing inflationary pressures across the Council. Early calculations in advance of September's BCIS present an emerging issue where initial indications suggest that an additional pressure on the HRA revenue account in the region of **£1.4m**. Officers are reviewing the methodology used and mitigations available in light of the pressure this will place on the HRA, and an update will be provided in the Q2 report.
- 9.4 **Pay Award:** As mentioned above in Section 5, the budgets have been set based on 2% pay award for 2022/23. In light of recent public sector pay award announcements, the forecast assumes an average of 5% i.e. 3% over budget. Each 1% increase costs approximately £90k to the HRA. Pay negotiations for local government are in progress and it is feasible that costs may further exceed budget. The most recent offer put forward by the National Employers, of an increase of £1925 on all NJC pay points 1 and above, would add a further £85k pressure to the HRA.
- 9.5 **Inflation:** The current economic operating environment is placing financial risk on the Council in terms of rising inflation increasing the cost of supplies such as utilities and materials. The Council is seeing price increases on our corporate contracts of c60% on electricity, c80% on gas and c45% on fuel. However further variances may come to light during the year based on levels of usage in these areas. There is also uncertain inflationary pressures on other revenue and capital contracts. Budget Holders have undertaken an impact assessment of the inflationary pressure placed on their services and included best estimates as part of their quarterly review.
- 9.6 **Insurance Premiums:** The Council's insurance policies are due for renewal on 1 August 2022. Premiums are affected by inflation as well as risk, thus high inflation which may lead to an adverse variance to budget. The renewal falls just eight months ahead of the Unitary Vesting Day, with the risk that an additional premium may be payable for a shorter policy period. The position will be confirmed in the Q2 report.
- 9.7 **Recruitment:** There are a number of vacancies across the Council and assumptions have been made as to when these vacancies will be filled. The Council is experiencing

recruitment issues (as seen country-wide) therefore assumptions and forecasts may change, in addition to higher agency costs to cover roles where permanent recruitment is not successful.

- 9.8 **Pensions:** Employers' obligation to review auto-enrolment to pension schemes is reviewed every three years with the next auto-enrolment due in October 2022. We will need to auto-enrol staff not currently in the pension scheme unless they opt out. This may lead to higher pension costs in the second half of the year.
- 9.9 **Fleet Contract / IFRS16 Leases:** CIPFA has delayed the implementation of IFRS16 however we could have chosen to adopt this early but due to the implementation of the Unitary Council all Somerset Councils have made the decision to delay adoption. Therefore, where SWT had budgeted for the lease as a capital cost these now fall to revenue. The services hope to absorb this cost through in-year underspends and delays in receiving new vehicles.
- 9.10 **Repairs & Maintenance:** Overall this is a very demand led and reactive service based on the needs of the tenants. There are also a number of uncontrollable variables associated with this service such as the weather (e.g. cold winters causing burst pipes, roof leaks, etc), condition of properties when returned (e.g. void refurbishments), consumer demand on minor internal / external repairs (e.g. broken door or fence) and the type of repair work required. Market pricing of materials etc can also be volatile with some unit costs increasing in recent months. As such the levels of demand do not always follow a recognisable trend. We therefore caveat the forecasts in these areas to account for fluctuations.
- 9.11 **Landlord Compliance:** A review of all compliance areas against every property for which Somerset West and Taunton Council has landlord property compliance responsibility has largely been undertaken. The compliance works required following this review are currently being procured and delivered. Whilst additional budget provision has been added previously, new regulatory requirements and assurance process are still emerging, the full extent of the full financial pressure of these remains uncertain.
- 9.12 **Cost of living crisis, Welfare Reform and Universal Credit (UC):** The impacts of these are significant with the number and value of rent accounts in arrears expected to increase considerably. Several mitigations are already in place to help support tenants affected particularly by the rising cost of living such as debt advice, access to discretionary housing payments and an arrears management team with redesigned workflow processes. These issues may require the Council to revise future income projections.
- 9.13 **Responding to increased stock quality standards:** Changes to the Regulator of Social Housing's decent home standard as well as higher thermal efficiency standards which may not be fully supported by additional external grant funding would place an additional burden on HRA resources available for elemental investment in homes. Once the detail is known, we will need to adapt to ensure we continue to maintain stock at the Decent Homes Standard and prepare to meet all the evolving expectations, incorporating the financial impacts into the Business Plan.

