



Please ask for Martin Elliott
Direct Line: 01246 345236
Email committee.services@chesterfield.gov.uk

The Chair and Members of Cabinet

9 May 2016

Dear Councillor,

Please attend a meeting of the CABINET to be held on TUESDAY, 17 MAY 2016 at 10.30 am in Committee Room 1, Town Hall, Rose Hill, Chesterfield, the agenda for which is set out below.

AGENDA

Part 1(Public Information)

1. Declarations of Members' and Officers' Interests relating to items on the Agenda
2. Apologies for Absence
3. Minutes (Pages 3 - 8)

To approve as a correct record the Minutes of the Cabinet meeting held on 6 April, 2016

4. Forward Plan (Pages 9 - 16)
5. Delegation Report (Pages 17 - 18)

Items Recommended to Cabinet via Cabinet Members

Cabinet Member for Health and Wellbeing

6. Syrian Vulnerable Persons Resettlement Programme (Pages 19 - 34)
7. Unauthorised deposit of Waste (Fixed Penalties) Regulations 2016 (Pages 35 - 40)

Cabinet Member for Housing

8. Housing Revenue Account Business Plan (Pages 41 - 60)
9. Local Government Act 1972 - Exclusion of the Public

To move “That under Regulation 21(1)(b) of the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraphs 1 and 3 of Part I of Schedule 12A to the Local Government Act 1972.”

Part 2 (Non Public Information)

Cabinet Member for Housing

10. Action in Respect of Miscellaneous Housing Stock (Pages 61 - 92)
11. Demolition of 9 and 9A Wensley Way, Middlecroft (Pages 93 - 124)

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Randy', written in a cursive style.

Local Government and Regulatory Law Manager and Monitoring Officer

CABINET

Tuesday, 5th April, 2016

Present:-

Councillor Burrows (Chair)

Councillors T Gilby
T Murphy
Blank

Councillors Huckle
Ludlow
Serjeant

Non Voting J Innes
Members Hollingworth

Wall

*Matters dealt with under the Delegation Scheme

182 **DECLARATIONS OF MEMBERS' AND OFFICERS' INTERESTS
RELATING TO ITEMS ON THE AGENDA**

With regard to agenda item 8, Councillor Burrows wished to declare, that while not a pecuniary interest, that the solar panels on his home had been installed by ASG Ltd.

183 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Bagley, Brown and A Diouf.

184 **MINUTES**

RESOLVED –

That the minutes of the meeting of Cabinet held on 22 March, 2016 be approved as a correct record and signed by the Chair.

185 **FORWARD PLAN**

The Forward Plan for the four month period 1 April – 31 July, 2016 was reported for information.

***RESOLVED –**

That the Forward Plan be noted.

186 DELEGATION REPORT

Decisions taken by Cabinet Members during March were reported.

***RESOLVED –**

That the Delegation Report be noted.

**187 FUNDING TO VOLUNTARY AND COMMUNITY ORGANISATIONS
2016/17 - SERVICE LEVEL AGREEMENTS**

The Development and Growth Manager submitted a report seeking approval for a reduction in the funding made available to support voluntary and community groups in Chesterfield via Service Level Agreements (SLA's), in order to support the Council in being able to deliver a balanced budget.

In July, 2015 Cabinet agreed the allocation of funding to voluntary organisations for the period 2015/16; alongside this a recommendation was agreed that funding should be reviewed during the year with a view to making savings (Minute No.46 2015/16). In order to give the organisations holding SLA's with the council time to adjust to a potential reduction in grant funding, all were contacted in November, 2015 to advise that a reduction of funding was being considered and to ascertain as to what potential impact a reduction of funding would have on their service delivery. Meetings were subsequently held with all organisations to discuss how potential cuts in funding would impact on their respective delivery capabilities. It was noted that the meetings with the organisations affected had been positive, and that they were accepting of the Council's need to reduce funding as a response to the Government cuts made to its own funding.

It was proposed that a uniform cut of funding to all organisations of 10% should be made for 2016/17; the report also included information and considerations on how this reduction in funding could affect the services delivered by the organisations. The report noted that the proposed 10% reduction in funding for voluntary and community organisations was

significantly lower than the overall year on year budget cuts being experienced by Chesterfield Borough Council.

Members commended the excellent and valuable work carried out by voluntary and community organisations in Chesterfield and noted the importance of continuing to work closely with them in the future in order to deliver quality services to the people of Chesterfield.

***RESOLVED –**

1. That the level of funding for Service Level Agreements be reduced by £26,210 to £239,544 for 2016/17 onwards.
2. That the Service Level Agreements be developed with recipient groups (based on the outcomes as included in the pro-forma in Appendix 1 of the officer's report) following confirmation of the budget for 2016/17.
3. That authority to sign off the completed Service Level Agreements be delegated to the Cabinet Member for Health and Wellbeing.
4. That a re-prioritisation exercise be undertaken in 2016/17 to ensure that the Council is able to provide a balanced budget and continue to support existing and emerging community needs and Council priorities.

REASON FOR DECISIONS

To ensure that the future delivery of funding to Voluntary and Community Groups meets the priorities of the Council and the needs of the residents of Chesterfield within a realistic and sustainable budget.

188 RIGHT TO BUY SOCIAL MOBILITY FUND UPDATE

The Housing Manager submitted a report to provide an update on the Right-to-Buy Social Mobility Fund and to seek approval for the continuation of a scaled back local version of the Right-to-Buy Social Mobility Scheme for 2016/17.

In June, 2015 Cabinet approved the implementation of the Right-to-Buy Social Mobility Scheme (Minute No.11, 2015/16). The Right-to-Buy Social Mobility Fund was a national initiative to provide certain categories of

tenants with the opportunity to access home ownership where taking up the RTB on their current property was not feasible. Chesterfield Borough Council accessed £200,000 of Government funding to offer the Right to Buy Social Mobility Scheme to those living in designated defective non-traditional property types, giving eligible households the opportunity to access £20,000 towards the cost of purchasing a home on the open market. Alongside the implementation of the Government's scheme, a local scheme offering an alternative to the Right-to-Buy in high demand areas of the Borough was also launched.

It was noted that despite targeted publicity regarding the government scheme, and a high number of initial enquiries, only two applications for the grant had been completed, and that the government had advised that the scheme would be closed from April, 2016. It was also noted that despite some initial interest from tenants the local Social Mobility scheme had had no uptake since its launch. The report advised that even with access to a £20,000 deposit many households had struggled to secure finance to purchase on the open market, and had therefore been unable to take advantage of the schemes.

It was proposed that despite the local scheme not meeting expectations, a scaled down version with reduced funding of £60,000 be offered in 2016/17. It was noted that as there were still some tenants interested in the scheme, the continued operation of a local scheme provided an opportunity to reduce the number of properties sold under Right to Buy, but that if the allocated budget had not been spent by the end of the current financial year, the scheme would be closed.

***RESOLVED –**

1. That the outcomes of the Right-to-Buy Social Mobility Scheme be noted.
2. That it be noted that the government backed Right-to-Buy Social Mobility Scheme has now closed.
3. That a scaled back local version of the Right-to-Buy Social Mobility Scheme be approved and implemented for 2016/17, and that the associated costs are met from the Housing Capital Programme.

REASONS FOR DECISIONS

To meet the Corporate Plan Objectives:

- To increase the supply and quality of Housing in Chesterfield Borough to meet current and future needs.
- To become financially self-sufficient by 2020, so we can continue to deliver the services our communities need.

189 SOLAR PV MONITORING AND MAINTENANCE ARRANGEMENTS

The Housing Manager submitted a report requesting Cabinet approval for an exemption to be made to the Council's Contract Procedure Rules in order to enable the appointment of a new contractor to maintain, manage and monitor the performance of the Solar PV installations on the Council's Housing Stock.

In 2012 the council had awarded the contract for the installation of Solar Panels on Council house roofs, as well as the contract for their on-going management and maintenance to Nationwide Solar. In early 2015 the Council had been notified that Nationwide Solar had gone into receivership, and that subsequent attempts by officers to contact the official receivers to discuss arrangements in respect of the maintenance agreement had been unsuccessful.

As an interim solution A Shade Greener Maintenance Ltd (ASG Ltd), a Solar PV company based in Sheffield, had been approached to carry out repairs where systems appeared to be faulty. There had subsequently been discussions with ASG Ltd about entering into an on-going Maintenance, Management and Monitoring Arrangement with the council. The proposed Service Level Agreement with ASG Ltd. was appended to the officer's report, where it was noted that the proposed arrangement was on more favourable terms, and at a lower price than the arrangement with Nationwide Solar had been.

In order to have an effective maintenance arrangement in place as soon as was practicable it was proposed that the Council's Contract Procedure Rules be waived in order to directly award the maintenance, management and monitoring contract for Council Housing Solar PV installations to ASG Ltd. It was noted that if a waiver were not granted the contract would need to be openly tendered which could result in a delay of up to a further six

months before the systems were adequately managed, maintained and monitored.

***RESOLVED –**

That the Council's Contract Procedure Rules (Section 4.2.5), in respect of the procurement of a new contractor to maintain, manage and monitor the performance of the Solar PV installations on the Council's Housing Stock, be waived.

REASONS FOR DECISIONS

To contribute to the Council's Priorities of improving the quality of life for local people and providing value for money services.

CHESTERFIELD BOROUGH COUNCIL FORWARD PLAN
FOR THE FOUR MONTH PERIOD 1 JUNE 2016 TO 30 SEPTEMBER 2016

What is the Forward Plan?

This is formal notice under The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 of key decisions to be made on behalf of the Council. This Forward Plan sets out the details of the 'key' and other major decisions which the Council expects to take during the next four month period. The Plan is available to the public 28 days before the beginning of each month.

