

SWT Corporate Scrutiny Committee

Wednesday, 4th January, 2023,
6.15 pm



Somerset West
and Taunton

The John Meikle Room - The Deane
House

Members: Sue Buller (Chair), Ian Aldridge, Norman Cavill, Simon Coles, Habib Farbahi, Ed Firmin, John Hassall, Nicole Hawkins, Marcus Kravis, Libby Lisgo, Simon Nicholls, Nick Thwaites, Loretta Whetlor and Gwil Wren

Agenda

1. Apologies

To receive any apologies for absence.

2. Minutes of the previous Corporate Scrutiny Committee

To approve the minutes of the previous meeting of the Committee held on Wednesday 7 November 2022.

(Pages 5 - 10)

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. Corporate Scrutiny Request/Recommendation Trackers (Pages 11 - 24)

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

6. Corporate Scrutiny Committee Forward Plan (Pages 25 - 26)

To receive items and review the Forward Plan.

7. Executive and Full Council Forward Plan (Pages 27 - 30)

8. Update on Local Government Review (via zoom)

Executive Portfolio Holder Report for Local Government Reorganisation (LGR) – Councillor Sarah Wakefield.

To provide a verbal update on LGR progress. This has been requested as a standing item on the agenda by the Chair, Cllr Sue Buller.

9. Planning Performance Update (Pages 31 - 52)

This matter is the responsibility of Executive Councillor Mike Rigby (Planning, Transportation and Economic Development)

Report Author: Alison Blom-Cooper

10. Access to Information - Exclusion of the Press and Public - Appendix A only

During discussion of the following item (Agenda Item 11 – Appendix A only) 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. Executive 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 item of business (Agenda Item 10 – Appendix F 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).

11. Commercial Property Investment Activity and Performance Report

(Pages 53 - 96)

This matter is the responsibility of Cllr Benet Allen, Executive Member for Corporate Resources.

Report Author: Chris Hall, Director of Development and Place.



**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 Corporate Scrutiny Committee - 7 December 2022

- Present: Councillor Loretta Whetlor (Chair)
Councillors Janet Lloyd, Ian Aldridge, Habib Farbahi, Ed Firmin,
Nicole Hawkins and Libby Lisgo
- Officers: Amy Tregellas, Paul Fitzgerald, Sam Murrell, Chris Hall, Alison Blom
Cooper, Lisa Tuck, Gordon Dwyer, Malcolm Riches
(Alison North joined via zoom)
- Also Present: Councillors Benet Allen and Cllr Mike Rigby
(Councillor Sarah Wakefield joined via zoom)

(The meeting commenced at 6.15 pm)

63. Appointment of the Chair

Due to both the Chair and Vice Chair being absent due to ill health, the meeting was opened by the Clerk.

Cllr Whetlor was nominated to be temporary chair by Cllr Habib Farbahi. This was seconded by Cllr Janet Lloyd. Cllr Whetlor took the Chair for the duration of the meeting

Cllr Whetlor nominated Cllr Lloyd to be Vice Chair. This was seconded by Cllr Habib Farbahi. Cllr Lloyd was Vice Chair for the duration of the meeting.

64. Apologies

Apologies were received from Cllr Gwil Wren (subs Janet Lloyd), Cllr Sue Buller, Cllr Simon Coles, Cllr Nick Thwaites, Cllr Norman Cavill, Cllr Marcus Kravis and Cllr Simon Nicholls.

Cllr Danny Weddercopp had resigned as a Cllr so there was a vacant Lib-Dem seat on the committee.

Cllr Lisgo expressed her displeasure at the number of apologies without a substitute being found. She considered it was very disrespectful to their respective wards, and not least the officers who outnumbered the Members in the JMR. She asked that substitutions are found by absentees to ensure the meeting remains quorate, and good debate and representation is assured.

65. Minutes of the previous Corporate Scrutiny Committee

The Minutes of the previous meeting of Corporate Scrutiny Committee held on 2 November 2022, were confirmed as a true record.

Prop: Lloyd / Sec: Farbahi (Unanimous)

66. **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 I Aldridge	All Items	Williton	Personal	Spoke and Voted
Cllr H Farbahi	All Items	SCC & Shadow Taunton Town	Personal	Spoked and Voted
Cllr L Lisgo	All Items	Taunton Charter Trustee & Shadow Taunton Town	Personal	Spoke and Voted
Cllr J Lloyd	All Items	Wellington & Sampford Arundel	Personal	Spoke and Voted
Cllr L Whetlor	All Items	Watchet	Personal	Spoke and Voted

67. **Public Participation**

No items or questions had been submitted in advance of the meeting for public participation.

68. **Corporate Scrutiny Request/Recommendation Trackers**

There were no new recommendations to update.

The Written Answer Tracker had been updated with a supplementary sheet from the Somerset Rivers Authority which was requested at the last meeting. This provided detailed responses on specific ward areas as requested by Councillors.

The Committee was unanimous in accepting the trackers.

69. **Corporate Scrutiny Committee Forward Plan**

The Committee reviewed the remaining three meetings of the Corporate Scrutiny Committee.

The planning performance update has been added to January's agenda.

Cllr Lloyd commented that there was no business currently listed for February beyond the usual standing item on LGR. Is this meeting likely to be cancelled? The Monitoring Officer said that this would be discussed at the next Coordinating Scrutiny Meeting which was due to take place on the 13 December. In the meantime, the situation would be monitored, as business was brought forward from members, SMT and officers.

The Committee unanimously accepted the Forward Plan.

70. **Executive and Full Council Forward Plan**

Both the Executive and Full Council Forward Plans were unanimously approved by the Committee.

71. **Somerset Innovation Exchange - Outcomes and Opportunities.**

Executive Councillor for Economic Development, Planning and Transportation, Mike Rigby requested that this item was heard earlier on the agenda as he had a prior engagement at 7pm.

The Chair asked the Committee if this was acceptable, and they unanimously voted in favour.

The report author Gordon Dwyer, accompanied by Lisa Tuck did a presentation to the Committee, which included a video made on the day of the Innovation Exchange. The slides can be viewed [here](#).

Questions from the floor were as follows:-

- Cllr Habib Farbahi asked what policies and plans were going to be taken forward as a result of the Innovation Exchange? In the past (2018) when he convened a similar conference there were clear policies and outcomes for Taunton, which would tap into the potential growth and levelling up funds? *Cllr Rigby responded that this expo had not been established to deliver policies as this would ultimately rest with the New Somerset Council. It will feed into existing strategies, will encourage investment and networking. The successful results of this were already being realised as groups from different business sectors were already starting to meet and collaborate. Some of the delegates were starting to drive this themselves. Cllr Rigby asked that Cllr Farbahi pass on any relevant contacts so that these can be followed up by the team.*
- What are the plans for the Nexus Site on Junction 25? What is the potential for growth in Somerset and in which sector? *Somerset Council will be looking to establish an innovation hub here. There is no limit to what might be achieved working within Somerset Council. SWT has already managed to lever in funding from various sources such as Heritage England and the High Street Fund. That energy does need to be transferred into the new authority and sustained.*
- What would be done differently if a future conference was planned? *The internal arrangements within the venue may be changed to encourage more people to visit the workshops and trade stands. The split arrangement over two floors meant that some delegates didn't experience all that the conference had to offer. There was also a marked difference to the venue and what was happening there, as opposed to the main Taunton Town. The use of the automated vehicle through the town did encourage interest but this could be expanded for a future meeting, to include the businesses in the High Street.*
- Cllr Lloyd asked how many delegates attended?

180 delegates were present which was a combination of elected members, businesses from various sectors, education providers and the invited speakers. Most of the invitees were representative of Somerset as a county as it was relevant to draw investment in. The marketing was done in a variety of ways, by both using an external marketing company and drawing on the networks in the team. There would be future lessons learnt around this if another event is planned.

- Cllr Lisgo applauded the strong local political leadership which became apparent in the video and interviews on the day. She asked if invitations had been sent to MPs to try and include Westminster into the talks, because it was imperative that political will was driving this?
The team had invited a Minister from Westminster to be a key-note speaker but that request had been declined. It was also difficult to pin down the MPs although Rebecca Pow had been invited. Cllr Farbahi echoed Cllr Lisgo's point and said it was vitally important that MPs needed to drive this forward from the front.

The Chair thanked the Portfolio Holder and officers for a very informative presentation. They subsequently left the meeting.

72. **Update on Local Government Review (via zoom)**

Cllr Wakefield joined via zoom. She asked that in future she was allowed to speak earlier on the agenda, so that she could attend her local parish council meeting which starts at 7.00pm.

Local Government Reorganisation

- This was now at the implementation stage. The County Governance team were now working on planning and licensing committees as these are due to be taken into the new council. They are examining the working methods to ensure that best practice is taken forward from April.
- Due to the LCN consultation having no clear outcomes or outright winner on the boundary review, this has been deferred to January. This will give the team more time to evaluate the results and report back to the Executive.
- In advance of close-down of the payroll, staff will be transferring across to SCC soon. This will enable any glitches to be picked up prior to vesting day.

Local Community Governance Review – parishing of Taunton

- The first two meetings of the Taunton Shadow Council had now taken place.
- The clerk position has been advertised and interviews will be taking place before Christmas. The clerk's position will be a temporary role until the new Taunton Town Council is formed properly in May. At this point the newly elected Councillors can decide how to proceed and whether they wish to appoint their own clerk. It is hoped that the temporary position will be filled in the early New Year, but this will of course have to be negotiated with the successful applicant.

- The Taunton Area Trustees who form part of the Shadow Council will continue until May, when the election will take place. At this point some will be required to stand down.
- The polling district revisions have been agreed at Full Council.

73. **Corporate Performance Report Quarter 2 - 2022/23**

This matter is the responsibility of Executive Councillor Benet Allen .
Report Author: Malcolm Riches.

The portfolio holder introduced the report by saying the last quarter had been extremely challenging due to the Cost-of-Living Crisis, the war in Ukraine, staff shortages and a pay rise which came in above the projected forecast. This had all added to pressure on resource and budgets. That being said the Portfolio Holder congratulated and thanked staff for all their hard work over the year.

Comments from the Committee included:-

- Cllr Farbahi asked what was being done to tackle the Water Companies and the approach to phosphates? Chris Hall agreed to provide a written answer to this but has now added it to his report for an expanded response. The report will be coming to Committee as part of the Planning Performance Update in January.
- Cllr Lloyd expressed dismay at the length of time calls were waiting. It was responded that SWT was not alone in this deficiency. Call demand has increased since the pandemic and there is greater pressure on staff. Services have changed to try and accommodate this, and SWT is trying to encourage customers to use the website. Additional resource has been put in place to try and address the problem but it proving difficult to tackle.
- Cllr Lisgo asked if the abandonment rate was monitored, and if this was followed up? The call abandonment rate is picked up on the customer services software. This evaluates the length of time customers wait before they ring off. Cllr Lisgo asked if a written answer could be provided on the average wait times.
- Cllr Aldridge said that he prefers call centres to state how many are in the queuing system, as this gives hope to the caller. They have a better idea of how long they are likely to be waiting. He also stated that officers need to be prioritising their time and getting ready for vesting day. He didn't see the point in members asking for irrelevant reports when the end of SWT was on the horizon.
- Cllr Whetlor responded that the demise of SWT was close, but in the meantime members and officers still needed to provide an exemplary service to residents.
- Cllr Farbahi asked why the rate of processing planning applications and responding to Fly-tipping had dropped and was now flagged as amber? Cllr Allen said that they had only just failed to meet the target by a couple of percentage points. Due to the direction of travel falling below the target this had to be flagged accordingly. He was hopeful that this would be corrected by the next quarter report.
- Cllr Aldridge had concerns about a planning application in his ward area which seemed to be taking a very long time to process. Chris Hall asked him to contact the team directly, and a written response would be provided.