- 9.14 **Housing White Paper:** In November 2020 the Government published the Housing White Paper which sets out the changes to how social landlords will operate. It will require several changes to home safety, tenant satisfaction measures, complaints handling, a new inspection regime for social landlords and a strengthened role for the Regulator of Social Housing. Many of the new changes in the white paper have already been mitigated in Housing by strengthening our compliance activities, setting up the new Housing Performance Team to be responsible for communications, performance data and engagement but this will need to be kept under review and self-assessment has begun.
- 9.15 **Right To Buy (RTB) Receipts:** This is a government policy that enables tenants to purchase their homes at a discount, subject to meeting qualifying criteria. The receipts allowed to be retained by the Council can now fund up to 40% of new social housing costs and must be used within five years of receipt. To date, the Council has successfully fully spent all of their retained 1-4-1 receipts within the require timescales resulting in no returns being made to the Treasury/DLUHC.
- 9.16 Whilst projected spend on new build developments is currently adequate to meet 1-4-1 spend requirements this is dependent on the successful delivery of these social development schemes. Therefore, there is still a risk that the current delivery plan on new build schemes could be delayed and may result in funds being return to DLUHC/Treasury.
- 9.17 **Unitary Council:** The transition to the new Unitary places a significant demand on management and staff. It is currently unknown what the future potential HRA costs will be and whether these costs will need to be funded using revenue or capital budgets. From a capital perspective the business plan does provide some headroom to allow non-right to buy receipts to be used as flexible capital receipts to fund transformation costs. Revenue costs of implementation are not currently budgeted and will place additional pressures on the HRA budget and reserves, thus we will need to review planned expenditure and reserves to make this affordable.
- 9.18 **Forecasting Assumptions:** It is conceivable that, whilst budget holders are optimistic that they will spend all their budget, experience shows an increase in underspends often reported in the last quarter of the financial year. The pace of spending may also reduce as capacity and delivery of priorities is affected by local government structural change.
- 9.19 **Fluctuation in demand for services:** We operate many demand-led services and the levels of demand do not always follow a recognisable trend, which may lead to fluctuations in costs and income compared with current forecasts.
- 9.20 **Year-end Adjustments:** There are certain items that are not determined or finalised until the financial year-end. For example, the final assessment of provisions required for bad debts and final allocations of support service recharges. These can result in potentially significant differences to current forecasts.

10 Links to Corporate Strategy

- 10.1 The financial performance of the Council underpins the delivery of corporate priorities

and therefore all Corporate Aims.

11 Unitary Council Financial Implications and S24 Direction Implications

11.1 The main considerations within scope of this report is the impact of in-year financial performance on year end reserve balances that will transfer to the new unitary council on 1 April, and potential impact of variances on future budget estimates. Reserves are currently projected to remain above the minimum requirement. Finance officers and budget managers will feed in ongoing and future risks and implications through the budget setting process for 2023/24.

12 Partnership Implications

12.1 A range of HRA services are provided through partnership arrangements such as MIND, citizen's advice, Taunton East Development Trust, North Taunton and Wiveliscombe Area Partnership. The cost of these services is reflected in the Council's financial outturn position for the year.

13 Scrutiny Comments / Recommendations

13.1 The report will be considered by Community Scrutiny on 31 August 2022. A summary of the comments and recommendations discussed will be provided here for the Executive to consider.

Democratic Path:

- **Community Scrutiny – 31 August 2022**
- **Executive – 21 September 2022**
- **Full Council - No**

Reporting Frequency: Quarterly

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Appendix E	CONFIDENTIAL

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Appendix A: HRA Approved Capital Budget

SWT Capital Programme	Prior Year Slippage	Current Year Approval Feb 2022 Budget Setting for 2022/23	Total Approved Budget	Current year Virements	Current Year Supplements	Current Year Returns	Revised Current Year Approved Capital Budget
Major Works	3,895,968	11,051,000	14,946,968	0	0	0	14,946,968
Fire Safety	1,440,637	2,133,000	3,573,637	0	0	0	3,573,637
Related Assets	0	120,000	120,000	0	0	0	120,000
Exceptional & Extensive	0	350,000	350,000	0	0	0	350,000
Vehicles	65,000	155,000	220,000	0	0	0	220,000
ICT & Transformation	351,405	200,000	551,405	0	0	0	551,405
Aids & Adaptations & DFGs	0	370,000	370,000	0	0	0	370,000
Sub-Total Majors & Improvements	5,753,010	14,379,000	20,132,010	0	0	0	20,132,010
Social Housing Development	89,268,617	0	89,268,617	(0)	0	0	89,268,617
Total HRA	95,021,627	14,379,000	109,400,627	(0)	0	0	109,400,627

