

Date: 7 January 2010
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To: Members of the Communities Overview and Scrutiny Committee
(Councillors: Vivienne Ash, Christine Drew, Roger Giles,
Darryl Nicholas, Marion Olive, Helen Parr, Margaret Rogers
Philip Skinner, Graham Troman, Mark Williamson)

East Devon District Council
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Sidmouth
Devon
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Portfolio Holders
Other Members of the Council for information
Chief Executive; Corporate Directors

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Meeting of the Communities Overview and Scrutiny Committee
Wednesday 20 January 2010 – 6.30pm
Council Chamber, Knowle, Sidmouth

Members of the public are welcome to attend this meeting.

- A period of 15 minutes has been provided at the beginning of the meeting to allow members of the public to raise questions.
- All individual contributions will be limited to a period of 3 minutes – where there is an interest group of objectors or supporters, a spokesperson should be appointed to speak on behalf of group.
- The public is advised that the Chairman has the right and discretion to control questions to avoid disruption, repetition and to make best use of the meeting time.
- In addition, the public may speak on items listed on the agenda. After a report has been introduced by the relevant Portfolio Holder and/or officer, the Chairman (Leader of the Council) will ask if any member of the public would like to speak in respect of the matter and/or ask questions.

A hearing loop system will be in operation in the Council Chamber.

AGENDA

Page/s

1. **Public question time – standard agenda item (15 minutes)**
Members of the public are invited to put questions to the Committee through the Chairman.
 - Each individual questioner exercising the right to speak during this public question time is restricted to speaking for a total of 3 minutes.
 - Councillors also have the opportunity to ask questions of the Leader and/or Portfolio Holders during this time slot whilst giving priority at this part of the agenda to members of the public.
 - The Chairman has the right and discretion to control question time to avoid disruption, repetition, and to make best use of the meeting time.
2. To confirm the minutes of the meeting of the Communities Overview and Scrutiny Committee held on 28 October 2009.

3. To receive any apologies for absence.
4. To receive any declarations of interests relating to items on the agenda.
5. To consider any items, which, in the opinion of the Chairman, should be dealt with as matters of urgency because of special circumstances.

(Note: such circumstances need to be clearly identified in the minutes; Councillors please notify the Chief Executive in advance of the meeting if you wish to raise a matter under this item. The Chief Executive will then consult with the Chairman).

6. To agree any items to be dealt with after the public (including the press) have been excluded. There are no items that the officers recommend should be dealt with in this way.
7. **Report on the East Devon Affordable Housing Summit 17 September 2009** 4 - 35
The Housing Strategy Manager will present a report on the recent Affordable Housing Summit. Members will consider the feedback presented in Annex 6 and propose actions for the suggestions made in the suggested areas.
8. **Presentation by Cllr Philip Skinner – Rural Member Champion**
9. **Rural Manifesto** 36 - 48
Peter Jeffs, Corporate Director will present the key parts of the Rural Manifesto, which was produced by the Rural Service Network and compare this to the Council's existing Rural Standards Policy. Members will seek to identify the parts of the manifesto that they may wish to be brought into Council policy.
10. **Review of Funded Community and Voluntary Sector Groups** 49 – 51
Members will consider a report summarising the community and voluntary sector groups to which the Council currently grants aid. Members will decide whether they wish to scrutinise any of these grant-aided bodies.
11. **Forward Plan 2009/10** 52

Members remember!