What is a Key Decision?

Any executive decision which is likely to result in the Council incurring significant expenditure or the making of savings where there is:

- a decision to spend £50,000 or more from an approved budget, or
- a decision to vire more than £10,000 from one budget to another, or
- a decision which would result in a saving of £10,000 or more to any budget head, or
- a decision to dispose or acquire any interest in land or buildings with a value of £50,000 or more, or
- a decision to propose the closure of, or reduction by more than ten (10) percent in the level of service (for example in terms of funding, staffing or hours of operation) provided from any facility from which Council services are supplied.

Any executive decision which will have a significant impact in environmental, physical, social or economic terms on communities living or working in one or more electoral wards. This includes any plans or strategies which are not within the Council's Policy Framework set out in Article 4 of the Council's Constitution.

Are any other decisions included on the plan?

The Forward Plan also includes details of any significant issues to be considered by the Executive Cabinet, full Council and Overview and Scrutiny Committee. They are called "non-key decisions". Non-key decisions that will be made in private are also listed.

How much notice is given of forthcoming decisions?

As far as possible and in the interests of transparency, the Council will seek to provide at least 28 clear days' notice of new key decisions (and many new non-key decisions) that are listed on this document. Where this is not practicable, such key decisions will be taken under urgency procedures (in accordance with Rule 15 (General Exception) and Rule 16 (Special Urgency) of the Access to information Procedure Rules). This will be indicated in the final column and a separate notice is also published with additional details.

What information is included in the plan?

The plan will provide a description of the decision to be taken, who will make the decision and when the decision is to be made. The relevant Cabinet Member for each decision is listed. If you wish to make representations about the decision to be made, the contact details of the appropriate officer are also provided. Decisions which are expected to be taken in private (at a meeting of the Cabinet or by an individual Cabinet Member) are marked "private" and the reasons privacy is required will also be stated. Each issue is also listed separately on the website which will show more details including any Urgency Notices if issued.

How is consultation and Community Engagement carried out?

We want all our communities to be given the opportunity to be involved in the decisions that affect them so before a decision is taken, where appropriate, community engagement activities are carried out. The Council's Community Engagement Strategy sets out a framework for how the Council engages with its customers and communities. Details of engagement activities may be found in reports when published. Alternatively you can contact the officer to whom representations may be made.

Notice of Intention to Conduct Business in Private

Whilst the majority of the business at Cabinet meetings will be open to the public and media to attend, there will inevitably be some business to be considered that contains, for example, confidential, commercially sensitive or personal information. This is formal notice under The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 that the Cabinet meetings shown on this Forward Plan will be held partly in private because some of the reports for the meeting will contain either confidential information or exempt information under Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 (as amended) and that the public interest in withholding the information outweighs the public interest in disclosing it.

A list of the reports which are expected to be considered at this meeting in private are set out in a list on this Forward Plan. They are marked "private", including a number indicating the reason why the decision will be taken in private under the categories set out below:

- (1) information relating to any individual
- (2) information which is likely to reveal the identity of an individual
- (3) information relating the financial or business affairs of any particular person (including the authority holding that information)
- (4) information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority.
- (5) Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
- (6) Information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or (b) to make an order or direction under any enactment.
- (7) Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

If you would like to make representations about any particular decision to be conducted in private at this meeting then please email: democratic.services@chesterfield.gov.uk. Such representations must be received in advance of 5 clear working days before the date Cabinet meeting itself, normally by the preceding Monday. The Council is required to consider any representations received as to why an item should not be taken in private and to publish its decision.

It is possible that other private reports may be added at shorter notice to the agenda for the Cabinet meeting or for a Cabinet Member decision.

Huw Bowen
Chief Executive

Copies of the Council's Constitution and agenda and minutes for all meetings of the Council may be accessed on the Council's website: www.chesterfield.gov.uk



CHESTERFIELD
BOROUGH COUNCIL

Meeting Dates 2016/17

<u>Cabinet</u>	<u>Council</u>
5 April 2016* 3 May 2016* 17 May 2016 31 May 2016	27 April 2016 11 May 2016
14 June 2016* 28 June 2016	
12 July 2016 27 July 2016	27 July 2016
6 September 2016* 20 September 2016	
4 October 2016 18 October 2016	12 October 2016
1 November 2016* 15 November 2016 29 November 2016	
13 December 2016*	14 December 2016
10 January 2017* 24 January 2017	
7 February 2017* 21 February 2017	23 February 2017
7 March 2017* 21 March 2017	
4 April 2017* 18 April 2017	26 April 2017
2 May 2017* 16 May 2017 30 May 2017	10 May 2017

*Joint Cabinet and Employment and General Committee meet immediately prior to the first meeting of Cabinet each month

Cabinet members and their portfolios are as follows:

Leader and Cabinet Member for Regeneration	Councillor John Burrows	
Deputy Leader and Cabinet Member for Planning	Councillor Terry Gilby	
Cabinet Member for Business Transformation	Councillor Ken Huckle	Assistant Member Councillor Keith Brown
Cabinet Member for Governance	Councillor Sharon Blank	Assistant Member Councillor Mick Wall
Cabinet Member for Health and Wellbeing	Councillor Chris Ludlow	Assistant Member Councillor Helen Bagley
Cabinet Member for Housing	Councillor Tom Murphy	Assistant Member Councillor Sarah Hollingworth
Cabinet Member for Town Centre and Visitor Economy	Councillor Amanda Serjeant	Assistant Member Councillor Jean Innes

In addition to the Cabinet Members above, the following Councillors are voting Members for Joint Cabinet and Employment and General Committee

Councillor Helen Elliott
Councillor Gordon Simmons
Councillor John Dickinson
Councillor Jean Innes
Councillor Maureen Davenport

(To view the dates for other meetings please click [here](#).)

Decision No	Details of the Decision to be Taken	Decision to be taken by	Relevant Portfolio Holder	Earliest Date Decision can be Taken	Representations may be made to the following officer by the date stated	Public or Private	Decision Under Urgency Provisions
Key Decisions							
Key Decision 398	Sale of CBC Land/Property	Deputy Leader & Cabinet Member for Planning	Deputy Leader & Cabinet Member for Planning	Not before 31st May 2016	Matthew Sorby Tel: 01246 345800 matthew.sorby@chesterfield.gov.uk	Exempt 3 Contains financial information	No
Key Decision 495	Local Government Pension Scheme To approve the revised Discretions in accordance with the changes to the Local Government Pension Scheme Regulations	Cabinet Council	Cabinet Member - Business Transformation	28 Jun 2016 27 Jul 2016	Jane Dackiewicz Tel: 01246 345257 jane.dackiewicz@chesterfield.gov.uk	Public	No
Key Decision 77	Risk Management Strategy and in year review	Council	Deputy Leader & Cabinet Member for Planning	27 Jul 2016	Barry Dawson Tel: 01246 345451 barry.dawson@chesterfield.gov.uk	Public	No
Key Decision 584	Purchase of Property under Strategic Acquisitions Policy	Housing Services Manager - Business Planning and Strategy	Cabinet Member - Housing	Not before 31st May 2016		Exempt 3	No

Decision No	Details of the Decision to be Taken	Decision to be taken by	Relevant Portfolio Holder	Earliest Date Decision can be Taken	Representations may be made to the following officer by the date stated	Public or Private	Decision Under Urgency Provisions
Key Decision 616	Demolition of 9 and 9A Wensley Way, Middlecroft Demolition of former Careline office, boiler room and attached property and permission to dispose of the land.	Cabinet	Cabinet Member - Housing	17 May 2016	Alison Craig Housing Tel: 01246 345156 alison.craig@chesterfield.gov.uk	Exempt 1,3 1) Information relating to an individual 3) Information relating to the financial affairs of a particular individual	No
Key Decision 617	Linacre Road, Ashgate - Project update	Cabinet	Deputy Leader & Cabinet Member for Planning	31 May 2016	Linda Martin Tel: 01246 345445 linda.martin@chesterfield.gov.uk	Exempt 3	No
Key Decision 618	Action in Respect of Miscellaneous Housing Stock	Cabinet	Cabinet Member - Housing	17 May 2016	Alison Craig Housing Tel: 01246 345156 alison.craig@chesterfield.gov.uk	Exempt 3	No
Key Decision 619	Chester Street Garage Site - to obtain permission to clear garage site and make available for Housing Development.	Cabinet	Cabinet Member - Housing	28 Jun 2016	Alison Craig Housing Tel: 01246 345156 alison.craig@chesterfield.gov.uk	Exempt 3 Information relating to financial or business affairs	No

Decision No	Details of the Decision to be Taken	Decision to be taken by	Relevant Portfolio Holder	Earliest Date Decision can be Taken	Representations may be made to the following officer by the date stated	Public or Private	Decision Under Urgency Provisions
Key Decision 621	Housing Revenue Account Business Plan	Cabinet	Cabinet Member - Housing	17 May 2016	Alison Craig Housing Tel: 01246 345156 alison.craig@chesterfield.gov.uk	Public	No
Key Decision 622	Northern Gateway Revised Scheme Proposals	Cabinet Council	Leader & Cabinet Member for Regeneration	12 Jul 2016 27 Jul 2016	Lynda Sharp Tel: 01246 345256 lynda.sharp@chesterfield.gov.uk	Exempt 3	No
Key Decision 623	Syrian Vulnerable Persons Resettlement Programme	Cabinet	Cabinet Member - Health and Wellbeing	Not before 17th May 2016	Donna Reddish Tel: 01246 345307 donna.reddish@chesterfield.gov.uk	Public	No
Key Decision 624	Re-prioritisation of resources into the health and wellbeing priority Portfolio	Joint Cabinet and Employment & General Committee	Cabinet Member - Health and Wellbeing	14 Jun 2016	Donna Reddish Tel: 01246 345307 donna.reddish@chesterfield.gov.uk	Exempt 1	No
Key Decision 626	Council Plan Outturn 2015/16	Cabinet	Deputy Leader & Cabinet Member for Planning	31 May 2016	Donna Reddish Tel: 01246 345307 donna.reddish@chesterfield.gov.uk	Public	No
Key Decision 627	Policy and Communications restructure	Joint Cabinet and Employment & General Committee	Deputy Leader & Cabinet Member for Planning	14 Jun 2016	Donna Reddish Tel: 01246 345307 donna.reddish@chesterfield.gov.uk	Exempt 1	No