74. **Access to Information - Exclusion of the Press and Public - Appendix F ONLY**

It was unanimously agreed by the Committee that they would enter Closed Session in the event of the confidential item being discussed.

It was agreed that appendix F should not need to be referred to as part of the debate, so members proceeded.

75. **General Fund Financial Performance Qtr2 2033/23**

This item was introduced by the Executive Member for Resources, Cllr Benet Allen.

In the absence of the report author Kerry Prisco, Paul Fitzgerald answered questions on this item.

In his summary he stated that the General Fund is currently underspent and therefore money will be returned to the Council General Reserves. The mid-year report and the position has improved from the predicted forecast at the end of Qtr1. The Treasury costs have also put SWT in a better position.

- Cllr Lloyd asked what would happen if the General Fund was overspent at the end of the Financial Year? *Money would be transferred from the reserve to cover the deficit, in the same way that it might happen if the HRA is overspent. At the moment the reserves are in a healthy position, but this will be consistently monitored.*

The recommendations to the Executive are listed in point 2 of the report. Cllr Whetlor took them en-bloc and the Committee unanimously supported them.

Prop: Firmin / Sec: Aldridge.

(The Meeting ended at 7.59 pm)

SOMERSET WEST AND TAUNTON COUNCIL
CORPORATE SCRUTINY COMMITTEE RECOMMENDATION TRACKER 2022/23

Date of Cttee	Scrutiny Recommendation	Decision Maker /Directorate Responsible	Final Decision/ Response to recommendation/	Date of response	Implemented?	Officer Comments/Update
06/07/22 Page 11	Prop: Farbahi / Sec: Firmin to bring forward the Catapult report to Corporate Scrutiny in August for the Committee to debate.	Portfolio Holder for Econ Dev, Planning and Transportation – Cllr Mike Rigby	<p>Members have had an opportunity to understand and discuss the report at a member briefing which was conducted on the 8 March 2022. It was agreed that the report would be circulated following that briefing via mod.gov.</p> <p>The report contains general recommendations for all Innovation leaders and businesses in SWT – There is no requirement for SWT Council to make a key or budget decision</p>	20/07/22	No	Following a discussion with the PFH, Cllr Rigby wants the team to focus on the upcoming Innovation Conference and therefore does not support this coming back to Scrutiny for a re-run of the Member briefing, a recording of which is available for anyone who was not present.

Total Recommendations for 22/23: 1
Agreed:
Agreed in Part:
Not Agreed: 1

SOMERSET WEST AND TAUNTON COUNCIL
CORPORATE 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
01/06/2022	Decision taken under the Emergency Rule – <i>Further information requested regarding costings etc</i>	Cllr Benet Allen / Chris Hall	Questions relating to the Coal Orchard Development. Due to commercial sensitivity these will be made available to Councillors confidentially after the public meeting.	06/06/2022	Answers provided by Joe Wharton and uploaded to MOD.GOV.
01/06/2022	Committee asked for further updates on the phosphate situation. <i>Would like a special Scrutiny meeting to highlight these issues.</i>	Mike Rigby / Chris Hall	<p>A members briefing has been set up to take place on 28 July to look at Phosphates and the current five-year housing land supply. The slides from the briefing will be made available afterwards for those who are unable to attend. Chris Hall has also highlighted that the <u>Phosphates on the Somerset levels and moors</u> (somerwestandtaunton.gov.uk) webpage does address most of the concerns.</p> <p>The correct platform for debating phosphate issues is the SWT Phosphates Planning Sub-Committee.</p>	08/06/2022	Answers provided by Chris Hall and Sam Murrell.

<p>06/07/2022</p> <p style="text-align: center;">Page 14</p>	<p>Corporate Performance Report: High proportion of planning refusals have been overturned by the Planning Inspectorate.</p> <p><i>(Page 266 & 272 Agenda) Flagged Red.</i></p> <p><i>Can a breakdown be provided on the proportion of decisions that have been overturned by the Planning Inspectorate following appeals from applicants?</i></p> <p><i>A) Can this be split between officer delegated decisions and those that were determined by the Planning Committee.</i></p> <p><i>B) Have any successful appeals resulted in the awarding of costs to the applicant?</i></p>	<p>Mike Rigby / Chris Hall (Planning)</p>	<p>The Local Planning Authority has received 20 appeal decisions from the Planning Inspectorate for the period from 1 January 2022 to 30 June 2022. Of these 6 were allowed (equating to 30% of appeals determined in this period). This compares with the target against which performance is measured corporately of 33% which is the national average of appeals allowed.</p> <p>Of those allowed in this period, two were appeals following decisions by the Planning Committee, one of which resulted in a costs award to the applicant. The quantum is yet to be determined – the process is that the applicant must submit their costs and for the Council to determine whether they are reasonable. In the event of a disagreement, it then goes for independent taxation.</p>	<p>25/07/2022</p>	<p>Answers provided by Julie Harcombe / Rebecca Miller and Alison Blom-Cooper</p>
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<p>06/07/2022</p>	<p>Corporate Performance Summary: Our Environment and Economy <i>(Page 264, Item 1)</i></p> <p>“A low-carbon, clean, green and prosperous district that attracts high quality employment opportunities and encourages healthy lifestyles”</p> <p><i>Is it possible to provide examples of high-quality companies being attracted to SWT in the last year?</i></p>	<p>Mike Rigby / Chris Hall (Econ Regen)</p>	<p>SWT do not currently measure the number of high-quality employment new businesses moving into the district. However, in January 2022 SWT purchased a licence to a business data platform, which will enable reporting of various statistics relating to business health and growth in the district. The Economic Development Team are exploring the reporting capabilities of the software. Currently, we are unable to provide a figure in response to the question. The Economic Development team with partner organisations, continue to market SWT to inward investors and account manage inward investment enquiries.</p> <p><i>“This period has seen the completion of a new promotional inward 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.</i></p> <p><i>12 business ambassadors from varying sectors of the economy have also been recruited to act as business ambassadors for the area.</i></p> <p><i>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.”</i></p> <p>(Excerpt from Cllr Rigby’s latest PFH report)</p>	<p>25/07/22</p>	<p>Lisa Tuck</p>
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06/07/2022	Can an explanation / update be provided on the Economic Development Initiatives Ear Marked Reserve?	Mike Rigby / Chris Hall (Econ Regen)	<table border="1"> <tr> <td colspan="2">Economic Initiatives EMR (BE019)</td> </tr> <tr> <td colspan="2">2022/23</td> </tr> <tr> <td>Opening Balance</td> <td>(642,538.36)</td> </tr> <tr> <td>Emergency Town Centre Fund</td> <td>50,000.00</td> </tr> <tr> <td>Budget 22/23 Contribution</td> <td>372,000.00</td> </tr> <tr> <td>Provision for Grant</td> <td>80,000.00</td> </tr> <tr> <td>Innovation Districts</td> <td>50,000.00</td> </tr> <tr> <td>Taunton Town Centre</td> <td>50,000.00</td> </tr> <tr> <td>Taunton Together</td> <td>25,000.00</td> </tr> <tr> <td>Closing Balance</td> <td>(15,538.36)</td> </tr> </table>	Economic Initiatives EMR (BE019)		2022/23		Opening Balance	(642,538.36)	Emergency Town Centre Fund	50,000.00	Budget 22/23 Contribution	372,000.00	Provision for Grant	80,000.00	Innovation Districts	50,000.00	Taunton Town Centre	50,000.00	Taunton Together	25,000.00	Closing Balance	(15,538.36)	22/07/22	Kerry Prisco
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06/07/2022	Can further information be provided on what the Employment Land Schemes and Williton Shooting Club capital programmes will be spent on?	Mike Rigby / Chris Hall (Econ Regen)	The Employment Land Schemes capital programme is currently looking at potential employment sites in Minehead, but SMT have deferred any capital expenditure requests until Unitary. The Williton Shooting Club was a Hinkley funded project which was completed historically, and the unused budget was returned last year.	22/07/22	Kerry Prisco																				

06/07/2022	General Fund Outturn Report: Capital Programme (<i>Page 322</i>). Economic Regeneration Initiatives <i>Can a list be provided of how much has been spent on consultancy and to whom?</i>	Cllr Benet Allen / Paul Fitzgerald	A comprehensive breakdown of consultancy fees has been emailed to the Corporate Scrutiny Committee.	02/08/22	Paul Fitzgerald
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03/08/2022	<p>Taunton Garden Town Update: Query from Cllr Hassall regarding possible conflict between introducing a bus lane into East Street Taunton whilst making it a pedestrianised area.</p> <p><i>Is there any update on the current position?</i></p>	Cllr Mike Rigby / Sarah Ellwood (Project Manager – Active Travel and Regeneration).	<p>In 2020, during the closure of East St to general traffic to allow social distancing, SWT embarked on a project to explore possible concept designs for a longer term pedestrianisation of East St. Following highly successful stakeholder workshops in summer 2021, concepts for restricting general traffic on East St to allow safer, more accessible active travel and public realm improvements were created and shared with SWT Executive in October 2021. Further work has been carried out to assess impact on people with protected characteristics under the Equalities Act 2010.</p> <p>Although there are still strong aspirations to offer some form of pedestrianisation on East St, no budget for capital delivery has been assigned. SCC has, however, in recent months been successful in receiving funding for a Bus Service Improvement Plan (BSIP) which is highly likely to impact East St and the surrounding area. SCC colleagues responsible for BSIP have assured SWT officers that the East St proposals will be considered when exploring the potential for bus service improvements for the town centre and we will remain involved in the feasibility work.</p>	08/08/22	Jenny Clifford / Sarah Ellwood
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01/09/2022

General Fund: Financial Performance Report Qtr1

Cllr Lisgo queried how the virements within the External Operations had been arrived at.

Can there be a clearer representation of the variances within that Directorate which clearly show the movement of the budgets? Ref Page 32 of the report. Can a table please be provided?

Can this be circulated to the Committee.

Cllr Benet Allen / Internal Operations

Chris Hall External Operations

The table identifies that the £302k virement is made up of some reductions in parking enforcement activity, savings identified in Street Scene, some savings and increased income from Parks and Open Spaces, and some savings and additional income from Bereavement Services. The largest single movement is created by increased income in bereavement services, this is a demand led service and in year changes in income are not uncommon. As a reminder these efficiencies against the budget are being used to support a reduction in income from off street car parking.

Commercial Services 22-23 Budget Review

	Parking & Enforcement	Street Scene	Parks and Open Spaces	Bereavement Services
Expenditure Budgets	-£20,040	£60,000	£42,000	-£20,000
Income Budgets	£302,040	£0	£10,000	-£150,000
Net	£282,000	£60,000	£52,000	-£170,000

This table has been added to the Executive report and Scrutiny's comments have been referenced.