Appendix B: HRA Capital Financing of Total Approved Budget

SWT Capital Programme	TOTAL CAPITAL FINANCING	Capital Grants	Right To Buy (RTB) Capital Receipts	Capital Receipts	HRA Revenue Contribution	Major Repairs Reserve	Other Earmarked Reserves	Borrowing
Major Works	14,946,968	0	0	0	0	10,681,958	0	4,265,009
Fire Safety	3,573,637	0	0	0	0	3,573,637	0	0
Related Assets	120,000	0	0	0	0	120,000	0	0
Exceptional & Extensive	350,000	0	0	0	0	350,000	0	0
Vehicles	220,000	0	0	0	0	220,000	0	0
ICT & Transformation	551,405	0	0	200,000	0	351,405	0	0
Aids & Adaptations & DFGs	370,000	0	0	0	0	370,000	0	0
Sub-Total Majors & Improvements	20,132,010	0	0	200,000	0	15,667,000	0	4,265,009
Social Housing Development	89,268,617	402,229	16,303,315	0	0	0	0	72,563,072
Total HRA	109,400,627	402,229	16,303,315	200,000	0	15,667,000	0	76,828,082

Appendix C: HRA Annual Profiling of Approved Capital Budget

SWT Capital Programme	Total Approved Budget	Planned Capex 2022/23	Planned Capex 2023/24	Planned Capex 2024/25	Planned Capex 2025/26	Planned Capex 2026/27	Planned Capex 2027/28	Planned Capex 2028/29	Planned Capex 2029/30	Planned Capex 2030/31
Major Works	14,946,968	14,946,968	0	0	0	0	0	0	0	0
Fire Safety	3,573,637	3,573,637	0	0	0	0	0	0	0	0
Related Assets	120,000	120,000	0	0	0	0	0	0	0	0
Exceptional & Extensive	350,000	350,000	0	0	0	0	0	0	0	0
Vehicles	220,000	220,000	0	0	0	0	0	0	0	0
ICT & Transformation	551,405	551,405	0	0	0	0	0	0	0	0
Aids & Adaptations & DFGs	370,000	370,000	0	0	0	0	0	0	0	0
Sub-Total Majors & Improvements	20,132,010	20,132,010	0	0	0	0	0	0	0	0
Social Housing Development	89,268,617	16,214,803	16,421,411	16,626,272	12,694,184	4,271,334	6,800,000	7,793,039	6,950,000	1,497,575
Total HRA	109,400,627	36,346,812	16,421,411	16,626,272	12,694,184	4,271,334	6,800,000	7,793,039	6,950,000	1,497,575

Appendix D: HRA Profiled Capital Budget for 2022/23 Vs Forecast Capital Outturn for 2022/23

SWT Capital Programme	Planned Capex Budget 2022/23	Expenditure YTD	Forecast Outturn 2022/23	Variance; - underspend + overspend	- Slippage c/f	In Year - Underspend + Overspend
Major Works	14,946,968	632,206	13,472,365	(1,474,603)	(1,474,603)	0
Fire Safety	3,573,637	13,889	3,573,637	(0)	(0)	0
Related Assets	120,000	2,019	62,019	(57,981)	0	(57,981)
Exceptional & Extensive	350,000	6,992	123,978	(226,022)	(226,022)	0
Vehicles	220,000	780	0	(220,000)	0	(220,000)
ICT & Transformation	551,405	54,329	499,366	(52,039)	(52,039)	0
Aids & Adaptations & DFGs	370,000	15,321	443,835	73,835	73,835	0
Sub-Total Majors & Improvements	20,132,010	725,537	18,175,199	(1,956,810)	(1,678,829)	(277,981)
Social Housing Development	16,214,803	1,365,940	16,243,326	28,524	0	28,524
Total HRA	36,346,812	2,091,477	34,418,526	(1,928,287)	(1,678,829)	(249,457)

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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Agenda Item 13

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