Decision No	Details of the Decision to be Taken	Decision to be taken by	Relevant Portfolio Holder	Earliest Date Decision can be Taken	Representations may be made to the following officer by the date stated	Public or Private	Decision Under Urgency Provisions
Key Decision 628	Empty Property Strategy To adopt a new Strategy for dealing with empty residential properties.	Cabinet	Cabinet Member - Housing	14 Jun 2016	Alison Craig Housing Tel: 01246 345156 alison.craig@chesterfield.gov.uk	Public	No
Key Decision 629	Disposal of 29 Cobden Road	Cabinet	Cabinet Member - Housing	28 Jun 2016	Alison Craig Housing Tel: 01246 345156 alison.craig@chesterfield.gov.uk	Exempt 3	No
Private Items (Non Key Decisions)							
Non-Key 363	Application for Home Repairs Assistance	Cabinet Member - Housing	Cabinet Member - Housing	Not before 31st May 2016	Jane Thomas jane.thomas@chesterfield.gov.uk	Exempt 1, 3 Information relating to an individual Information relating to financial affairs	No
Non-Key 367	Lease of Commercial and Industrial Properties	Deputy Leader & Cabinet Member for Planning	Deputy Leader & Cabinet Member for Planning	Not before 31st May 2016	Christopher Oakes Tel: 01246 345346 christopher.oakes@chesterfield.gov.uk	Exempt 3 Information relating to financial or business affairs	No
Non-Key Private Non-Key No. 55	Application for Discretionary Rate Relief	Cabinet Member for Business Transformation	Cabinet Member - Business Transformation	16 May 2016		Exempt	No

Page 15

Decision No	Details of the Decision to be Taken	Decision to be taken by	Relevant Portfolio Holder	Earliest Date Decision can be Taken	Representations may be made to the following officer by the date stated	Public or Private	Decision Under Urgency Provisions
Non Key Decisions							
Key Decision Non-key 53	Review of Code of Corporate Governance and Annual Governance Statement	Cabinet Standards and Audit Committee	Cabinet Member - Governance Cabinet Member - Governance	31 May 2016 22 Jun 2016	Jenny Williams Tel: 01246 345468 jenny.williams@chesterfield.gov.uk	Public	No
Key Decision Non-Key 54	Equality Annual Report 2015/16	Cabinet	Cabinet Member - Governance	14 Jun 2016	Donna Reddish Tel: 01246 345307 donna.reddish@chesterfield.gov.uk	Public	No
Non-Key Non-key no. 56	Healthy Living Centre Activity Review	Cabinet	Cabinet Member - Health and Wellbeing	31 May 2016	Darren Townsend Operations Manager - HLC darren.townsend@chesterfield.gov.uk	Public	No
Non-Key Non-key no. 57	Scrutiny Annual Report 2015/16 Consideration and endorsement of the Scrutiny Annual Report 2015/16 which details the work of the Council's Overview and Scrutiny Committees and development of the Overview and Scrutiny Function during 2015/16.	Overview and Performance Scrutiny Forum Council	Cabinet Member - Governance Cabinet Member - Governance	10 May 2016 27 Jul 2016	Anita Cunningham Tel: 01246 345273 anita.cunningham@chesterfield.gov.uk	Public	No
Non-Key Non-key no. 58	Overview and Scrutiny Programme of Work for 2016/17 Consideration and adoption of the proposed Overview and Scrutiny Programme of Work for 2016/17.	Overview and Performance Scrutiny Forum	Cabinet Member - Governance	10 May 2016	Anita Cunningham Tel: 01246 345273 anita.cunningham@chesterfield.gov.uk	Public	No

CABINET MEETING

17 May 2016

DELEGATION REPORT

DECISIONS TAKEN BY CABINET MEMBERS

Deputy Leader and Cabinet Member for Planning

Decision Record No.	Subject	Delegation Reference	Date of Decision
44/15/16	Sale of the Freehold Interest in Chatsworth Road Medical Centre, Chatsworth Road, Chesterfield	J420L	15 April 2016
<p>Decision</p> <p>(1) That the disposal of the freehold interest in the surgery premises at Chatsworth Road Medical Centre, Chatsworth Road, Chesterfield on the terms set out in the officer's report be granted.</p> <p>(2) That the Procurement and Contracts Law Manager be granted delated authority to agree late amendments to the sale.</p>			
<p>Reason for Decision</p> <p>The sale will secure a one off capital receipt to the General Rate Fund Account.</p>			

Decision Record No.	Subject	Delegation Reference	Date of Decision
45/15/16	Sale of the Freehold Interest in Land at Junction of Rose Hill and Clarence Road, Chesterfield	J420L	15 April 2016
<p>Decision</p> <p>(1) That the disposal of the freehold interest in the land at the junction of Rose Hill and Clarence Road, Chesterfield on the terms set out in in the officer's report be granted.</p> <p>(2) That the Procurement and Contracts Law Manager be granted delegated authority to agree late amendments to the sale.</p>			
<p>Reason for Decision</p> <p>The sale will secure a one off capital receipt to the General Rate Fund Account.</p>			

For publication

Syrian vulnerable persons resettlement scheme (EC00)

Meeting:	Cabinet
Date:	<i>17th May 2016</i>
Cabinet portfolio:	Health and Wellbeing with Governance and Housing as consultees
Report by:	Policy and Communications Manager

1.0 Purpose of report

- 1.1 To consider participation in the national Syrian vulnerable persons resettlement programme.

2.0 Recommendations

- 2.1 That Chesterfield Borough Council agrees to take part in the Syrian vulnerable persons resettlement scheme.
- 2.2 That Chesterfield Borough Council formally joins the Derbyshire SVPRS partnership and agrees to Derbyshire County Council acting as lead partner for this scheme.
- 2.3 That up to six Chesterfield Borough Council housing properties can be utilised for the scheme.
- 2.4 That Chesterfield Borough Council agrees to contribute £2,000 to assist the partnership with set up costs.

3.0 Background

- 3.1 The United Nations estimates that as of February 2015, 12.2 million people are in need of humanitarian aid within Syria. More than 7.7 million people have been forced to flee their homes and there are some 3.8 million refugees in neighbouring countries. The SVPRS is a Government resettlement programme to relocate to the UK 20,000 of the most vulnerable Syrian refugees.
- 3.2 The scheme prioritises help for survivors of torture and violence, and women and children at risk or in need of medical care. This will include families (with both parents) and women and children at risk cases (single parent families, female headed). Those eligible for the Syrian vulnerable persons resettlement scheme (SVPRS) will bring their immediate family with them. Generally families will comprise of two to six people.
- 3.3 Those accepted would be processed in one of the existing United Nations High Commissioner for Refugees camps and granted leave to remain in the UK for five years with access to employment and public funds including benefits. At the end of the five years if they are unable to return to Syria they may be eligible to apply for settlement in the UK.

4.0 A partnership approach for Derbyshire and the East Midlands

- 4.1 At the East Midlands Migration Board meeting in November 2015, all authorities in the East Midlands were asked to formally consider taking part in the SVPRS.
- 4.2 Nottingham city council, Nottinghamshire county council and the Nottinghamshire districts were the first areas within the East Midlands to take part in the scheme. They developed a partnership to facilitate the resettlement of 17 family units during December 2015. East Midlands Councils and the Nottinghamshire partnership have been keen to share their knowledge and experience of the scheme so far and Derbyshire has benefitted greatly from this when considering involvement.
- 4.3 In December 2015 Derbyshire County Council convened a meeting with relevant partner organisations including all Derbyshire districts, Derby City Council, Police, Fire and Rescue and Clinical Commissioning Groups. The lead officer for migration at East

Midlands Councils also attended. At the meeting all partners around the table were keen to develop a partnership approach to the scheme.

- 4.4 Since the initial meeting work has been undertaken by the districts to establish potential locations, numbers and size of suitable housing available for the scheme. Derbyshire County Council then mapped the other scheme requirements including access to school places, dental care, GP surgeries, post offices etc. This process indicated that up to 12 family units could be resettled in Derbyshire over two phases (family units are between two and six individuals so it is likely that between 50 – 60 Syrian refugees will be resettled).
- 4.5 Up to six Chesterfield Borough Council houses could be made available as a potential accommodation contribution to the partnership. However not all locations are likely to meet the scheme requirement and several other Derbyshire authorities are taking part in the scheme, therefore the number utilised is likely to be between three or four.
- 4.6 It is proposed that Derbyshire County Council act as the single point of contact and lead partner for the scheme. This will include:
- Single point of contact for the Home Office, Department for Communities and Local Government (DCLG) and East Midlands Councils regional co-ordination
 - Management and co-ordination of the programme including the financial arrangements
 - Procurement of scheme support – includes orientation for refugees, tailored case worker support, English as a second language (ESOL) provision, community and voluntary sector engagement etc.

5.0 Financial considerations

- 5.1 At the East Midlands Councils learning event in February 2016, further information was available about the financial settlement for the five year scheme. Initially a one year settlement was agreed by the Government but after extensive lobbying activity a five year funding programme has been agreed to ensure that the full scheme is funded.