14/09/22

Chris Hall / Kerry Prisco

<p>01/09/2022</p> <p style="text-align: center;">Page 20</p>	<p>Cllr Lisgo/Lloyd: Corporate Performance Report Qtr1 – Can a breakdown be provided of the different Directorate complaints? This is to enable a clearer view on where there may be pressures in the business and tweak out common themes.</p>	<p>Cllr Benet Allen / Internal Operations</p>	<p>Examples of the types of complaints for each directorate are:</p> <p>Internal Operations: Council Tax recovery, handling of calls, website issues, claim decisions for discounts/exemptions/benefits and processing times.</p> <p>External Operations: Response time to reports, communication on ongoing cases, standard of service and parking machine faults.</p> <p>Housing & Communities: Timescales for repairs/upgrades, standard of work, communication issues and perceived lack of action regarding ASB.</p> <p>Development & Place: Planning; timescales for decisions, handling of applications and perceived lack of action regarding breaches.</p>	<p>14/09/22</p>	<p>Alison North / Malcolm Riches and Jess Thomas</p>
<p>05/10/2022</p>	<p>Cllr Farbahi: Catapult Report – Which of the 6 recommendations outlined in this report have been taken forward?</p>	<p>Cllr Mike Rigby / Economic Development</p>	<p><u>Please see the supplementary sheet for a full written answer.</u></p>	<p>18/10/22</p>	<p>Chris Hall /Lisa Tuck / Mark Wathen</p>

05/10/2022	Cllr Farbahi: Is the £50K "Innovation Districts" money identified in the Economic Initiatives EMR (BE019) table the money set aside for the Innovation Exchange?	Cllr Mike Rigby / Economic Development	Yes. It cost £35k in total to stage the Somerset Innovation Exchange event. £20k was secured from the Somerset £4m Business Rates Pool pot and so only £15k of SWT funds was utilised to stage the event. Income generated from ticket sales amounted to £1.5k, which further off-set the cost, resulting in a final cost to SWT of only £13.5k.	18/10/22	Chris Hall /Lisa Tuck / Mark Wathen
05/10/2022	Cllr Farbahi: What are the outcomes of the Innovation Exchange? What options are there to expand on this for the new council?	Cllr Mike Rigby / Economic Development	Chris Hall to arrange for a member of the Economic Development team to attend Corporate Scrutiny in December, to provide an update to Members on the outcomes. <u>Please see the supplementary sheet for a full written answer.</u>	06/10/22	Chris Hall /Lisa Tuck / Mark Wathen
05/10/2022	Cllr Farbahi / Habgood How are legacy assets performing that sit outside the commercial investment portfolio? It is important that these are carried across to the new Authority with clear and transparent performance management.	Cllr Mike Rigby / Economic Development/ Cllr Benet Allen / Internal Resources	The Commercial Investment Report will come to Corporate Scrutiny in January on its route to Full Council in February. An appendix will be added to the report to cover the legacy assets that produce an income. (It will be a table with the name and income per annum).	05/10/22	Chris Hall / Joe Wharton / Harvey Gardner

05/10/2022	Cllr Gwil Wren – could a written update please be provided of the current flood management schemes currently taking place in the Milverton area.	Cllr Dixie Darch / Climate Change	Reply from the SRA can be accessed here .	07/11/22	Chris Hall / Jonathan Stevens
05/10/2022	Cllr Janet Lloyd - can a written update be provided on the current flood management schemes that are going on in the Pinksmoor Area.	Cllr Dixie Darch / Climate Change	Reply from the SRA can be accessed here .	07/11/22	Chris Hall / Jonathan Stevens
05/10/2022	Cllr Dave Mansell - can a written update be provided on the current flood management schemes that are going on in the Wiveliscombe Area.	Cllr Dixie Darch / Climate Change	Reply from the SRA can be accessed here .	07/11/22	Chris Hall / Jonathan Stevens
07/12/2022	Cllr Farbahi – What steps are being taken by SWT to tackle the Water Companies actions which are contributing to the slowing of planning applications. (Phosphates issues).	Cllr Rigby / Planning	Chris Hall will provide a full expanded update when the planning performance report is discussed in the January Corporate Scrutiny Committee.	08/12/22	Chris Hall / Alison Blom Cooper

07/12/2022	Cllr Lisgo – What is the call abandonment rate for customer services? How long do callers wait before they ring off? Are these callers followed up?	Cllr Benet Allen / Internal Resources	<i>Richard Sealey and Malcolm Riches are looking at the statistics. A full written response will be provided in January, when the outcome is known.</i>		Alison North / Malcolm Riches

CORPORATE SCRUTINY			
Meeting	Draft Agenda Items	Lead PFH/ Lead Officer	Exec Report?
4 January 2023	Update on LGR (via zoom)	PFH Sarah Wakefield	Yes
SRD - 15 Dec	Review of the Commercial Property Investment Activity and Performance Report	Chris Hall / Joe Wharton / Harvey Gardener	
Exec RD - 6 Jan	Planning Performance Update	Cllr Mike Rigby / Chris Hall / Principal Planning Officer	
Informal Exec RD - 6 Dec			
SMT RD - 23 Nov			
1 February 2023	Update on LGR (via zoom)	PFH Sarah Wakefield	
SRD - 20 Jan	<i>TBC - Public Transport Task and Finish Report</i>	<i>Cllr L Whetlor / M Prouse</i>	
Exec RD - 3 Feb			
Informal Exec RD - 3 Jan			
SMT RD - 14 Dec			
1 March 2023	GF Financial Performance 2022/23 Q3	Kerry Prisco / PFH Corporate Resources - Benet Allen	Yes
SRD - 17 Feb	Corporate Performance Report Q3	Malcolm Riches / PFH Corporate Resources - Benet Allen	Yes
Exec RD - 3 March	Chair's Annual Report	Cllr Sue Buller	
Informal Exec RD - 1 Feb			
SMT RD - 18 Jan			

EXECUTIVE

Executive Meeting	Draft Agenda Items	Lead Officer
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	Connecting our Garden Communities	Graeme Thompson
SMT RD = 26 October	Wellington Place Plan – Approval to go out for Public Consultation	Sarah Povall
18 January 2023	NTWP - Purchases	Jane Windebank
venue =		
Exec RD = 6 January		
Informal Exec RD = 6 December		
SMT RD = 23 November		
15 February 2023	Taunton Garden town: Delivering our Vision	Jenny Clifford
venue =	Local Labour Agreements	Hattie Winter
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	Taunton Heat Network Feasibility Study	Matt Parr/Graeme Thompson

FULL COUNCIL

Meeting	Report Deadline	Draft Agenda Items	Lead Officer
06 December 2022	24 November 2022	PFH Reports	
		Low Carbon Retrofit Strategy and Action Plan	Chris Brown
		Treasury Management 2021/22 Annual Report and Q1 2022/23	John Dyson
		Polling District Review	Elisa Day
07 February 2023	26 January 2023	PFH Reports	
		Connecting our Garden Communities	Graeme Thompson
		Review of the Commercial Property Investment Activity and Performance Report	Joe Wharton
		Political Allocation	Amy Tregellas
28 March 2023	16 March 2023	PFH Annual Reports	
		Scrutiny Annual Reports x 2	Chair of Committee
		Audit and Governance Annual Report	Chair of Committee
		Sign off of all SWT Minutes	
		Firepool Design Guidance and Masterplan	Graeme Thompson
		Wellington Place Plan – Adoption	Sarah Povall
ITEMS TO BE CONFIRMED			

Report number: SWT168/22

Somerset West and Taunton Council Corporate Scrutiny Committee – 4 January 2023

Planning Services Performance

This matter is the responsibility of Executive Councillor Mike Rigby (Planning, Transportation and Economic Development)

Report Author: Alison Blom-Cooper

1. Executive Summary/Purpose of the Report

- 1.1 On 2 November 2022 Corporate Scrutiny Committee requested a report on planning performance including the status and processing of planning applications, the 5-year housing land supply in the District and on planning enforcement cases.
- 1.2 The report seeks to provide information on the current performance in the determination of planning applications, appeals and enforcement cases and the issues facing the service including the challenges arising from the need to provide phosphate mitigation in order to allow development in much of the former Taunton Deane area. It also provides an update on the 5 year housing land supply.

2. Recommendations

- 2.1 The Corporate Scrutiny Committee is asked to note this report.

3. Planning applications

- 3.1 Table 1 shows the number of planning applications received, determined, and withdrawn in 2021/22 and the first two quarters of 2022/23. Table 2 shows the other applications received during the same periods including Prior Approvals, non-PS applications and Pre-applications. The total number of applications received over the past 18 months is summarised in Table 3.

Table 1: Number of planning applications (PS2 applications: Major, Minors, other)

	2021/22				2022/23	
	Q1 (Apr-Jun)	Q2 (Jul-Sep)	Q3 (Oct-Dec)	Q4 (Jan-Mar)	Q1 (Apr-Jun)	Q2 (Jul-Sep)
On hand at start(a)	420	458	437	417	500	504
Received (b)	431	361	296	353	321	326
Determined (c)	345	338	281	236	269	248
Withdrawn (d)	18	27	20	23	34	35
On hand at end	458	437	417	500	504	525

Figure 1: Planning application workload trends during 2022

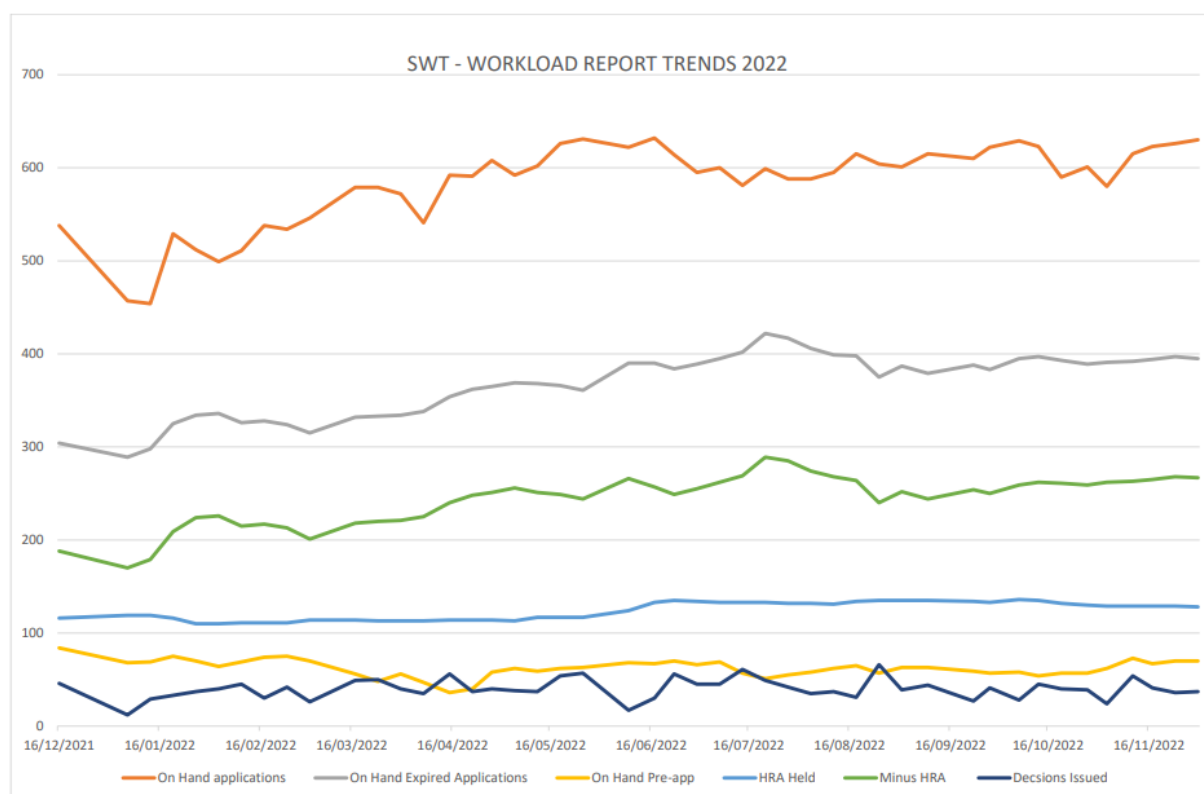


Table 2: Number of Prior Approvals, non-PS applications and Pre-apps submitted

	2021/22 (Q1-Q4)	2022/23 (Q1 & Q2)
Prior Approval applications.	46	28
Non PS applications e.g discharge of conditions	370	175
Pre-application enquiries	339	182
TOTAL	755	385