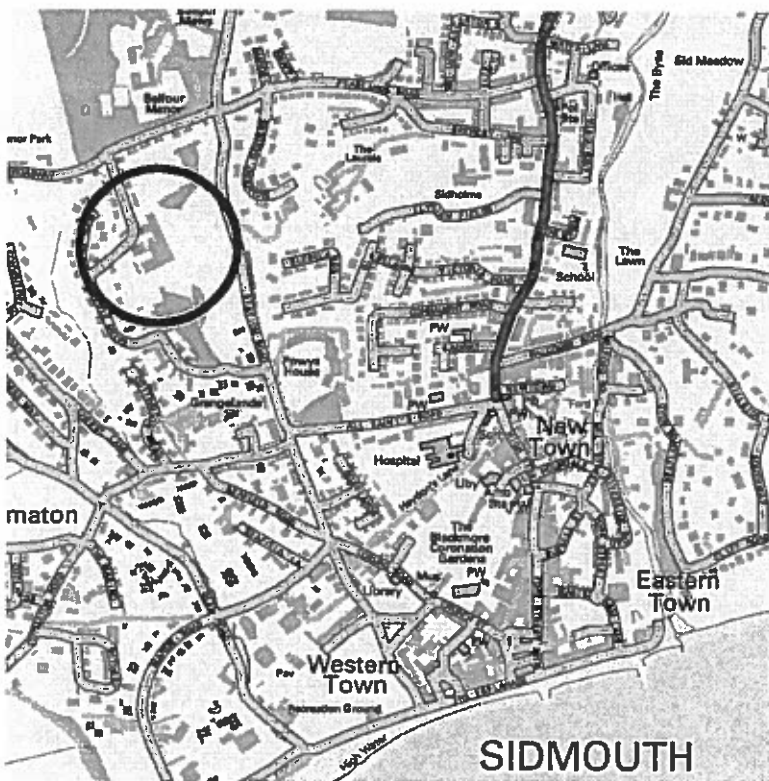
- You must declare the nature of any personal or prejudicial interests in an item whenever it becomes apparent that you have an interest in the business being considered.
- Where you have a personal interest because the business relates to or is likely to affect a body of which you are a member or manager as an EDDC nominee or appointee, then you need only disclose that interest when (and if) you speak on the item. The same rule applies if you have a personal interest in relation to a body exercising functions of a public nature.
- Make sure you say the reason for your interest as this has to be included in the minutes.
- If your interest is prejudicial you must leave the room unless you have obtained a dispensation from the Council's Standards Committee or where Para 12(2) of the Code can be applied. Para 12(2) allows a Member with a prejudicial interest to stay for the purpose of making representations, answering questions or giving evidence relating to the business but only at meetings where the public are also allowed to make representations. If you do remain, you must not exercise decision-making functions or seek to improperly influence the decision; you must leave the meeting room once you have made your representation.
- You also need to declare when you are subject to the party whip before the matter is discussed.

Suggestions for questioning during an Overview and Scrutiny meeting

Below are some prompts which may help you to form your own questions to ask at an Overview and Scrutiny meeting. Your questioning technique is crucial in creating an atmosphere conducive to open answers. Avoid excessive interrogation and treat those being questioned with courtesy and respect; however don't be afraid to ask supplementary questions if you feel that you haven't been given a clear answer.

- **IS IT REQUIRED?** (do we have this, does it make sense to tackle it, do we really need it).
- **IS IT SYSTEMS THINKING?** (is it evidence based and designed around the customer demands)
- **IS THE INTENTION CLEAR?** (what are we actually trying to achieve)
- **ANY REAL OUTCOMES?** (are we actually, and measurably, achieving things for our customers).
- **WHAT IS THE COST?** (both time and money)
- **DOES IT COMPLY?** (have we checked that it meets our obligations, the law, any formal guidance, and any Council policy or resolutions).
- **OTHERS DO WHAT?** (how do other organisations tackle this, best practice)
- **EFFECTIVE AND EFFICIENT?** (how do we know we're doing things well, in a timely fashion, and at "best value")
- **WHAT IS THE RISK?** (any areas of risk for the Council)
- **ANYONE LOSE OUT?** (are there sections of the community who might be disadvantaged by this approach, or be less able to take advantage, than others)
- **DOES IT LINK?** (have we linked this to other, similar, pieces of work within or outside the Council)

Getting to the Meeting – for the benefit of visitors



The entrance to the Council Offices is located on Station Road, Sidmouth. Parking is limited during normal working hours but normally easily available for evening meetings.