5.2 The Derbyshire partnership has reviewed this financial information and considered the experiences of the Nottinghamshire partnership to develop a cost model. The scheme should be cost neutral to all authorities once the refugees have arrived in the UK, however pump priming money will be required to facilitate the planning stage. Co-ordination and management costs will be covered by the Government funding formula once the scheme is up and running.

5.3 All partners have been asked to contribute to these costs with a suggested contribution of £2,000 per district authority. It will not be possible to claim this money back.

6.0 Risk management

6.1 The main risks associated with the proposals are shown in the table below:

Description of the Risk	Impact	Likelihood	Mitigating Action	Impact	Likelihood
Although all families for resettlement will have initial assessments, it is however possible that some needs will not become apparent until the family is in the UK.	Medium	Medium	Partnership approach provides flexibility to locating refugees or relocating refugees to the most suitable locations and/or accommodation to suit specific needs. Improvements are being made to the initial assessments following learning from phase 1 of the scheme.	Low	Low
All families will have the right to reunion i.e. dependants are entitled to join	Medium	Medium	Potential dependants should be noted on the application form.	Medium	Low

<p>them. This poses a financial risk to the council and other organisations involved in providing services. Dependants may have needs and a right to draw on local authority provided services.</p>			<p>This risk has been considered in developing the number of family units which the partnership believes Derbyshire can support.</p>		
<p>There is also a risk to the reputation of the council if refugees are not adequately supported which could reach a national level of attention.</p>	High	Medium	<p>Partnership approach provides resilience to support requirements.</p> <p>Learning from phase 1 experience.</p> <p>Improvements are being made to the initial assessments following learning from phase 1 of the scheme.</p>	Low	Low
<p>Costs exceed the modelling at a family level would be a financial risk for the council.</p>	Medium	Medium	<p>Partnership approach limits the liability of individual authorities.</p> <p>Learning has been incorporated from phase 1 of the programme to the Derbyshire financial model.</p> <p>Government funding has been confirmed for the 5 year scheme.</p>	Low	Low
Concerns of	Medium	High	Refugees will go	Low	Medium

<p>residents regarding security and equitable access to services.</p>			<p>through a number of enhanced national level security checks to ensure that there is no known risk to community safety. The police are involved in national systems for on-going support and monitoring of those resettled.</p> <p>Where possible Council housing properties in harder to let locations will be used in this scheme to minimise the impact on housing allocations.</p> <p>Properties in areas where GP surgeries, NHS dentists and schools are oversubscribed will not be used as part of this scheme.</p>		
<p>Although there is significant goodwill and a wish to help these refugees in the community there is also a small risk of victimisation or harassment for any new arrivals.</p>	<p>Medium</p>	<p>Low</p>	<p>The location of resettled refugees will not be made public.</p> <p>Enhanced fire safety checks will be made by Derbyshire Fire and Rescue service.</p> <p>Derbyshire constabulary are a key member of the Derbyshire partnership.</p>	<p>Medium</p>	<p>Low</p>

7.0 Equalities Impact Assessment (EIA)

7.1 An Equalities Impact Assessment has been produced and is attached at appendix 1.

8.0 Recommendations

8.1 That Chesterfield Borough Council agrees to take part in the Syrian vulnerable persons resettlement scheme.

8.2 That Chesterfield Borough Council formally joins the Derbyshire SVPRS partnership and agrees to Derbyshire County Council acting as lead partner for this scheme.

8.3 That up to six Chesterfield Borough Council housing properties can be utilised for the scheme.

8.4 That Chesterfield Borough Council agrees to contribute £2,000 to assist the partnership with set up costs.

9.0 Reasons for recommendations

9.1 To contribute to the UK response to the humanitarian crisis in Syria.

Decision information

Key decision number	623
Wards affected	ALL

Document information

Report author	Contact number/email
Donna Reddish – Policy and Communications Manager	Donna.reddish@chesterfield.gov.uk
Appendices to the report	
Appendix 1	Equality impact assessment

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Chesterfield Borough Council
Equality Impact Assessment - Full Assessment Form

Service Area: **ALL**

Section: **ALL**

Lead Officer: **Donna Reddish**

Title of the policy, project, service, function or strategy the preliminary EIA is being produced for: **Syrian vulnerable persons resettlement scheme**

AIMS AND OBJECTIVES

To provide humanitarian assistance to refugees through the Government's Syrian Vulnerable Person Resettlement Programme.

Who is the policy, project, service, function or strategy going to benefit and how?

Across Derbyshire up to twelve family units will be resettled. Up to six Chesterfield Borough Council houses have been identified as a potential accommodation contribution to the partnership. However not all locations met the scheme requirement, therefore the number utilised within Chesterfield is likely to be between three and four.

What outcomes do you want to achieve?

The resettlement of up to twelve family units within Derbyshire. An intensive support package will be provided for the first 12 months from arrival with a much lighter programme envisaged after that point. People accepted under the Syrian Vulnerable Persons Scheme would have humanitarian protection giving them the right to live in the UK for a period of up to five years.

What barriers exist for both the Council and the groups/people with protected characteristics to enable these outcomes to be achieved?

The programme will need to pay heed to some issues around cohesion and integration. Initial scoping plans have taken into account knowledge of religious facilities, culturally similar groups and level of community support. Community and voluntary sector and faith groups have offered support to the scheme.

For existing communities the programme will need to take into account community anxiety around the influx of new residents. We need to ensure that communications with local communities are comprehensive so that local people understand the facts about this scheme

COLLECTING YOUR INFORMATION

What existing data sources do you have to assess the impact of the policy, project, service, function or strategy?

In order to assess the impact of this programme we have considered a range of sector experience of previous similar scheme and from early adopters of the current scheme. This includes Coventry's experiences of previous resettlement schemes, Derby City's learning from being a designated asylum dispersal area for over 10 years and from the Nottinghamshire Syria scheme partnership.

WHAT'S THE IMPACT?

Is there an impact (positive or negative) on some groups/people with protected characteristics in the community? (think about race, disability, age, gender, religion or belief, sexual orientation and other socially excluded communities or groups). You may also need to think about sub groups within each equalities group or protected characteristics e.g. older women, younger men, disabled women etc.

Please describe the potential impacts both positive and negative and any action we are able to take to reduce negative impacts or enhance the positive impacts.

Group or Protected Characteristic	Positive impacts	Negative impacts	Action
Age – including older people and younger people.	The SVPRS will include children and young people who will obtain greater access to fit for purpose accommodation, healthcare, education and support than previously available to them in refugee camps.	Perceived issues may arise in relation to access to housing, school places, primary care registration including at GPs or dentists, and secondary care waiting lists. These are issues which tend to impact on younger people and older people.	Careful consideration of the numbers Derbyshire is able to facilitate. Locations where GP surgeries, NHS dentists and schools are oversubscribed will be avoided for the scheme.
Disabled people – physical, mental and sensory including learning disabled people and people living with HIV/Aids and cancer.	People with disabilities may be more likely to be put forward for resettlement if less able to have needs met in a refugee camp environment.	Perceived issues may arise in relation to access to adapted/supported housing, primary care registration including at GPs or dentists, and secondary care waiting lists. These are issues which tend to impact on people with long term limiting health conditions and disabilities to a greater extent.	Careful consideration of the numbers Derbyshire is able to facilitate. Locations where GP surgeries, NHS dentists and schools are oversubscribed will be avoided for the scheme. Initial assessment of all participants in the scheme to identify specific needs and the most appropriate locations for resettlement. The partnership will evaluate the forms to predict pressure on services and ensure appropriate planning is in place.
Gender – men, women and	Anyone with gender	No negative impacts identified.	Initial assessment of all

Group or Protected Characteristic	Positive impacts	Negative impacts	Action
transgender.	<p>reassignment may be more likely to be put forward for resettlement due to likely levels of persecution.</p> <p>Women may be more likely to be put forward for resettlement by the UNHCR if less able to have needs met in a refugee camp environment.</p>		<p>participants in the scheme to identify specific needs and the most appropriate locations for resettlement. The partnership will evaluate the forms to predict pressure on services and ensure appropriate planning is in place.</p>
Marital status including civil partnership.	<p>People in an abusive domestic situation may be more likely to be put forward for resettlement.</p>	<p>No negative impacts identified.</p>	<p>Initial assessment of all participants in the scheme to identify specific needs and the most appropriate locations for resettlement. The partnership will evaluate the forms to predict pressure on services and ensure appropriate planning is in place.</p>
Pregnant women and people on maternity/paternity. Also consider breastfeeding mothers.	<p>Pregnant women may be more likely to be put forward for resettlement if less able to have needs met in a refugee camp environment.</p>	<p>Perceived issues may arise in relation to access to adapted/supported housing, primary care registration including at GPs or dentists, and secondary care waiting lists. These are issues which tend to impact on people with long term limiting health</p>	<p>Careful consideration of the numbers Derbyshire is able to facilitate.</p> <p>Locations where GP surgeries, NHS dentists and schools are oversubscribed will be avoided for the scheme.</p>

Group or Protected Characteristic	Positive impacts	Negative impacts	Action
		conditions and disabilities to a greater extent.	Initial assessment of all participants in the scheme to identify specific needs and the most appropriate locations for resettlement. The partnership will evaluate the forms to predict pressure on services and ensure appropriate planning is in place.
Sexual Orientation – Heterosexual, Lesbian, gay men and bi-sexual people.	Anyone with a sexual orientation other than heterosexual may be more likely to be put forward for resettlement due to likely levels of persecution.	No negative impacts identified.	Initial assessment of all participants in the scheme to identify specific needs and the most appropriate locations for resettlement. The partnership will evaluate the forms to predict pressure on services and ensure appropriate planning is in place.
Ethnic Groups	This scheme will directly benefit the Syrian people fleeing war and persecution.	Potential for cohesion and integration challenges.	Development of a supportive service which is attentive to cultural needs and facilitates integration with the local community as well as links to culturally similar groups and organisations. Awareness of any community tensions.