Table 3: Total number of all types of planning applications received over the past 18 months

	2021/22 (Q1-Q4)	2022/23 (Q1 & Q2)
Planning applications (Table 1)	1,441	647
Prior approval, Non PS applications and pre-apps (Table 2)	755	385
TOTAL	2,196	1,032

3.2 Regarding Planning Performance Agreements, we had 5 in operation during Q1-4 2021/22 and 4 during Q1-Q2 2022/23.

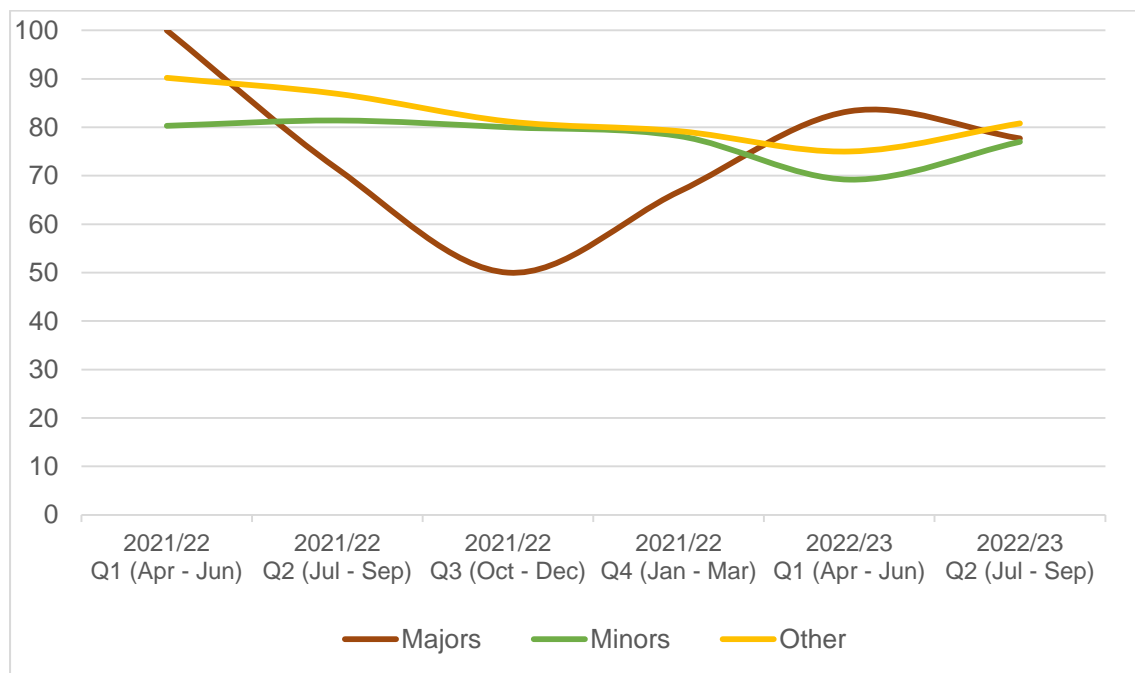
3.3 A request was made for the “time waiting for a decision for those planning applications not on hold”. Providing a time (such as an average waiting time) would be skewed by the small number of cases that have been within the system for a significant amount of time so this would not be representative of the overall performance of the Council. A more useful approach is to use the Government’s approach to performance targets as also requested and is shown in Table 4. This information is regularly reported to Scrutiny Committee.

Table 4: Performance of the Council against the Government and local targets for the last 18 month recording period

2022/23														
Indicator	National Target	SWT Target	Q1	On time	Total	Q2	On time	Total						
% of major planning applications determined within 13 weeks or within agreed extension of time**	60%	75%	83%	5	6	80%	12	15						
% of minor planning applications determined within 8 weeks or agreed extension of time**	70%	65%	69%	63	91	72%	110	152						
% of other planning applications determined within 8 weeks or an agreed extension of time**	80%	80%	75%	130	173	78%	282	361						
2021/22														
Indicator	National Target	SWT Target	Q1	On time	Total	Q2	On time	Total	Q3	On time	Total	Q4	On time	Total
% of major planning applications determined within 13 weeks or within agreed extension of time**	60%	75%	100%	5	5	100%	10	10	100%	12	12	100%	14	14
% of minor planning applications determined within 8 weeks or agreed extension of time**	70%	65%	80%	61	76	81%	131	162	80%	185	232	80%	229	287
% of other planning applications determined within 8 weeks or an agreed extension of time**	80%	80%	90%	236	263	88%	447	506	86%	611	712	84%	752	890

*Quarterly figures show performance from 1st April to the end of each quarter.

Figure 2: Percentage decisions in time against national targets for Major, Minor and Other planning applications



4. Phosphates

- 4.1 As at 1 December 2022, 127 planning applications were held in abeyance due to the requirement to provide mitigation following the advice received from Natural England in August 2020 and the requirement for development to be nutrient neutral. These applications total 2,272 dwellings. There are in addition also 40 planning permissions awaiting discharge of a condition which represents an additional 901 dwellings.
- 4.2 The Council is bringing forward a range of short term interim measures which will unlock between 174-871 units of 'implementable development'. The number of dwellings which will be unlocked by the interim measures is dependent on the location of development and the efficiency of the wastewater treatment works the development drains to. The housing delivery from P credits is anticipated to be at the upper end given the likely cost to developers of purchasing P credits in areas feeding into wastewater treatment works with a 5mg/l phosphate discharge permit level. The majority of planned housing developments in the River Tone catchment feed into wastewater treatment works with an existing permit level of 1mg/l phosphate discharge (i.e. Taunton 8,561 dwellings or Wellington with 558 dwellings where the wastewater treatment works will be upgraded to 1mg/l discharge by 2024).
- 4.3 The typical cost per dwelling to purchase credits through the interim strategy is likely to be in the region of £5,500 where development is feeding into a wastewater treatment works with a 1mg/l phosphate discharge permit level (e.g. Taunton or Wellington post 2024). Where a development feeds into a poor performing wastewater treatment works, the cost per dwelling will be significantly higher per dwelling.
- 4.4 We are also aware that some applicants will only need to purchase a smaller number of P credits for them to achieve nutrient neutrality because the P credits operate alongside their on-site phosphate mitigation measures.
- 4.5 The Council has in conjunction with the other Somerset authorities (and input from Natural England and the Environment Agency published guidance on small scale *de minimis* sites, Package Treatment Plants and Septic Tanks, which will enable small sites to progress their own solutions.
- 4.6 The Council has also brought in additional staff resource to help progress the P credits scheme and clear those applications that are eligible for P credits or are progressing their own phosphate mitigation solutions. To streamline this approach the Council has prepared a template project level appropriate assessment for applicants to complete and a standard S106 agreement which are available on the website. The frequently asked questions section on the website has been updated to provide information on the scheme.
- 4.7 Officers are continuing to support the Somerset wide phosphate work with updates to the Somerset Phosphate calculator to take account of the recently published Natural England calculator and to incorporate new guidance on sustainable urban drainage measures to assist phosphate mitigation.
- 4.8 We understand that Wessex Water have identified a further 588 dwellings that could be unlocked in the Taunton area with additional chemical dosing up to 2030.

However at the current time water companies maintain that they are unable to receive financial contributions from developers or Local Planning Authorities to enable additional nutrient stripping measures to be delivered.

- 4.9 Somerset West and Taunton Council is at the forefront of finding phosphate solutions to help unlock housing development. We are one of a few local authorities to develop an interim strategy, approved by Natural England, to facilitate the provision of P credits to unlock development.

5. Appeals

- 5.1 Appeals performance is regularly reported to Scrutiny Committee with the individual appeal decisions reported to Planning Committee. Figure 3 below shows the performance in relation to the performance target set by the Council of 33% appeals allowed which equates to the national average. The indicator for planning appeals measures the % of appeals that have had the decision overturned, out of all the appeals received. As the number of appeals are generally low, the corporate indicator looks at performance over a rolling 12 month time-frame, otherwise the small numbers each month would lead to a skewed view of performance open to misleading fluctuations. During the 2021/22 financial year, there were a total of 45 appeals received, 20 (44%) of which have had the decision overturned. Since the 1 April 2022 until the end of October 2022 there have been 35 appeals, 12 (34%) of which have had the decision overturned.

Figure 3: Percentage of appeals where the Council's decision was overturned measured against Key Performance Indicator (33% target)

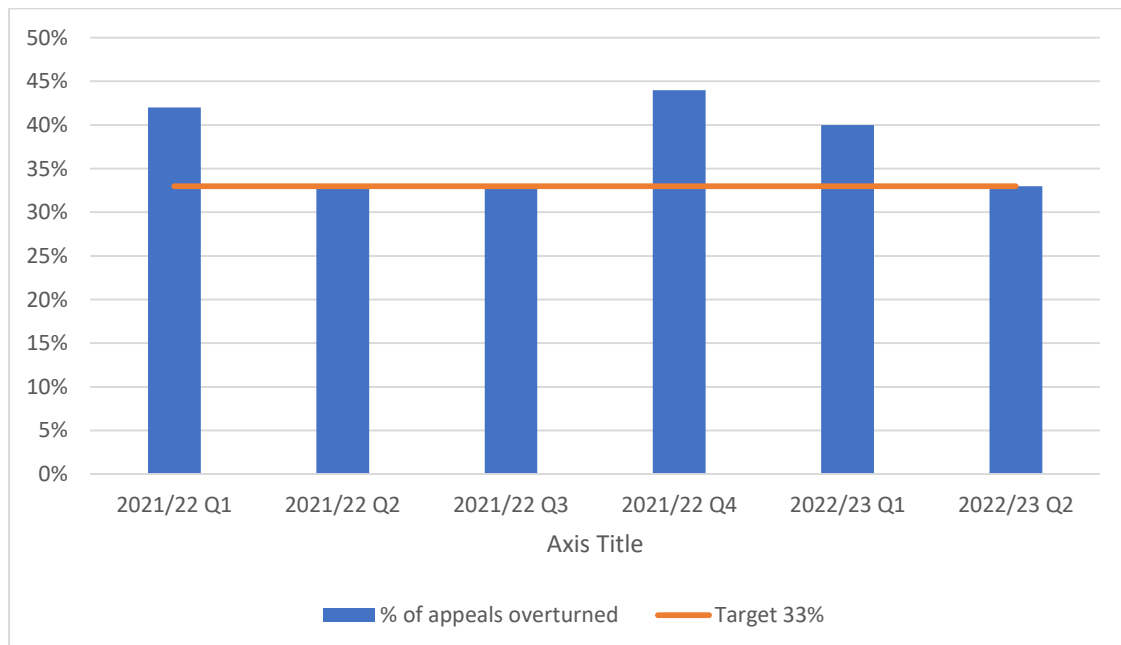


Table 5: Appeal decisions received during 2022 (to end of November 2022)

Allowed	7
Dismissed	21
Withdrawn	1
Total appeal decisions made	29

Table 6: Breakdown of appeal decisions received by type during 2022 (to end of November 2022)

Appeals against refusal of planning permission	22
Appeals against refusal of certificates of lawful development	1
Appeals arising from non-determination of applications	2
Appeals against refusal of reserved matters	1
Appeals against refusal (Prior Approval)	3
Total appeal decisions made	29

Table 7: Decision type when appeal allowed during 2022 (to end of November 2022)

Delegated decision	5
Committee decision	1
Committee decision (overturn against officer recommendation)	1
Total allowed appeals	7

6. Validation Statistics

- 6.1 The Business Support Team and the Validation Officer have an exceptional record of turn around regarding the downloading, setting up of new applications and the checking and validation of those applications received. The average amount of time taken to respond to an application once received (either by validation and sending consultations etc, or by sending an invalid letter) is 2 days. During November 2022 65% of cases received were either validated or sent invalid letters within one day.