The following bus service stops outside the Council Offices on Station Road:
From Exmouth, Budleigh, Otterton and Newton Poppleford – 157

The following buses all terminate at the Triangle in Sidmouth. From the Triangle, walk up Station Road until you reach the Council Offices (approximately ½ mile).
From Exeter – 52A, 52B
From Honiton – 52B
From Seaton – 52A
From Ottery St Mary – 379, 387

Please check your local timetable for times.

The Committee Suite has a separate entrance to the main building, located at the end of the visitor and Councillor car park. The rooms are at ground level and easily accessible; there is also a toilet for disabled users.

Visitors please note that the doors to the civic suite (meeting rooms) will be opened ¼ hour before the start time of the meeting. Councillors are reminded to bring their key fobs if they wish to access the area prior to that time.

For a copy of this agenda in large print, please contact the Democratic Services Team on 01395 517546

Agenda Item

Overview and Scrutiny Committee - Communities

20 January 2010

SKB



Report on the East Devon Affordable Housing Summit held on 17 September 2009

Summary

At its meeting on 24 June 2009 the Overview and Scrutiny Committee – Communities received a discussion paper and position statement on the delivery of new affordable housing in East Devon, considered the issues and options set out in the paper and identified those appropriate to take forward, to be worked up in more detail and implemented.

The committee made eight recommendations, including “that a summit be arranged with Registered Social Landlords (RSLs), the Communities Agency, the Government Office for the South West (GOSW) and Council Members with the aim to move forward affordable housing development in East Devon.

This report reviews the first East Devon Affordable Housing Summit, outlines who attended, the discussion during the day and the proposed outcomes.

Recommendation

To note the report on the first East Devon Affordable Housing Summit, consider the feedback at Annex 6 and progress made in some of the suggested areas, and to agree the appropriate way forward for each suggestion.

a) Reasons for Recommendation

To increase the output of new affordable housing.

b) Alternative Options

A number of options are suggested in the feedback at Annex 6 to contribute towards achieving our corporate objective.

c) Risk Considerations

Failure to address some of these issues could lead to failure to meet our affordable housing targets.

d) Policy and Budgetary Considerations

Policy issues are explained in the report and budgetary considerations will vary according to the direction proposed, if any.

e) Date for Review of Decision

The delivery of affordable housing needs to be reviewed annually.

1 Background to and aims of the Summit

- 1.1 The idea for an affordable housing summit was mooted during a meeting of the Council's Portfolio Holder for Communities, the Head of Housing & Social Inclusion and the Homes and Communities Agency, which took place following a recommendation of the Overview & Scrutiny Committee, Communities June 2009 meeting. A down turn in the housing market had begun to stifle our progress on making provision for the serious levels of housing need across the district and the committee had made a number of recommendations in order to redress the balance.
- 1.2 The affordable housing summit was intended to bring together stakeholders from all sides of the affordable housing delivery process to discuss current issues and blockages, share good practise and develop innovative ways forward to combat the difficulties being experienced with delivery of new homes in the current economic climate. It was also hoped that relationships between stakeholders would be strengthened, and even in some cases established for the first time.

2 Attendees

- 2.1 Invitations were sent to representatives from local housing associations, local developers and local landowners, including all contacts for the Strategic Housing Land Availability Assessment (SHLAA). Also all district councillors were invited, as were representatives of the Homes and Communities Agency, the Government Office Southwest, and neighbouring local authorities. Approximately 60 delegates attended on the day- for full list see Annex 1.

3 Agenda

- 3.1 The agenda is attached as Annex 2. Initial presentations by officers were given in the morning to 'set the scene', followed by the first 'blue sky thinking session' where all delegates were asked to think of innovative ideas for providing more affordable housing.
- 3.2 The final morning session consisted of two presentations from Graham Cridland of Michelmores on 'greater flexibility in planning permissions' and 'community infrastructure levy' (Annex 3 & 4).
- 3.3 The first afternoon session was a speed dating 'grumble' session. Delegates were split into five groups and each group had a 10 minutes session with 'experts' on the following topics:

- General Planning
- Rural issues
- Housing and Communities
- Private Housing and Empty homes
- Planning Policy

- 3.4 The sessions were extremely successful with a lot of lively discussion and ideas.