Group or Protected Characteristic	Positive impacts	Negative impacts	Action
			Prevention and early intervention where issues arise
Religions and Beliefs including those with no religion and/or beliefs.	Given characteristics of the background population, people offered resettlement are likely to be Muslim although there are also Christian groups.	Potential for cohesion and integration challenges.	Development of a supportive service which is attentive to cultural needs and facilitates integration with the local community as well as links to culturally similar groups and organisations. Awareness of any community tensions. Prevention and early intervention where issues arise

From the information gathered above does the policy, project, service, function or strategy directly or indirectly discriminate against any particular group or protected characteristic?

- Yes
- No

If yes what action can be taken to stop the discrimination?

RECOMMENDATIONS AND DECISION MAKING

How has the EIA helped to shape the policy, project, service, function or strategy or affected the recommendation or decision?

The EIA and partnership activity has helped to shape the size of the scheme and the support services requirements.

How are you going to monitor the policy, project, service, function or strategy, how often and who will be responsible?

The Derbyshire SVPRS partnership will lead on the monitoring of scheme success and respond to emerging issues.

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FOR PUBLICATION

UNAUTHORISED DEPOSIT OF WASTE (FIXED PENALTIES) REGULATIONS 2016 (E000)

MEETING:	1. CABINET 2. CABINET MEMBER FOR HEALTH AND WELLBEING
DATE:	1. 17 MAY 2016 2. 25 APRIL 2016
REPORT BY:	SENIOR ENVIRONMENTAL HEALTH OFFICER – ESTHER THELWELL
WARD:	ALL
COMMUNITY ASSEMBLIES	ALL
KEY DECISION REFERENCE (IF APPLICABLE):	N/A

FOR PUBLICATION

1.0 PURPOSE OF REPORT

1.1 To inform and seek members approval on the enforcement of The Unauthorised Deposit of Waste (Fixed Penalties) Regulations 2016.

2.0 RECOMMENDATIONS

2.1 Members approve the proposals set out within the report to enable enforcement of the provisions of The Unauthorised Deposit of Waste (Fixed Penalties) Regulations 2016.

2.2 Members approve the necessary amendments to the Constitution to enable enforcement of the Regulations. Issuing of Fixed Penalty

Notices would be limited to officers within the Environmental Protection Team.

2.3 Members approve to set the Fixed Penalty Notice at £300.

3.0 BACKGROUND

3.1 Section 33 of the Environmental Protection Act 1990 looks at the '*prohibition of authorised or harmful deposit, treatment or disposal of waste*'. It is this section of the law that is used to understand what flytipping is. Waste in this context is described as "*controlled waste*". Household, commercial, industrial and clinical waste are all defined as controlled waste.

3.2 This should not be confused with littering which the law describes as "*throwing down, dropping or otherwise depositing litter in any place which is open to the air*". Therefore, flytipping is the illegal dumping of waste (such as lots of filled rubbish bags) in an unauthorised place (for example a playing field).

3.3 Rubbish in front and back gardens is not defined as flytipping. This is because the rubbish is dumped on private land. This means that different legislation can be used to deal with this type of waste.

3.4 Since 2012, Chesterfield Borough Council has received over 2000 complaints about flytipping incidents. Of these, 1158 was dumped on land owned by Chesterfield Borough Council; 238 on private owned land; 382 on land where ownership was unknown and 38 complaints were recorded as littering but were actually flytipped rubbish.

3.5 The Council has a number of existing enforcement options available for dealing with flytipping offences. Under the current Enforcement Policy these are

- Informal warning
- Formal warning
- Formal caution
- Prosecution

3.6 Under Section 33 of the Environmental Protection Act 1990, the Council may take someone who has flytipped on public land to Court. However, the Council must prove in court, beyond all reasonable doubt, that the accused flytipper has flytipped. This

therefore requires the Council to collect evidence such as interviews conducted under PACE (Police and Criminal Evidence Act 1984). If the evidence is accepted, the Court can fine the flytipper up to £50,000 and sentence them to 5 years in prison, or unlimited sentencing if the issue appears before Crown Court (i.e. on appeal).

3.7 Since 2012, Chesterfield Borough Council has issued 60 formal warnings, 13 formal cautions and has presented 6 court prosecutions for incidents of flytipping.

3.8 The Unauthorised Deposit of Waste (Fixed Penalties) Regulations 2016 introduce another enforcement tool; i.e. the serving of a Fixed Penalty Notice which the legislation states can be issued "*when an authorised officer...has reason to believe that a person has committed a waste deposit offence in the area of the authority*".

3.9 By issuing a Fixed Penalty Notice, the legislation allows this to "*discharge any liability to conviction for the offence to which it relates by payment of a fixed penalty*".

3.10 Failure to pay the Fixed Penalty Notice will result in prosecution.

4.0 FINANCIAL IMPLICATIONS

4.1 The legislation states that the Fixed Penalty Notice can be fixed at a level between £150 and £400. If no amount is specified, the default amount is £200.

4.2 It is recommended to set the Fixed Penalty Notice at £300.

5.0 LEGAL IMPLICATIONS

5.1 The legal implications are referred to in this report.

5.2 The Council's Enforcement Policy may need updating.

6.0 RISK MANAGEMENT

6.1 It is necessary to proactively identify and manage significant risks which may prevent delivery of business objectives.

6.2 The following risks associated with this report have been identified:

Description of the Risk	Impact	Likelihood	Mitigating Action
Non-compliance with legislation	High	Low	Ensure compliance with legislation
Not having sufficient resources to issue the Fixed Penalty Notice	High	Low	Enforcement staff already issue Fixed Penalty Notices for other enviro-crimes.
Offenders not being able to afford payment of Fixed Penalty Notice	High	Low	Case would be presented as a prosecution.

7.0 EQUALITIES IMPACT ASSESSMENT

7.1 DEFRA and their Regulatory Policy Committee carried out an impact assessment with regard to the Unauthorised Deposit of Waste (Fixed Penalties) Regulations 2016 and determined that there would be no costs to businesses that carry out their waste activities legitimately.

7.2 Businesses that carry out waste activities illegally (fly tipping waste) will experience costs from either finding legitimate disposal routes or being issued a fixed penalty notice. Introducing the fixed penalty notice in an attempt to deter flytipping is reinforcing a level playing field for businesses that legitimately dispose of their waste.

7.3 Local authorities that choose to issue fixed penalty notices for flytipping may incur small set-up costs for staff training and developing a suitable enforcement notice form. However, since local authorities already have the ability to issue fixed penalty notices for a range of issues it is envisaged that implementing the new powers will be at a limited additional cost.

7.4 The DEFRA impact assessment states that the new powers will reduce enforcement costs for local authorities by allowing them to

recover some of the enforcement and clearance costs without having to take a case to court.

7.5 The DEFRA impact assessment states that any subsequent reduction in fly tipping incidents, resulting from the introduction of fixed penalty notices would increase the quality of the local environment and generate associated improvements in public perception, health and civil pride.

7.6 The government has impact assessed this change in legislation and no specific equality considerations were identified. This has also been considered from a local perspective, no negative impacts have been identified.

8.0 RECOMMENDATIONS

8.1 Members approve the proposals set out within the report to enable enforcement of the provisions of The Unauthorised Deposit of Waste (Fixed Penalties) Regulations 2016.

8.2 Members approve the necessary amendments to the Constitution to enable enforcement of the Regulations. Issuing of Fixed Penalty Notices would be limited to officers within the Environmental Protection Team.

8.3 Members approve to set the Fixed Penalty Notice at £300.

9.0 REASONS FOR RECOMMENDATIONS

9.1 Flytipping is the illegal deposit of waste on land contrary to Section 33(1)(a) of the Environmental Protection Act 1990. Types of flytipped waste range from 'black bag' waste to large deposits of materials such as industrial waste, tyres, construction material and liquid waste.

9.2 Flytipping is a significant blight on local environments; a source of pollution; a potential danger to public health and a hazard to wildlife. It also undermines legitimate waste businesses where unscrupulous operators undercut those operating within the law.

9.3 The Fixed Penalty Notice will provide an additional enforcement tool and is in addition to the existing options listed in paragraph 3.5.

Officer recommendation supported

Signed:  Cabinet Member

Date: 25 April, 2016

You can get more information about this report from Esther Thelwell,
Senior Environmental Health Officer, Tel: 01246 345767 or email:
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For publication

Housing Revenue Account Business Plan 2015/16 Onwards (621)

Meeting: Cabinet
Cabinet Member for Housing

Date: 17 May 2016
9 May 2016

Cabinet portfolio: Cabinet Member for Housing

Report by: Housing Manager

For publication

1.0 Purpose of Report

- 1.1 To advise Members of the implications arising from the introduction of the new Welfare Reform and Work Bill, Housing and Planning Bill and the announcements in the Comprehensive Spending Review for the Housing Revenue Account Business Plan.
- 1.2 To recommend strategy and policy changes to mitigate the impacts of these on the long term viability of the Housing Revenue Account Business Plan.

2.0 Recommendations

- 2.1 That Members note the implications arising from the introduction of the new Welfare Reform and Work Bill, Housing and Planning Bill and the announcements in the Comprehensive Spending Review for the Housing Revenue Account Business Plan.

- 2.2 That Members support the recommended strategy and policy changes identified in section 6 to ensure the long term viability of the Housing Revenue Account Business Plan.
- 2.3 That further reports are brought to Members as the mitigation actions are developed and as the full implications of Central Government policies become known.