7. Enforcement cases

- 7.1 Whilst planning enforcement is a discretionary function it is a high priority for residents and councillors. Failure to investigate alleged breaches of planning control leads to a high level of service complaints being submitted to the Council which takes

up officer time and resource and distracts them from undertaking their primary function which is not a good use of resources.

- 7.2 Furthermore, the Local Government Ombudsman (LGO) has held that Councils have a duty to investigate complaints received about unauthorised development and that timely action should be taken to investigate and that complainants should be kept informed. Failure to do any of these actions can lead to the LGO finding fault by the Council and to an award of compensation to the complainant(s).
- 7.3 SWT currently has 2 FTE enforcement officers on the establishment – one is experienced and the other less so thereby limiting the type of cases they can deal with. Both joined the team at the beginning of 2022. It was clear that during 2022 an increasing number of complaints were received and the closure rate has not kept up. A request for a new temporary position to provide additional expertise and capacity was therefore made to allow more existing and new cases to be dealt with and reduce the backlog. This was agreed by SMT with resource from within the overall planning budget and a temporary agency enforcement officer started on 28 November 2022.
- 7.4 An audit of cases was undertaken by the temporary enforcement officer and this revealed that of 29 November 2022 there were 498 open cases (Taunton 318 West 180). Since the audit, a further 108 cases have been closed (17 Taunton and 91 West) - these were largely cases identified from 15+ years ago which had been opened for administrative purposes or were incomplete cases created in error. This then gave a total of 394 open cases which are detailed below. These have been categorised in terms of priority as set out below:

Priority Category	Alleged Planning Breach
A	<p>This category is for development causing serious threat to public health and safety, or permanent, serious damage to the natural or built environment.</p> <p>Examples</p> <ul style="list-style-type: none"> • Activities that have the potential to cause irreparable harm to Conservation Areas, Sites of Special Scientific Interest, the Area of Outstanding Natural Beauty etc • Unauthorised development that represents a serious danger to members of the public • On-going unauthorised works to a listed building • On-going unauthorised works to a protected tree
B	<p>Less urgent than Priority Category A but considered harmful with the potential to get worse.</p> <p>Examples</p> <ul style="list-style-type: none"> • Unauthorised on-going construction • Breach of planning conditions precedent • Breach of an enforcement notice • Unauthorised advertisements that constitute a potential highway danger • Sub-standard living accommodation resulting from an unauthorised change of use

C	<p>This category covers the majority of cases, where there is a possible breach but one that is unlikely to get any worse.</p> <p>Examples</p> <ul style="list-style-type: none"> • Unauthorised construction • Unauthorised advertisements not covered in category B
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Table 8: Number of open enforcement cases at 8 December 2022

	Number of open cases 8 December 2022
Priority A (high)	58
Priority B (medium)	228
Priority C (low)	64
Cases to be closed as no breach or not expedient to take further action	44
TOTAL	394

Table 9: How long open enforcement cases have been on the system

	Taunton Deane	West Somerset	Total
2013	1	0	1
2014	1	1	2
2015	1	1	2
2016	1	0	1
2017	3	0	3
2018	6	3	9
2019	11	3	14
2020	12	2	14
2021	75	13	88
2022	194	66	256
TOTAL	305	89	394

Table 10: Number of enforcement cases resolved/closed

	Taunton Deane	West Somerset	Total
2021	203	71	274
2022	131	72	203

Table 11: Breakdown by reason for being resolved/closed (2022 only)

Reason for being resolved/closed	2022
No breach	47
Admin/duplicate	48
Not expedient/closed	39
Resolved	69 (22 by way of planning application)
TOTAL	203

8. Complaints, FOIs

8.1 The Planning Team have dealt with 18 Freedom of Information requests in 2022, 37 Stage One Complaints and 8 Stage Two Complaints in 2022. We have been monitoring the more complex Member Queries and we have had 18 of those since June 2022. Since 1 April 2022, there have been 504 corporate complaints of which 372 (74%) were responded to in 10 days. There have been 310 FOI requests, of which 270 (87%) have been addressed on time.

9. Five Year Housing Land Supply position

9.1 The Council is required to provide a five year housing land supply position (5YHLS) on an annual basis. It identifies the supply of housing land anticipated to come forward over the next five years as well as the stock of longer-term development opportunities. The National Planning Policy Framework (NPPF) paragraph 11 and footnote 8 require that where a local planning authority cannot demonstrate a five year supply of deliverable housing sites or where the Housing Delivery Test indicates that delivery of housing is below 75% of the housing requirement over the previous three years, the presumption in favour of sustainable development applies. In these circumstances the housing policies are effectively considered to be out-of-date and the decision taker should grant permission unless the NPPF provides 'a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies' in the NPPF.

9.2 This is published within the Strategic Housing and Employment Land Availability Assessment (SHELAA). It is a 'snapshot' of the supply of deliverable and developable housing sites in the Local Planning Authority administrative areas of the former Taunton Deane Borough Council (TDBC) and West Somerset Council (WSC). It does not include the Exmoor National Park area.

9.3 The 5YHLS methodology follows the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). Until the Local Plan policies for the former Taunton Deane BC and West Somerset Council are replaced by an adopted Somerset-wide Local Plan or until the 5th anniversary of the Local Government reorganisation, our 5YHLS must be monitored separately for former WSC and TDBC.

9.4 The Council's most recent published SHELAA (May 2022) includes information gathered over the monitoring year 2021/22.

Table 12: Taunton Deane and West Somerset Five Year Housing Land Supply at the end of March 2022

		Taunton Deane	West Somerset
A	Large sites with planning permission	2,094	462
B	Small sites with planning permission	206	124
C	Other deliverable site opportunities	284	155
D	Windfall Allowance (excluding back gardens)	297	105
E	5 year supply of deliverable sites (A+B+C+D)	2,881	846
F	Total five year supply requirement	3,565	571
G	Five year supply result ((E/F) x 5)	<u>4.04</u>	<u>7.4</u>

9.5 In preparation for a public inquiry which took place in December 2022, officers have updated the 5YHLS position for the former Taunton Deane BC in terms of any change in the deliverability of sites. In recent months the Government has announced a package of measures to help address the impact of nutrient neutrality requirements on housing delivery. These measures, alongside our interim strategy of measures, provides confidence in our updated 5YHLS. Table 13 sets out the updated position for the former Taunton Deane area.

9.6 Our updated 5YHLS position and our approach to including phosphate credit applicable applications will be tested at the public inquiry which will provide clarity on our position going forward.

Table 13: Taunton Deane Five Year Housing Land Supply deliverability update at the end of November 2022

A	Contribution from windfalls (excluding back gardens, counted in Y3, 4 & 5)	288
B	Contribution from small sites with planning permission (Y1 & 2)	134
C	Contribution from deliverable large sites	2,886
D	Contribution from Phosphate credit applicable applications	365
E	Total five year supply of deliverable plots (A+B+C+D)	3,673
F	Total five year supply requirement	3,630
G	Fiver year supply ((E/F) x 5)	<u>5.06 years</u>

10. Planning team structure

- 10.1 The Strategic Place and Planning team structure chart is at Appendix 1. Six posts are vacant and currently have agency cover. There is a further one vacant post.

11. Issues and challenges

- 11.1 The Planning Service has and continues to face a number of challenges which impact on the service performance and the quality of customer service delivered as well as the challenge of phosphate mitigation. These are set out below.

Recruitment and Retention

- 11.2 For some years the Royal Town Planning Institute has reported that there are shortages of town planners and enforcement officers across the whole of England. This has made recruitment of suitably qualified and experienced planners and enforcement officers exceptionally difficult. In October 2022 SOLACE identified planners as one of the top three professions that were most difficult to recruit to.
- 11.3 The Council has attempted in 2022 to recruit to permanently fill a variety of vacant planning posts but has often failed to attract suitably qualified and experienced applicants. Consequently, vacant posts are temporarily filled by agency staff. Reasons for failing to attract and employ planners varies but anecdotal evidence from candidates and recruitment agencies would suggest there are a variety of reasons including comparative salaries offered elsewhere, lack of a career grade scheme to provide a clear development path and uncertainties arising from LGR.
- 11.4 In terms of retention there will always be some churn of officers who move for personal or other reasons. Nevertheless, comparative caseloads, salaries or work conditions may have encouraged some to look elsewhere and given the overall shortage of planners and enforcement officers it is easy for most to secure alternative employment both in the public and private sectors.
- 11.5 The Service has taken steps to address some of these issues and it has a successful apprentice scheme which has enabled two planners to be supported through their professional training whilst working for the Council.
- 11.6 The issues regarding recruitment and retention have impacted on the service. Loss of permanent officers over time can impact on the corporate knowledge, especially in relation to some of the big, complex developments that may take many years to complete. The same can be true of the complex enforcement cases. This delays progressing of applications and enforcement complaints and as has occurred, led to an increase in customer complaints that in turn takes officers away from their casework.

No designated Footpath Officer for Section 257 work

11.7 There is no designated officer who deals with S257 work. Work related to the stopping up or diversions of footpaths and bridleways necessary to enable development to be carried out is currently undertaken by one of SWT development management team leaders. This is not part of their normal role and is done in additional to their normal duties. The time the footpath related work requires varies considerably depending on the developments that are being progressed, but it can be significant.

Statutory consultees – delays in response to applications

11.8 There is a legal requirement for certain types of planning applications to be referred to a variety of statutory consultees for comment prior to the determination of the application. Such consultees include a wide range of bodies such as Natural England, Environment Agency, National Highways, Highway Authority (SCC), Lead Local Flood Authority (LLFA) - SCC and Ecology Service – SCC.

11.9 Depending on the nature of the development proposal some consultations can be dealt with by way of surgery sessions. SWT officers hold regular surgeries with the relevant officers in respect of ecology, highways and flooding but these cannot deal with the more complex cases that require more detailed assessment and feedback. Unfortunately, the feedback on the more complex cases which is essential for the application to be progressed further has often been delayed by many months, and had to be chased by SWT. This had delayed the consideration and determination of the application by SWT and led to frustration by applicants and residents.

Information Technology

11.10 The Planning Service continues to work on two separate IT systems for the old Taunton Deane and West Somerset Areas. Both are Idox Acolaid but both have separate Document Management Systems, West Somerset using Idox DMS and Taunton using our in house Imaging System. This means Officers need to understand and access two separate systems which are still not identical.