3.0 Report Details

Background

3.1 On the 8 July 2015 the Government in their Summer Budget announced several new policies which will have an impact on the delivery of housing services in Chesterfield and the financial viability of the Housing Revenue Account Business Plan. The policy changes are described below.

3.2 Welfare Reform and Work Bill

3.2.1 Freeze on working age benefits, including the Local Housing Allowances for 4 years from 2016-17 to 2019-20

3.2.2 Removal of automatic entitlement to housing support for new claims in Universal Credit from 18-21 year olds who are out of work (exemptions include vulnerable young people, those who cannot return home to parents, those who were in work for 6 months prior to claim) from April 2017.

3.2.3 Reduce rents in social housing by 1% a year for 4 years, to ensure that Local Authorities and Housing Associations deliver efficiency savings, in order to make better use of the £13 billion annual subsidy (Housing Benefit) they receive and play their part in reducing the welfare bill.

3.2.4 This rent reduction, which for the first time is set out in legislation, moves us away from the 10 year certainty we were previously given for rents in 2015/16 (rises restricted to CPI + 1% each year), was confirmed as a 'rent freeze' at 8 July 2015 with a 1% reduction from that rent in each of the next 4 financial years from April 2016/17 to 2019/20.

3.2.5 Where a property is re-let during the financial year (and where it is not already at the target rent for that property) the rent level can continue to be increased to the target rent for that property decreased by 1%.

3.2.6 On 26 January 2016, Cabinet considered the rent and service charge levels for 2016/17 and agreed a rent reduction of 1% in line with this legislative requirement for all stock with the exception of rents for the sheltered housing schemes which increased at the rate of CPI + 1%. Supported housing schemes were exempt from this policy change nationally, in order to allow a Government review of the costs associated with the provision of supported housing.

3.3 Housing and Planning Bill

3.3.1 An extension of the Right to Buy to Housing Association tenants.

3.3.2 Local Authorities with a Housing Revenue Account being required to 'make a payment to the Government for a financial year, reflecting the market value of high value housing likely to become vacant during that year less costs, whether or not receipts are realised'. This receipt will help fund the extension of the Right to Buy to Housing Associations and the provision of new housing.

3.3.3 Whilst unclear at the time of writing, it is likely that some properties will be exempt from this policy e.g. new build housing, rural housing and sheltered / supported housing.

3.3.4 The values had initially been set at a 'regional average', however this is still subject to change and 'regulations' will determine high value as applicable to different areas. The Government have started a data collection exercise which is likely to inform the calculation of the levy payable by local authorities. This information will initially be collected on an annual basis and ultimately the data provided will be audited along with the RTB receipts pooling returns, so it is critical that the information is accurate and error free.

3.3.5 As the payments will be based on assumptions about the receipts from void sales it may be the case that actual receipts will fall short of the payments due.

3.3.6 The local authority must consider selling its interest in the high value asset, however as the required payments will be formula driven and not based on actual sales, contributions could be met in part or solely by other means.

3.3.7 In 2012 Chesterfield owned 108 family houses within the HRA that were valued at £120,000 or above. Given that the average semi-detached house price in Chesterfield is £131,000 it is

therefore highly likely that these could be considered 'high value'. Should all of these properties become vacant or be likely to become vacant in the future then this could result in a total payment of £12.960 million being required to be made to the Treasury. In addition the sale of these properties will lead to an ongoing annual rent loss and a reduced number of family homes for allocation to the waiting list.

- 3.3.8 Social Housing Tenants with household incomes of £30,000 and above (£40,000 in London) will be required to 'Pay to Stay' by paying a market rent or near market rent. Local Authority landlords will be required to pay the difference between the social rent and the market rent direct to the Treasury, whilst Housing Associations will be able to retain the difference to contribute to the provision of new affordable housing.
- 3.3.9 It is likely that there may be a regulation to require tenants to provide information and evidence of their income and / or this may be provided through HMRC tax records. Guidance at present suggests that:
- A household relates to the tenant(s) named on the tenancy agreement and their spouse, civil partner, partner (where they reside in the accommodation)
 - Income is the taxable income for the tax year ending in the year prior to the rent year (i.e. for 2017/18 this would be 2015/16 taxable income)
 - Rents would be reviewed if the household experiences a sudden and ongoing reduction in income
 - Household income takes into account the two highest incomes earned by the household
- 3.3.10 At the time of writing it is understood that the introduction of taper is being considered, so that tenants earning just above the high income threshold may not have to pay market or near market rents. Instead, rent will be gradually increased as household income rises further above the threshold.
- 3.3.11 As a result of this policy the Right to Buy (RTB) might become more attractive for households required to pay market rents, particularly with the recent increase in discounts available for tenants.
- 3.3.12 A review of lifetime tenancies in social housing to limit their use and ensure that households are offered tenancies that match their

needs and ensure the best use is made of the social housing stock.

3.3.13 There will be no further consultation on this policy prior to its implementation as local authorities were given the flexibility to limit their use in the Localism Act 2011 and the phasing in of this policy direction was announced on the 10 December 2015. It is expected that these fixed term tenancies will be for a period of between two to five years.

3.3.14 The review will only affect new tenants to social housing and there will be no change to existing tenants, unless in future successions, (other than when a spouse or civil partner is succeeding), it will result in the granting of a new five-year tenancy.

3.3.15 The only other definite exception will be where an existing secure tenant is required to move, for example because their property is scheduled for demolition. However the Secretary of State will also have the power to allow councils to grant a traditional secure tenancy in some other circumstances. These will be set out at a later date.

3.4 Comprehensive Spending Review – Autumn Statement

3.4.1 Cap the amount of rent that Housing Benefit will cover in the social sector to the relevant Local Housing Allowance, which is the rate paid to private renters on Housing Benefit, including the Shared Accommodation Rate for single claimants under 35 who do not have dependent children. This cap has also been deferred for supported housing schemes for twelve months in accordance with the Government review identified at paragraph 3.2.1 of this report.

3.4.2 This reform will mean that Housing Benefit will no longer fully subsidise families to live in social houses that many working families cannot afford, and will better align the rules in the private and social rented sectors. This will apply to tenancies signed after 1 April 2016, with Housing Benefit entitlement changing from 1 April 2018 onwards.

3.5 Current Position

3.5.1 At the time of writing this report, both the Welfare Reform and Work Bill and the Housing and Planning Bill are still progressing through Parliament and have been coming under significant

pressure in the House of Lords. Proposed amendments will now need to be re-debated in the House of Commons and it is therefore unlikely that any assent will be made before the 23 June 2016.

3.5.2 The implications that can be modelled at this stage within the HRA Business Plan Model have been considered and this report focuses on those specifically and the initial analysis of the modelling at this stage, this includes:

- The roll out of Universal Credit to all claimants from 2016/17 onwards
- The reduction of social and affordable rents by 1% per annum from 2016/17 for 4 years

3.5.3 Other policies included within the Housing and Planning Bill, are difficult to model with any degree of accuracy at this stage and therefore further work to the HRA Business Plan and subsequent reports to Members will be required on an ongoing basis to ensure it remains viable.

4.0 HRA Business Plan Models

4.1 Two versions of the HRA Business Plan model have been prepared for 2015/16 onwards as a comparator to the 2015/16 Base Model (prior to the Welfare Reform and Work Bill and Housing and Planning Bill with assumed rent increases at CPI + 1% per annum for 10 years), of which a copy of the Self Financing Table is attached at **Appendix A**. These versions are:

- 1) 2015/16 Model – with rent reduction of 1% per annum for 4 years from April 2016/17 (returning to CPI + 1% from April 2020/21). A copy of the Self Financing Table is attached at **Appendix B**
- 2) 2015/16 Model – with rent reduction of 1% per annum for 4 years from April 2016/17 and policy changes in respect of interest rates, debt management and a re-phased capital programme, as detailed in this report. A copy of the Self Financing Table is attached at **Appendix C**

4.2 The two updated (Appendices B and C) models have the same base assumptions as follows:

- RPI at 1% for 2016/17 (rate for September 2015) increasing to 2.5% by 2018/19
- CPI at 0% for 2016/17 (rate for September 2015) increasing to 2% by 2018/19
- Void provision increasing from 2.5% in 2015/16 to 4.2% in 2016/17 on the assumption that a further sheltered housing scheme will be phased out, the surplus 1 and 2 bed flats as a result of changes to the Allocations Policy will start to emerge and a decision is still to be taken on the future of the Unity properties.
- Bad debt assumed losses (rent arrears) increasing from 5% in 2015/16 to 8% in 2017/18 as a result of Universal Credit (which will be paid direct to tenants on a four weekly basis in arrears) being extended to all claimants from April 2016 (not for CBC) and the capping of Housing Benefit for new tenants after April 2016, but being brought under control by 2019/20 and reducing to 5% again. This also provides some mitigation against increased arrears due to charging a market rent for households with an income over £30,000, as it is anticipated local authorities will need to stand the debt and not the Treasury who will receive the additional rental income.
- Stock lost to RTB – 70 in 2015/16, 50 in 2016/17 and 2017/18, 35 in 2018/19 and 2019/20 reducing to 25 (self-financing figure) from 2020/21
- Stock lost through other disposals / demolition – 11 in 2015/16, 14 in 2016/17 and 29 in 2017/18
- Stock Investment (Decent Homes Standard only) as per the Stock Condition Survey with actual capital programme for 2015/16
- New Build of 22 units (Parkside) in 2015/16 with provision for a further 82 units, although they are not 'turned on' in the modelling as at this stage they are unaffordable

5.0 'With Rent Reduction' Model (Appendix B)

- 5.1 This model includes the rent reduction of 1% per annum for four years from 2016/17 to 2019/20, in addition to the base assumptions set out at para 4.2 of this report,. The rent reduction

equates to a **loss of £10 million in rental income** in real terms over the four year period and **£172.4 million** over the life of the Business Plan (30 years). This model also assumes that rents are allowed to increase by CPI + 1% from 2020/21 onwards.

- 5.2 Assuming we continue to deliver services and invest in the housing stock as planned, we will need to **use up headroom and borrow up to the debt cap** of £155.6 million by 2018/19 and go **below the current minimum HRA working balance** of £3 million in 2017/18. As the plans assume that we continue to set aside for the repayment of debt, we need to borrow up to the debt cap again in 2029/30
- 5.3 Despite this additional borrowing and use of the HRA working balance, there will still be a **shortfall on the Housing Capital Programme** of £12.671 million in 2018/19 and a further £1.991 million in 2029/30.
- 5.4 By 2019/20 the **HRA working balance will be negative** (-£1.291 million) and will remain negative until 2028/29 which is illegal and therefore re-phasing of work and other policy changes / efficiencies will be required.
- 5.5 The outstanding debt at 2044/45 (year 30 of the Business Plan) will still be £124.047 million (despite having set aside for 30 years) and there will be insufficient HRA working balance reserves to repay this debt if required.
- 5.6 The above position will have impacts on our plans to remodel, dispose or demolish our surplus 1 and 2 bed flats as they become vacant as this will result in a further loss of income and the borrowing headroom that was available to do this has been lost.
- 5.7 In addition, due to the absence of new build / acquisitions within the Business Plan, there will be a requirement to repay 1-4-1 unused retained RTB Receipts to CLG with interest (4.5%) from 2017/18 to 2020/21 unless they can be used by another RP locally. This is also assuming that RTB's do not exceed the number assumed within the self-financing valuation (25) after year 6.

6.0 Developing a Financially Viable Business Plan – with Mitigation Actions Model (Appendix C)

- 6.1 The financial strategy for the HRA is to deliver a balanced and sustainable budget which is self-financing in the longer term and

which reflects both the requirements of tenants and the strategic vision and priorities of the Council. It **cannot** run at an overall deficit.

- 6.2 Clearly the position identified in Section 5 of this report is not financially viable and the re-phasing of work and other policy changes and efficiencies are required. This position is not new to the Housing Service, having been required to deliver significant changes and efficiencies to services over the last 10 years as a result of the 2005 Housing Stock Option Appraisal. Indeed current reviews and restructures to the Customer Division and to Careline will deliver efficiencies through changes to staffing structures, functions and a move to ensuring tenancy sustainment. It is therefore recommended that the following mitigation actions are implemented:
- 6.3 That any additional borrowing required to deliver the 2016/17 onwards Housing Revenue Account Revenue and Capital budgets is taken.
- 6.4 Applying inflation to contracts at CPI instead of RPI. If our income is only increased at CPI in future then it is recommended that expenditure follows suit.
- 6.5 The Council's ambition to commence a reasonable programme of new build affordable housing within the HRA is no longer viable in the short to medium term, unless it is at the detriment to something else. However, the Government has made it clear that they expect local authorities to be delivering more and to not do so, puts the expected retained 1-4-1 RTB Receipts at risk of being paid back to the Treasury. It is therefore recommended that a small enough new build / acquisition programme (approximately 8 units per annum) to retain these and/or pass 1-4-1 receipts onto a Registered Provider to build on our land in exchange for nomination rights is implemented. This was agreed by Cabinet as part of the Housing Capital Programme Report on 23 February 2016.
- 6.6 It is recommended that in the immediate term the work included in the stock condition survey for both the traditional and non-traditional housing stock is re-phased, including deferring work to later years. This was agreed by Cabinet as part of the Housing Capital Programme report on 23 February 2016, where works for the 2017/18 and 2018/19 programmes were re-phased resulting in smaller programmes of improvements. However even with this re-phasing there are still further efficiencies to be made as re-phasing

and deferring works means that the stock is at risk of potentially becoming 'non decent'.

- 6.7 It is therefore further recommended that a review of the way in which the Council will deliver its future maintenance programmes to the housing stock is carried out, this will include:
- A review of the standards that the stock is maintained against in consultation with tenants and elected members – the standard we expect the stock to be maintained against and the lifecycle of building components will affect the amount of monies available in the Business Plan for other services to tenants.
 - Review of procurement strategy, investment plan and capital / revenue mix
 - Ensuring that the Repairs and Maintenance Service is structured to deliver the needs of the stock in the most efficient way
 - Asset Performance, to ascertain whether individual types of stock are income generating or running at a loss
 - Development Potential
 - Ensuring that the stock condition survey and the HRA Business Plan are based on the conclusions derived from above
- 6.8 A reduction in the responsive repairs budget by £200,000.
- 6.9 Pass the true costs of delivering services onto tenants and increase service charges to ensure that services breakeven. This was agreed by Cabinet on 26 January 2016 as part of the rent setting process.
- 6.10 It is recommended that all of the HRA land at Linacre is sold on the open market and use the capital receipt to fund additional new build units / acquisitions in the early years of the plan. This could realise £6.60 million to the HRA over three years from 2017/18 (£2.20 million per annum based on £600k per acre) and will mitigate the loss of all the retained RTB 1-4-1 receipts. This site can easily be delivered by the market and the Community Infrastructure Levy (CIL) will require a proportion of affordable housing on site of between 20-30%
- 6.11 The current debt repayment policy is to set aside a sum from the Revenue Account each year, calculated as 1.5% of the Opening

Debt figure. The debt repayment provision amounts to £2m per annum. If the debt repayment provision could be suspended it would relieve pressure on the Revenue Account but would mean that we are maintaining the debt level at the Debt Cap with no Headroom and incurring interest charges on that debt. The Model in Appendix C shows that, if making provision for debt repayment is suspended from 2016/17 onwards, it will not be until around 2026/27 before there are any significant balances, above the £3m minimum level, available to recommence providing for debt repayment. By the end of the 30-year Plan the HRA balance of £129m will not be sufficient to repay the £156m of debt. The option of ceasing, reducing or deferring the charge needs to be investigated further and any change will have to be agreed with the External Auditor.

6.12 Whilst these mitigating actions could secure the immediate financial viability of the HRA Business Plan, the full financial impact of all of the Government’s new policies identified in Section 3 of this report have yet to be factored in.

6.13 Finally, it is recommended that:

- the HRA Business Plan is reviewed and updated on a regular basis
- an Officer, Member Steering Group and Tenant Sub Group be established to oversee these reviews, make recommendations on further efficiencies and make recommendations to changes in policy, and;
- further reports are brought to Members as and when further details of these policies are known.

7.0 Risk Management

<u>Description of Risk</u>	<u>Impact</u>	<u>Likelihood</u>	<u>Mitigating Action</u>	<u>Residual Impact</u>	<u>Residual Likelihood</u>
Reduced resources within the HRA business plan due to the loss of rent income through the rent reduction, increased arrears and loss of	H	H	Using the Business Planning system to model the implications of possible scenarios. Re-profiling of work / policies and procedures to achieve tenancy sustainment, deliver	H	H

stock			<p>new policies</p> <p>Re-phasing of capital investment</p> <p>Increased borrowing</p> <p>Use of working balance</p> <p>Removal of setting aside to repay debt</p> <p>Review of repairs and maintenance standards and lifecycles of building components / asset performance / procurement to achieve efficiencies / revised stock condition survey against these revised standards</p> <p>Work with other Self Financing Local Authorities considering a legal challenge of Government Policy contrary to the self-financing settlement</p>		
Inability to replace stock which is sold either through the RTB or disposal of high value properties	H	H	Maintain a modest programme of new build and strategic acquisitions in order to retain 1-4-1 Right to Buy Receipts or pass on to a Registered Provider in exchange for nomination rights	H	M
Inability to maintain the Decent Homes Standard / invest in stock in a timely manner	H	H	Review of repairs and maintenance standards and lifecycles of building components / asset performance / procurement to achieve efficiencies / revised stock condition survey against these revised standards	M	M
Increased levels of homelessness and poverty due to a lack of affordable housing	H	H	<p>Work with other Registered Providers to ensure a pipeline of new affordable housing</p> <p>Direct staffing resources towards sustainment of tenancy sustainment and</p>	H	H

			homeless prevention		
Risk of being required to repay retained Right to Buy 1-4-1 receipts to Government	H	H	Maintain a modest programme of new build and strategic acquisitions in order to retain 1-4-1 Right to Buy Receipts or pass on to a Registered Provider in exchange for nomination rights	L	L

8.0 Financial Implication

8.1 The financial implications are an intrinsic element of this report.

9.0 Equalities Considerations

9.1 When applying the new legislation highlighted within the report, the government impact assessments alongside local quality analysis have been considered and helped to inform implementation. We will continue to review this information as more and when more information is available on the application of the legislation and possible impacts. There will also be further equality analysis undertaken to inform future work highlighted in this report including the review of the council housing maintenance programmes.

10.0 Recommendations

10.1 That Members note the implications arising from the introduction of the new Welfare Reform and Work Bill, Housing and Planning Bill and the announcements in the Comprehensive Spending Review for the Housing Revenue Account Business Plan.

10.2 That Members support the recommended strategy and policy changes identified in Section 6 to ensure the long term viability of the Housing Revenue Account Business Plan.

10.3 That further reports are brought to Members as the mitigation actions are developed and as the full implications of Central Government policies become known.

11.0 Reason For Recommendations

11.1 To deliver a sustainable HRA Business Plan

ALISON CRAIG HOUSING SERVICES MANAGER – BUSINESS PLANNING AND STRATEGY

Further information on this matter can be obtained from Alison Craig on
Tel: 01246 345156.