List of Appendices

Appendix 1	Strategic Place and Planning team structure chart
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Contact Officers

Name	Alison Blom-Cooper, Assistant Director - Strategic Place and Planning	Name	Chris Hall, Director – Development and Place
Direct Dial	01823 217517	Direct Dial	01823 217578
Email	a.blom-cooper@somersetwestandtaunton.gov.uk	Email	c.hall@somersetwestandtaunton.gov.uk

Alison Blom-Cooper
AD Strategic Place and Planning

**Service Manager
Development Management**
Sarah Stevens (Agency)

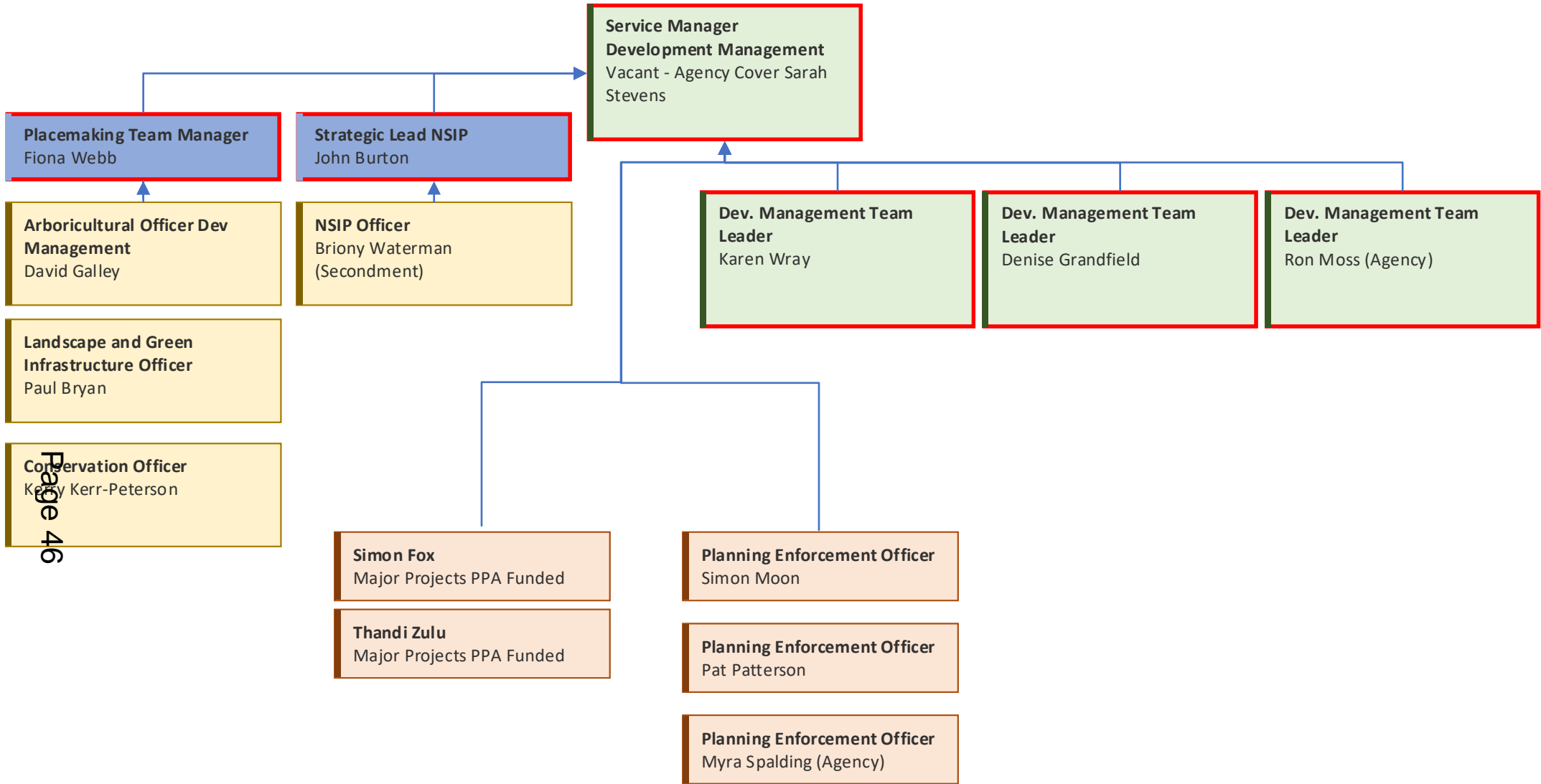
**Service Manager - Economic
Development, Growth and
Inclusion**
Lisa Tuck

**Service Manager Planning
Policy and Implementation**
Kate Murdoch

**Garden Town Implementation
Manager**
Jenny Clifford

Business Support Manager
Julie Harcombe





Development Management Team Leader
Karen Wray

Senior Planning Officer
Denise Todd

Senior Planning Officer
Russell Williams (Agency)

Planning Officer
Mary Pike

Senior Planning Officer
Richard Boyt - Agency Backlog
Applications Only

Development Management Team Leader
Denise Grandfield

Principal Planning Officer
Darren Roberts

Senior Planning Officer
Anna Marie Galliot

Senior Planning Officer
Gareth Clifford

Senior Planning Officer
Mike Hicks

Planning Officer
Sarah Melhuish

Planning Officer
Ben Perry

Development Management Team Leader
Vacancy Agency Cover Ron Moss

Senior Planning Officer
Kieran Reeves

Senior Planning Officer
Ben Gilpin (Agency)

Planning Officer
Sarah Wilsher

Business Support Manager
Julie Harcombe

Senior Planning Support Officer
Eileen Ford

Senior Planning Support Officer
Stijn Recko

Validation Officer
Emma Seaford

Support Officer
Sara Farr

Support Officer
Dilys Morris

Support Officer
Joanna Gibbs

Support Officer
Edlira Hoxha

Support Officer
Sarah MacFarlane

Support Officer
Gemma Sims

Support Officer
Meryl Bell (Agency)

Senior Land Charges Officer
Sarah Dennett

Land Charges Officer
Catherine Bishop

Land Charges Officer
Andrew James

Land Charges Officer
Karen Maxwell

Land Charges Officer
Sandy Flores

Land Charges Officer
Kim Perry

**Service Manager - Planning
Policy and Implementation**
Kate Murdoch

PHOSPHATES TEAM
Jessica Picken
Emmeline Brooks
Harrison Moore

**Principal Planning Policy
Officer**
Paul Browning

**Principal Planning Policy
Officer**
James Holbrook

**Principal Planning Policy
Officer**
Sarah Povall

**Principal Planning Policy
Officer**
Graeme Thompson

**Principal Planning Policy
Officer**
Ann Rhodes

**Principal Planning Policy
Officer**
Laura Higgins

**Planning Policy Monitoring
Officer**
Gill Littlewood

**CIL/Community Engagement
Officer**
Rebecca Staddon

Planning Policy Officer
Sophie Jones

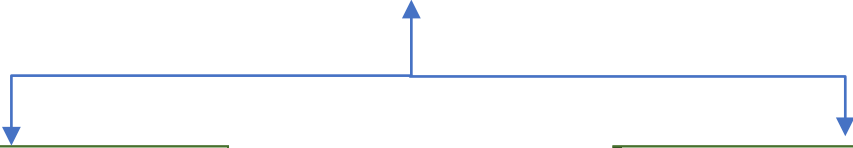
S106/CIL Officer
Gail Sloman

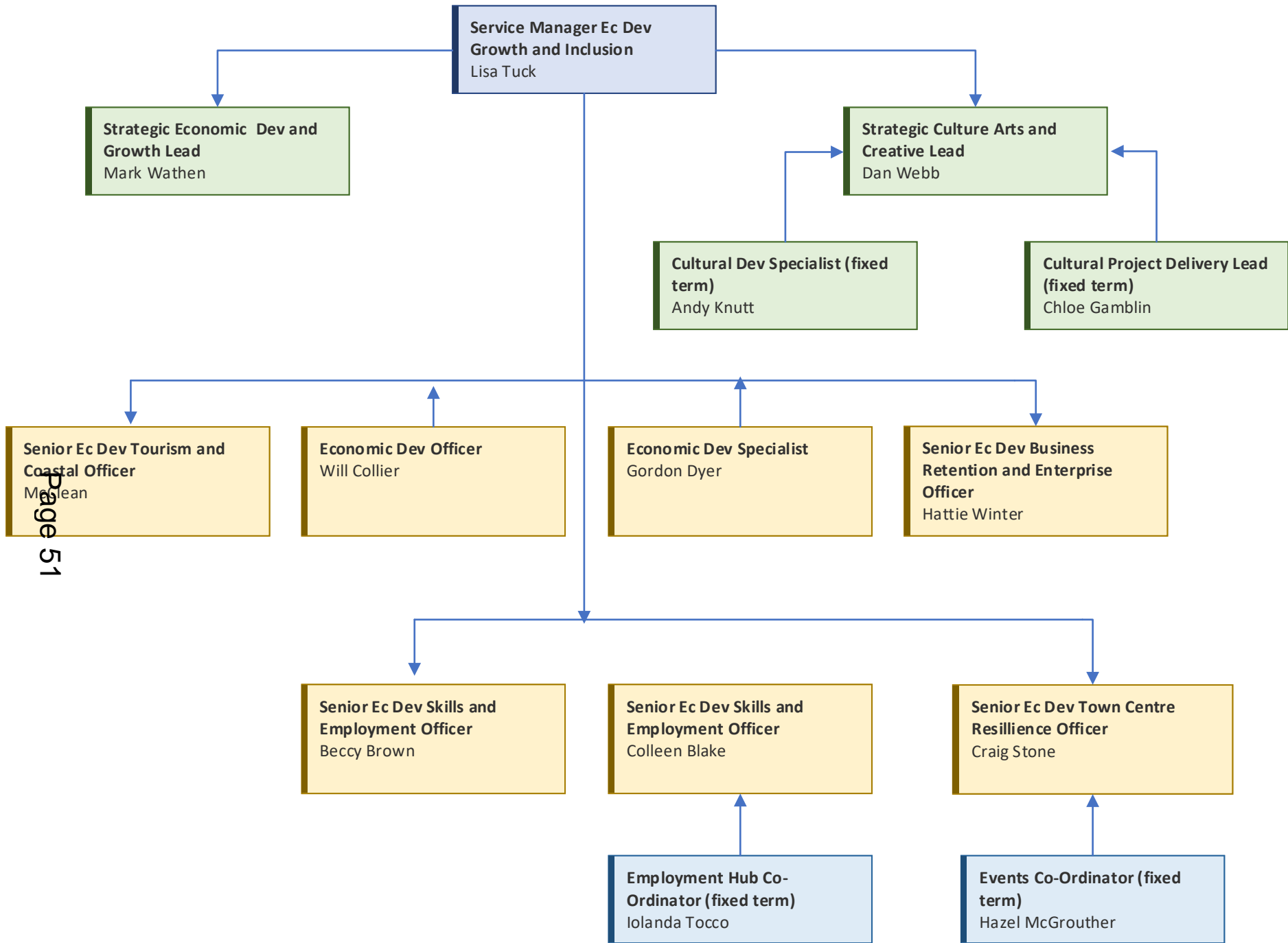
S106/CIL Officer
Paula Kirby

**Garden Implementation
Manager**
Jenny Clifford

SCC Transport Advice MOU
Vacant

Green Infrastructure Officer
Omri Ben-Chetrit





Somerset West and Taunton Council

Corporate Scrutiny 4 January 2023

Full Council 7 February 2023

Commercial Property Investment Update

This matter is the responsibility of Cllr Benet Allen, Executive Member for Corporate Resources

Report Author: Chris Hall, Director of Development and Place

1 Executive Summary / Purpose of the Report.

- 1.1 The Commercial Property Investment Strategy (CPIS) was approved in December 2019 and refreshed in December 2020 and 2021. A requirement of the strategy (Clause 11.5) is that a report is brought to full Council every six months to report on the commercial property investment activity and the performance of the portfolio. These will report the position as of 30 September and 31 March each year.
- 1.2 Members are reminded that the purpose of the strategy is to deliver additional annual income to General Fund over a long period to provide funding for priority local services. The Council has acquired 12 properties between August 2020 and December 2021 providing an asset portfolio with prudent spread between property sector, location, occupation, and size. The total capital investment cost is £98.965m. No further acquisitions are planned, with the focus on ongoing effective management of the portfolio.
- 1.3 Most of the initial capital investment was funded through borrowing, which is reducing through Minimum Revenue Provision (MRP) payments. The current residual balance of borrowing after MRP this year is £91.563m representing 92.5% of the initial investment. During the investment period to date borrowing costs have remained low and therefore the Council's treasury team have continued to apply a notional average borrowing cost for 2022/23 of 0.75% to the investment portfolio. It is recognised that bank base rates have increased in recent months and may increase further this year as the Bank of England implements measures seeking to control high inflation. However, our overall need to borrow has reduced and our combined use of internal borrowing from cash reserves and already-arranged low-cost loans significantly reduces the risk of volatility in 2022/23.
- 1.4 The forecast Net Income for 2022/23 is currently £4.049m, which is a surplus of £19k (0.5%) compared to the budget estimate.
- 1.5 Despite the challenging economic conditions facing UK businesses and the economy the performance of the portfolio has been very strong. To date there have been no rental defaults.