Decision information

Key decision number	621
Wards affected	ALL
Links to Council Plan priorities	

Document information

Report author	Contact number/email
ALISON CRAIG	345156 alison.craig@chesterfield.gov.uk
Background documents These are unpublished works which have been relied on to a material extent when the report was prepared.	
<ul style="list-style-type: none">• Summer Budget 2015 Policy Paper• Welfare Reform and Work Bill• Housing and Planning Bill• Comprehensive Spending Review – Autumn Statement• LOCATION: Business Planning and Strategy	
Appendices to the report	
Appendix A	Finance Table
Appendix B	Finance Table
Appendix C	Finance Table

**Chesterfield BC
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Self Financing**

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or long term borrowing only macro (no repayment)

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1 2015.16	0	-	-	0	0	0	136,404,645	136,404,645	136,404,645	0	0	12,556,075	4.00%	4.00%	0.50%	0.00%
2 2016.17	0	-	-	0	5,236,387	5,236,387	139,594,962	134,358,575	134,358,575	0	0	3,116,671	4.00%	4.00%	0.50%	0.00%
3 2017.18	5,236,387	-	-	0	16,330,278	21,566,665	153,831,316	132,264,651	132,264,651	0	0	2,740,900	4.00%	4.00%	0.50%	0.00%
4 2018.19	21,566,665	-	-	0	4,088,257	25,654,922	155,612,103	129,957,181	129,957,181	0	12,671,436	949,724	4.00%	4.00%	0.50%	0.00%
5 2019.20	25,654,922	-	-	0	0	25,654,922	153,277,921	127,623,000	127,623,000	0	0	-1,290,732	4.00%	4.00%	0.50%	0.00%
6 2020.21	25,654,922	-	-	0	0	25,654,922	150,978,753	125,323,831	125,323,831	0	0	-3,625,895	4.00%	4.00%	0.50%	0.00%
7 2021.22	25,654,922	-	-	0	0	25,654,922	148,714,071	123,059,149	123,059,149	0	0	-5,346,740	4.00%	4.00%	0.50%	0.00%
8 2022.23	25,654,922	-	-	0	0	25,654,922	146,483,360	120,828,438	120,828,438	0	0	-6,455,691	4.00%	4.00%	0.50%	0.00%
9 2023.24	25,654,922	-	-	0	0	25,654,922	144,286,110	118,631,188	118,631,188	0	0	-6,911,808	4.00%	4.00%	0.50%	0.00%
10 2024.25	25,654,922	-	-	0	317,095	25,972,017	142,438,914	116,466,896	116,466,896	0	0	-5,958,207	4.00%	4.00%	0.50%	0.00%
11 2025.26	25,972,017	-	-	0	4,684,604	30,656,621	144,986,934	114,330,313	114,330,313	0	0	-5,256,600	4.00%	4.00%	0.50%	0.00%
12 2026.27	30,656,621	-	-	0	4,964,023	35,620,644	147,776,153	112,155,509	112,155,509	0	0	-4,155,208	4.00%	4.00%	0.50%	0.00%
13 2027.28	35,620,644	-	-	0	5,248,331	40,868,976	150,807,842	109,938,866	109,938,866	0	0	-2,660,147	4.00%	4.00%	0.50%	0.00%
14 2028.29	40,868,976	-	-	0	5,537,427	46,406,402	154,083,151	107,676,749	107,676,749	0	0	-752,397	4.00%	4.00%	0.50%	0.00%
15 2029.30	46,406,402	-	-	0	3,840,199	50,246,602	155,612,103	105,365,501	105,365,501	0	1,991,409	1,625,595	4.00%	4.00%	0.50%	0.00%
16 2030.31	50,246,602	-	-	0	0	50,246,602	153,277,921	103,031,320	103,031,320	0	0	5,587,759	4.00%	4.00%	0.50%	0.00%
17 2031.32	50,246,602	-	-	0	0	50,246,602	150,978,753	100,732,151	100,732,151	0	0	9,380,609	4.00%	4.00%	0.50%	0.00%
18 2032.33	50,246,602	-	-	0	0	50,246,602	148,714,071	98,467,470	98,467,470	0	0	13,793,380	4.00%	4.00%	0.50%	0.00%
19 2033.34	50,246,602	-	-	0	0	50,246,602	146,483,360	96,236,759	96,236,759	0	0	18,906,940	4.00%	4.00%	0.50%	0.00%
20 2034.35	50,246,602	-	-	0	0	50,246,602	144,286,110	94,039,508	94,039,508	0	0	24,746,676	4.00%	4.00%	0.50%	0.00%
21 2035.36	50,246,602	-	-	0	0	50,246,602	142,121,818	91,875,217	91,875,217	0	0	28,524,411	4.00%	4.00%	0.50%	0.00%
22 2036.37	50,246,602	-	-	0	0	50,246,602	139,989,991	89,743,389	89,743,389	0	0	31,913,292	4.00%	4.00%	0.50%	0.00%
23 2037.38	50,246,602	-	-	0	0	50,246,602	137,890,141	87,643,539	87,643,539	0	0	35,750,259	4.00%	4.00%	0.50%	0.00%
24 2038.39	50,246,602	-	-	0	0	50,246,602	135,821,789	85,575,187	85,575,187	0	0	40,277,782	4.00%	4.00%	0.50%	0.00%
25 2039.40	50,246,602	-	-	0	0	50,246,602	133,784,462	83,537,861	83,537,861	0	0	45,522,479	4.00%	4.00%	0.50%	0.00%
26 2040.41	50,246,602	-	-	0	0	50,246,602	131,777,695	81,531,094	81,531,094	0	0	49,377,505	4.00%	4.00%	0.50%	0.00%
27 2041.42	50,246,602	-	-	0	0	50,246,602	129,801,030	79,554,428	79,554,428	0	0	55,176,110	4.00%	4.00%	0.50%	0.00%
28 2042.43	50,246,602	-	-	0	0	50,246,602	127,854,014	77,607,413	77,607,413	0	0	60,492,503	4.00%	4.00%	0.50%	0.00%
29 2043.44	50,246,602	-	-	0	0	50,246,602	125,936,204	75,689,602	75,689,602	0	0	66,581,082	4.00%	4.00%	0.50%	0.00%
30 2044.45	50,246,602	-	-	0	0	50,246,602	124,047,161	73,800,559	73,800,559	0	0	73,472,705	4.00%	4.00%	0.50%	0.00%

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27 2041.42	50,246,602	-	-	0	0	50,246,602	129,801,030	79,554,428	79,554,428	0	0	55,176,110	4.00%	4.00%	0.50%	0.00%
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1 2015.16	0	-	-	-	0	0	138,481,873	138,481,873	138,481,873	0	0	14,181,381	4.00%	4.00%	0.50%	0.00%
2 2016.17	0	-	-	-	90,325	90,325	138,572,198	138,481,873	138,481,873	0	0	3,128,860	4.00%	4.00%	0.50%	0.00%
3 2017.18	90,325	-	-	-	11,786,002	11,876,327	150,358,200	138,481,873	138,481,873	0	0	3,076,191	4.00%	4.00%	0.50%	0.00%
4 2018.19	11,876,327	-	-	-	5,253,903	17,130,230	155,612,103	138,481,873	138,481,873	0	0	3,136,851	4.00%	4.00%	0.50%	0.00%
5 2019.20	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	3,199,581	4.00%	4.00%	0.50%	0.00%
6 2020.21	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	3,263,573	4.00%	4.00%	0.50%	0.00%
7 2021.22	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	3,328,845	4.00%	4.00%	0.50%	0.00%
8 2022.23	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	3,395,421	4.00%	4.00%	0.50%	0.00%
9 2023.24	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	3,545,390	4.00%	4.00%	0.50%	0.00%
10 2024.25	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	3,533,212	4.00%	4.00%	0.50%	0.00%
11 2025.26	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	3,603,253	4.00%	4.00%	0.50%	0.00%
12 2026.27	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	4,087,587	4.00%	4.00%	0.50%	0.00%
13 2027.28	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	4,995,374	4.00%	4.00%	0.50%	0.00%
14 2028.29	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	6,361,468	4.00%	4.00%	0.50%	0.00%
15 2029.30	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	8,209,264	4.00%	4.00%	0.50%	0.00%
16 2030.31	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	13,793,700	4.00%	4.00%	0.50%	0.00%
17 2031.32	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	19,076,014	4.00%	4.00%	0.50%	0.00%
18 2032.33	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	24,979,682	4.00%	4.00%	0.50%	0.00%
19 2033.34	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	31,547,540	4.00%	4.00%	0.50%	0.00%
20 2034.35	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	38,809,561	4.00%	4.00%	0.50%	0.00%
21 2035.36	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	46,412,815	4.00%	4.00%	0.50%	0.00%
22 2036.37	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	53,685,811	4.00%	4.00%	0.50%	0.00%
23 2037.38	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	61,474,895	4.00%	4.00%	0.50%	0.00%
24 2038.39	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	70,029,967	4.00%	4.00%	0.50%	0.00%
25 2039.40	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	79,385,301	4.00%	4.00%	0.50%	0.00%
26 2040.41	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	87,382,577	4.00%	4.00%	0.50%	0.00%
27 2041.42	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	97,420,307	4.00%	4.00%	0.50%	0.00%
28 2042.43	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	107,075,580	4.00%	4.00%	0.50%	0.00%
29 2043.44	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	117,613,817	4.00%	4.00%	0.50%	0.00%
30 2044.45	17,130,230	-	-	-	0	17,130,230	155,612,103	138,481,873	138,481,873	0	0	129,074,538	4.00%	4.00%	0.50%	0.00%

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