- 1.6 Risk factors to property investment continue to be monitored, however with the portfolio complete including long leases / break dates alongside strong covenants and diverse sectors, the likelihood of market factors creating issues are somewhat reduced although risk remains as with any property investment. A large number of investors continue to act in UK property market with demand increasing for secure income investment which has in turn been forcing up capital values. Occupier performance and covenant strengths will continue to be monitored to identify any tenants that may be affected by the current market restrictions. In general, it is not considered that the level of risk has changed materially since our last report in June 2022.
- 1.7 The report contains commentary on the potential impact of interest rate rises in 2023-24.
- 1.8 This report also responds to a specific Scrutiny committee request for income information of other assets held outside of the commercial investment portfolio or strategy. It was agreed that this would be provided in table form in appendix B, this report does not make any further comment on these assets.

2 Recommendations

- 2.1 That Full Council notes the Commercial Property Investment activity and performance for the period 1 April 2022 to 30 September 2022.

3 Background and Full details of the Report

- 3.1 The Commercial Property Investment Strategy (CPIS) was approved by Full Council on the 17 December 2019 and an updated version approved in February 2022.
- 3.2 As part of the Financial Strategy agreed in 2019 the Executive set a net income target of £2m+ per year through commercial property investment. Current low in year financing costs have enabled the Council to set a net income budget of £4.030m for 2022/23 thus exceeding the strategy target at this stage. Whilst we remain on track to meet budget for 2022/23 it is likely that borrowing costs will be higher in 2023/24 thus reducing net income to support the funding of services.
- 3.3 The Commercial Property Investment Strategy sets out the governance framework and parameters for investment which ensures a balanced, diversified portfolio is established which will generate long term sustainable income contributing towards sustaining the Council's front-line services for many years to come.

Summary of Acquisitions and Disposals

3.4 Set out below is a summary of the completed acquisitions and the annual rental due from these properties in the portfolio.

Date	Sector	Location	Total Purchase Costs £000	Forecast Annual Rental Income £000
28/08/20	Office	Offices, 730 Waterside Drive, Aztec West, Almondsbury, BS32 4UE	9,573	690.5
11/09/20	Retail Warehouse	The Range, Pellon Lane, West Yorkshire, HX1 5QE	5,781	418.5
11/11/20	Retail Warehouse	B&Q Sanquhar Farm Rd, Ayr KA8 9TB	6,998	520.0
18/12/20	Retail Warehouse	Wickes Extra Aldridge Road Tameside Business Park, Perry Barr B42 2ET	9,816	733.3
05/03/21	Other	Jaguar Land Rover, Concord Way, Preston Farm Industrial Estate, Stockton On Tees	6,130	458.7
31/03/21	Office	One Quinton Business Park, Birmingham B32 1AF	5,765	372.5
09/04/21	Retail Warehouse	North Shields Retail Park, North Shields NE29 7UJ	12,585	980.6
11/05/21	Office	Fenick House, 1 Lister Way, Hamilton International Technology Park, G72 0FT	4,783	364.3
24/05/21	Other	Cardiff Audi, Cardiff Gate Bus Park, CF23 8RT	7,195	519.9
15/12/21	Industrial	Reflex Labels, 29 Moat Way, Barwell, LE9 8EY	5,433	327.0
15/12/21	Industrial	Reflex Labels, Smith Way, Ossett, Wakefield, West Yorkshire, WF5 9JZ	2,635	164.8
17/12/21	Industrial	Steelite International Limited, Newcastle Street, Stoke-on-Trent, ST6 3RB	22,272	1,342.7
		Total forecast full year 2022/23	98,965	6,892.8

3.5 There have been no disposals and there are no disposals pending.

Portfolio investment performance and performance against budget target

3.6 As summarised above the total capital expenditure on property acquisitions during 2020/21 and 2021/22 financial years is £98.9m. The projected performance against the 2022/23 budget estimates for net income is summarised as follows:

Net Investment Income 2022/23

	2022/23 Budget £000	2022/23 Forecast £000	2022/23 Variance £000
Rent Income	(6,930.0)	(6,892.8)	37.2
Direct management and abortive costs	150.0	150.0	0.0
Sub-total – Gross Income Less Direct Costs	(6,780.0)	(6,742.8)	37.2
Financing – Notional Interest	750.0	694.0	(56.0)
Financing – Debt Repayment (MRP)*	2000.0	2,000.0	0.0
Transfer to/from investment risk reserve	0	18.8	18.8
Net Income to Revenue Account	(4,030.0)	(4,030.0)	0.0

3.7 The Council holds funds in an Investment Risk Reserve to protect the annual budget from investment income volatility and an Investment Asset Management Reserve for asset management purposes. These reserves have been ‘front-loaded’ to provide immediate resilience during the initial phase of growing the portfolio as well as for ongoing risk management. The biggest financial risk is from tenants defaulting and the costs and unanticipated capital expenditure which may be incurred as a result. This reserve mitigates that risk. The current reserve balances are:

- £4.1m in Investment Risk Reserve
- £0.7m in Sinking Fund reserve.

Risk assessments with updates on material changes to risks on individual assets

3.8 The follow schedule summarises the risks identified with individual assets in the portfolio:

Risk	Description	Mitigation	Status
Rising borrowing costs	Potential for increased costs of re-financing in 2023/24 and later years to reduce net income from property investment. With rising interest rates, the cost of PWLB lending has increased. The cost of inter-authority loans remains lower than PWLB but has also increased.	SWT borrowing needs for 2022/23 secured at beginning of year. Additional financing through revenue contributions and extra MRP has reduced overall refinancing requirement. Somerset S151s agreed interim treasury approach for 2022/23 and SCC has engaged Arlingclose to advise on consolidated treasury strategy for the unitary. LGR workstreams on investments and treasury management are working together to consider prudent approach to investment and borrowing in future years. Revised estimates for the unitary MTFP being prepared.	Red

Risk	Description	Mitigation	Status
Economic downturn	Potential to cause business failure and increased rental voids	Monthly financial due diligence on lower covenant tenants. Monthly rent payment where assistance is required to ease cashflow. Increase communication with tenants	Amber
Utility price increases	Potential to cause tenants financial difficulty	Liaise with Managing Agents to ensure optimum timing for contract renewal of utilities to hedge prices.	Amber
Insurance costs higher than anticipated by tenants		Re compete portfolio insurance April 2023 with view to reduce premiums for tenants.	Amber

Individual Property risk register

Property	Risk	Mitigation	RAG Status	Lease Expiry
730 Waterside Drive, Aztec West, Almondsbury. BS32 4UE	Vacant 5,504ft ² suite – does not let	Joint Agents appointed, refreshed marketing brochures, placed new boards. Installation of EV Charging points to serve vacant accommodation.	Amber	2027 – 29 across the Units
730 Waterside Drive, Aztec West, Almondsbury. BS32 4UE	1 x tenant break clause may be activated	Commence “soft marketing campaign “during remainder of term to find new tenant and minimise void.	Amber	
The Range, Pellon Lane, West Yorkshire, HX1 5QE	No identifiable risks	None currently required.	Green	2034
B&Q Sanquhar Farm Rd, Ayr KA8 9TB	No identifiable risks	None currently required	Green	2030
Wickes Extra, Birmingham	At lease expiry 2027 it is likely the tenant will want to reduce	Consider regear of lease so the unit can be split – will involve capital expenditure, Discussions ongoing with Agent & Lidl / Aldi with a	Green	2027

Property	Risk	Mitigation	RAG Status	Lease Expiry
	their footprint by 50%	view to present scheme to Board post Unitary amalgamation. Viability report to be compiled 23/24 Regular communications with tenant.		
Jaguar Land Rover, Stockton-On-Tees	No identifiable risks	None currently required.	Green	2031
1 Quinton Business Park, Birmingham	No identifiable risks	None currently required.	Green	2029
North Shields Retail Park, North Shields NE29 7UJ	No identifiable risks	None currently required	Green	2024 – 2029 across the units
Fenick House, 1 Lister Way, Hamilton International Technology Park, G72 0FT	No identifiable risks	None currently required	Green	2031
Cardiff Audi, Cardiff Gate Bus Park, CF23 8RT	Lease has 3 years 7 months remaining,	2 options presented to Tenant for 10-year lease extension. Knight Frank instructed.	Green	2025
Reflex Labels, 29 Moat Way, Barwell, LE9 8EY	No identifiable risks	None currently required	Green	2041
Reflex Labels, Smith Way, Ossett, Wakefield, West Yorkshire, WF5 9JZ	No identifiable risks	None currently required	Green	2036
Steelite International Limited, Newcastle Street, Stoke-on-Trent, ST6 3RB	Utilities costs increases may affect operational viability.	SWT Commercial Investment property specialist met Group Finance Director to start building working relationship with company	Amber	2036

Property	Risk	Mitigation	RAG Status	Lease Expiry
	Insurance costs remain higher than anticipated and may strain relations with tenant	Compete insurance renewal on open market renewal in April 2023 and communicate with the tenant		

3.9 The following table provides an update on general investment risks for the strategy and the portfolio.

Risk Identified	Mitigation	Commentary	RAG Status
COVID 19	The structure of the CPIS is designed to protect against market volatility and to gain exposure to the property market as a whole. This is achieved through diversification across regions, sectors, and the safeguards which are in place of lot size and single tenant exposure.	We did not enter the market until after the initial lockdown period had been implemented and therefore, we have always been aware of the risk that Covid poses. During 2020 we were able to take advantage of the limited number of purchasers in the market and secured a number of good properties.	Green
General Economic Outlook for the UK	We employ: proactive asset management and proactive tenant communication	The UK economy is facing challenging times ahead, post pandemic, the conflict in Ukraine and effects on utility costs and inflation. However, to date there has been little effect on our portfolio as the properties have been selected for their resilience to the risk factors identified, the secure income profile of the investments and the underlying property metrics. No defaults have been experienced to date.	Green
Insurance premiums available to SWT are not equivalent to open market premiums	We are exploring specific commercial property insurance as part of the 2022 renewal to secure the best product for both landlord and tenants	Insurance is a pass-through cost; however, some tenants have challenged their premium renewal costs which have increased with the properties being purchased by SWT.	Amber

Any other relevant information

3.10 The Council's investment properties are revalued annually on 31 March. All assets in this portfolio were independently revalued by Wilks Head & Eve as at 31/03/2022, reporting a gross value of £96.8m. WHE has also provided a net value after deducting costs and SDLT which is £90.4m. The current borrowing requirement in respect of these

assets is £91.6m, which is expected to reduce each year as further annual MRP charges are made for debt repayment.

4 Links to Corporate Strategy

- 4.1 The Council's Corporate Strategy under the Enterprising Council Theme states that we will become a financially self-sufficient Council which has expanded its commercial activity and generated more income to support service provision.

Objectives

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

5 Finance / Resource Implications

- 5.1 The investment in property continues to deliver a key element of the wider financial strategy and budget plan for SWT, as well as diversifying the Council's income streams, in the face of reductions and significant volatility/uncertainty in income through government funding and business rates.
- 5.2 The strategy has to date delivered significant additional income over and above expectations. Our budget estimates have proven to be prudent and reliable despite uncertainties, and risk reserve balances have been maintained and increased. The income generated from investment is imperative to contribute to the financial resources necessary to maintain and improve services as set out in the Council's Corporate Strategy and Budget.
- 5.3 Financial risks are mitigated through robust due diligence, effective portfolio management, use of reasonable estimates for budget purposes, prudent debt repayment, and prudent maintenance of reserves to mitigate investment asset costs and income volatility.
- 5.4 Investment assets are subject to annual valuation with positive revaluation values credited to the Revaluation Reserve. Valuation deficits will be written off first against any credit balance in the Revaluation Reserve and then to the Capital Adjustment Account within unusable reserves. Valuation changes are only crystallised and therefore only affect the Council's usable resources upon disposal of the asset.
- 5.5 Investment budget and performance information is included earlier in this report, with actual performance against budget providing an estimated surplus of £19k.
- 5.6 In the Annual Auditor's Report 2020/21 presented to the Audit and Governance Committee in December 2021, a key recommendation was made by our external auditor in respect of the risks related to the Council's investment in property for yield and the

related borrowing requirements. A full update on the Council's response to the recommendation was reported to the Audit and Governance Committee on the 7 November 2022. The report highlights the range of measures already in place and working effectively, as well as a summary of additional steps that have been taken to further reduce risk including:

- Using £3.5m of revenue funds towards financing of investment asset purchases, reducing the overall need to borrow.
- Accelerating debt repayment through additional MRP charges of £1.1m, reducing the quantum of borrowing needed and reducing refinancing risk as well as reducing future MRP and interest cost exposures.
- Increasing the balance of funds held in the Investment Risk Reserve by £1m and Investment Assets Sinking Fund by £0.2m, increasing resilience if actual results are adverse compared to budget.
- Proactive treasury management to secure necessary borrowing early in the year, which has proven timely given the recent rise in interest rates.

5.7 The borrowing requirement has been reduced by over £4.6m due to accelerated financing of the up-front spend since the auditor's recommendation. The total amount of debt repayment (MRP) plus revenue financing is planned to be £7.402m by 31 March 2023 leaving a borrowing requirement balance of £91.563m with 7.5% of the upfront investment having been fully financed. The acceleration of financing reduces debt costs and refinancing risks.

Unitary Council Financial Implications and S24 Direction Implications

5.8 There are no specific decisions related to entering contracts for expenditure or disposal of land within this report therefore no implications regarding S24 Direction. The report provides a retrospective summary of performance against the strategy therefore no direct implications for the new unitary council. All held investment assets will transfer to the unitary on 1 April 2023. SWT officers are involved in LGR workstreams in both Assets and Finance to help inform the approach to Commercial Property Investment in the new Authority.

6 Legal Implications

6.1 Section 12 of the Local Government Act 2003 specifically provides the Council with the power to invest for any purpose relevant to its functions, and for the purpose of prudent management of its financial affairs.

7 Climate and Sustainability Implications

7.1 There are no implications that follow from this update report.

8 Social Value Implications

8.1 Currently no opportunities which offer any direct additional social value benefits have come forward since the beginning of this reporting period. However, the income generated from the investment programme will in part be used to support the Council's front line services.

9 Asset Management Implications

9.1 The portfolio is managed by a dedicated officer reporting into the Assets Manager, utilising external managing agents where appropriate. The current management structure remains, with the process as outlined in the CI Strategy governing decision-making routes and authority. The Director Development and Place & S151 Officer attend Investment Panel, making recommendations into Commercial Investment Board. Board frequencies have been reduced following the completion of the portfolio, but still meet regularly for quarterly reviews at a minimum.

Democratic Path:

- Corporate Scrutiny Committee – Yes (4 January 2023)
- Executive – No
- Full Council – Yes (7 February 2023)

Reporting Frequency: Six monthly

Appendix

A	Approved Strategy 2022 (Confidential)	
B	SWT Rental Income	

Contact Officers

Name	Chris Hall
Direct Dial	01823 217578
Email	c.hall@somersetwestandtaunton.gov.uk

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

Document is Restricted

Appendix B: SWT Rental Income (in addition to Commercial Investment Portfolio)

Property		Rent p.a.
Legacy Properties with Investment Classification		
Gaumont Theatre / Bingo Hall	Leisure	£162,014.00
Site for 51/52 High Street	Commercial	£960.00
Site for Victoria Gate Surgery adj. Victoria Gate Car Park, Taunton	Medical	£5,600.00
37 South Street	Retail	£12,750.00
1a Blackdown Business Park	Industrial / commercial	£16,000.00
1B Blackdown Business Park	Industrial / commercial	£6,780.00
1c Blackdown Business Park	Industrial / commercial	
1d Blackdown Business Park	Industrial / commercial	£8,000.00
1e Blackdown Business Park	Industrial / commercial	£6,875.00
1f Blackdown Business Park	Industrial / commercial	£6,000.00
1g Blackdown Business Park	Industrial / commercial	£6,000.00
2 Blackdown Business Park	Industrial / commercial	£15,000.00
3 Blackdown Business Park	Industrial / commercial	£15,000.00
4 Blackdown Business Park	Industrial / commercial	£17,000.00
Exmoor House Caravan Park	Leisure	£7,500
1a Barnsclose Industrial Site	Industrial / commercial	£3,500.00
1b Barnsclose Industrial Site	Industrial / commercial	£3,500.00

1c Barnsclose Industrial Site	Industrial / commercial	£6,000
1d Barnsclose Industrial Site	Industrial / commercial	£4,500.00
Former Acorns Site, 6 Brunel Way	Industrial / commercial	£5,880.00
The Arkade	Leisure	£21,000.00
Jubilee Gardens Café	Food/Beverage	£20,000.00
Former Visitor Information Centre	Leisure	£13,075.11
Access road end of Stephenson Road (Minehead Sawmills)	Misc	£546.91
1-2 Roughmoor Enterprise Centre	Industrial / commercial	£7,250.00
3 Roughmoor Enterprise Centre	Industrial / commercial	£4,000.00
4, 5, 6 Roughmoor Enterprise Centre	Industrial / commercial	£11,806.42
7 Roughmoor Enterprise Centre	Industrial / commercial	£4,000.00
8 Roughmoor Enterprise Centre	Industrial / commercial	£4,000.00
9 Roughmoor Enterprise Centre	Industrial / commercial	£4,500.00
10 Roughmoor Enterprise Centre	Industrial / commercial	£20,000
11, 12 Roughmoor Enterprise Centre	Industrial / commercial	£24,409.25
13, 14, 15 Roughmoor Enterprise Centre	Industrial / commercial	£41,000
Land at Roughmoor Enterprise Centre	Industrial / commercial	£25
	Total	£484,487.69

<u>Property</u>	<u>Use</u>	<u>Rent p.a.</u>
PPE Properties with Incidental Rental Income		
Deane House GF	Office	£84,000
Deane House GF	Office	£68,075
Deane House GF	Office	£21,450
Deane House 2F	Office	£54,575
West Somerset House part GF	Office	£20,000
Brunel Way Depot (part)	Industrial/commercial	£3,300
Brunel Way Depot (part yard)	Industrial/commercial	£2,250
28-30 Fore Street, Wellington	Office	£4,000
Unit 1 Rainbow Way	Industrial/commercial	£125,504
Unit 2 Rainbow Way	Industrial/commercial	£37,500
Unit 1b Taunton Technology Park	Industrial/commercial	£67,597.50
Unit 2 Taunton Technology Park	Industrial/commercial	£140,000
Unit 3 Taunton Technology Park	Industrial/commercial	£184,141.54
Compound Taunton Technology Park	Industrial/commercial	£15,000
Market House GF	Food/Beverage	£110,000
Market House Dance Studios	Commercial	£10,000
Market House 1F	Commercial	£3,000
Flook House (various rooms)	Office	£18,650
Flook House E12 and E17	Office	£5,700
Flook House E11 and E18	Office	£3,780
Flook House R04	Office	£1,500
Flook House R06 and R07	Office	£1,000
Site for Youth Centre	Leisure	£1,000
Former Cheese Store Dulverton	Leisure	£500
Alcombe Children's Centre	Education	£7,650.19
Alcombe Children's Centre	Education	£4,755
Alcombe Children's Centre	Misc	£1,200

Spaces at Victoria Gate Car Park	Parking	£13,000
Spaces at Victoria Gate Car Park	Parking	£6,000
Spaces at Whirligig Car Park	Parking	£6,450
Access Whirligig Car Park	Access	£600
Paul St Car Park Mast site	Misc	£3,250
Access Summerland Road Car Park	Access	£4,500
Spaces Guildhall Car Park Dulverton	Parking	£1,800
Access Doverhay Car Park	Access	£700
Land at Exmoor House Car Park	EV charging	£540
Land at Alexandra Road Car Park	EV charging	£540
Unit 1 The Crematorium	Misc	£6,000
Unit 2 The Crematorium	Misc	£0
Blackbrook Sports Centre Land	Leisure	£14,750
Blackbrook Sports Centre Land	EV charging	£1,240
Ash Meadows Field	Leisure	£1,120
Site at Vivary Park	Food/Beverage	£13,000
The Coffee Station Vivary Park	Food/Beverage	£7,500
Land at Vivary Park (Bowling Club)	Leisure	£3,750
Land at Vivary Park for Golf Clubhouse	Leisure	£1,450
Wellington Playing Field Courts	Leisure	£1,870
Wellington Playing Field Land for Clubhouse	Leisure	£1,483
Wellington Playing Field Pavlion	Leisure	£1,689
The Shed at Goodlands Gardens	Food/Beverage	£9,000
Seating at The Shed	Food/Beverage	£3,000
Bath Place Courtyard	Office	£11,000
Seating at Cider Press Gardens	Food/Beverage	£6,000
Seating at Cider Press Gardens	Food/Beverage	£5,000
Seating at Castle Green	Food/Beverage	£1,800
Seating at Watchet Esplanade	Misc	£550
East Wharf and Office	Commercial	£3,577
Watchet Marina Office	Office	£1,650
Warren Road Kiosk Minehead	Food/Beverage	£12,000
Fishing Tackle Kiosk Minehead Harbour	Retail	£2,100
Land at Quay West Minehead	Misc	£1,500

Upper Boat Store, Quay West	Misc	£1,203
Jubilee Kiosk Minehead Esplanade	Food/Beverage	£500
Former Bus Station	Health	£36,000
Coal Orchard 2F Block A	Residential	£90,000
84 Priory Bridge Road	Retail	£9,300
	Total	£1,281,541