4 Key points raised

- 4.1 The key points raised during the morning's 'blue sky thinking session' and the afternoon's grumble sessions are listed below:
- 4.2 **'Blue sky' thinking session**
 - a) Why does affordable housing need to be built to a higher standard than open market housing?
 - b) Need to address 'nimby' and 'banana' attitudes – strong messages need to go out to communities



- c) Need to address under-occupation in council housing. Can we have a clause in the secure tenancy agreement? Improve the incentives offered?
- d) Increase the tax on 2nd and 3rd homes – probably enough actual housing in Devon for everyone but much is not properly utilised
- e) Council keen to work with anyone putting in bids for funding from HCA
- f) Difference between base rate and mortgage rates inequitable – need to raise with government
- g) East Devon a low wage economy – some people in full time work still on benefits
- h) Need a can do approach – many developments declined initially and only come through on appeal

4.3 General Planning

- a) Link a series of rural sites together – initial risks/costs carried by Council. Then offer to RSLs
- b) Why do needs assessments? We know there's a need. Assessments take time.
- c) Consider moving the village boundary – allow a few homes to be built with a tariff – money to an affordable housing pot for use by council
- d) Ensure community buys into the process – need strong community leaders
- e) Affordable housing needs to be around community facilities
- f) New policy – stop gap between low land values and result of SHLAA. Sites need to be viable.

4.4 Rural Issues

- a) Questioning of housing needs surveys
- b) Identify options within villages – work with parish councils
- c) Internal investment in experience/staff to speed up processes
- d) Interim rural departure policy – sustainable?
- e) Older people – schemes often for families – need to consider retirement issues and better incentives to downsize
- f) Parish council involvement – some very keen
- g) Bottlenecks – why do schemes take so long? Rural schemes can take up to 5 years to deliver
- h) Thresholds – 5 in local plan – some other form of financial contribution?

4.5 Housing & Communities

- a) Exploring non traditional methods of construction
- b) Graduated threshold, so not so many slip 'under the wire'
- c) Acquiring ready built properties
- d) CPO (compulsory purchase orders) – sites with planning permission not yet implemented
- e) Flexibility of policies – more time for negotiating individual sites
- f) Community infrastructure levy waived for RSLs?
- g) Seed funding – LA to put money into partners to do preliminary investigation work
- h) Private sector – better integration – empty homes into use
- i) Government to properly fund the cost of affordable housing
- j) Rural departure sites popular

4.6 Private Sector Housing and Empty Homes

- a) Empty homes – effectively bring back. Concern that not enough is being done. Council works with Empty Homes



Agency – need more resources in East Devon – large potential pool

- b) Compulsory purchase orders
- c) Speed with which process is dealt with – need to be more aggressive
- d) How can private sector help meet need – empty pubs etc – need to be more flexible/proactive

4.7 Planning Policy

- a) Request for more flexibility – ‘black’ lines (development boundary) to be less rigid
- b) More housing in villages – community infrastructure
- c) Land brought forward for development – brown field
- d) Housing need in all areas across district
- e) Scrap planning policy

4.8 Some common themes coming up in several groups include:

- a) Are Housing Needs Assessments really necessary?
- b) Under-occupation needs to be addressed
- c) Use of CPOs
- d) Delivering schemes more quickly

For further details of each topic see **Annex 5**.

5 Actions arising from the day

- 5.1 At the end of the summit it was agreed that the feedback gathered during the day would be summarised and taken to the Virtual Affordable Housing Team for consideration. The team’s input has been in **Annex 6** which outlines what actions should now be taken to follow up some of these issues. It is this table that I would ask you to give your particular attention.

6 Other progress in affordable housing development since 24 June 2009

- 6.1 We have been successful in securing social housing grant from the Homes and Communities Agency (HCA) for just over £1million to match fund the Council’s own Build Programme for 2009/10 – 2010/11. The 17 new homes are as follows:
- 4 x 2 bed 3 person houses in Waggs Plot near Axminster
 - 2 x 2 bed 3 person flats at Heals Field in Axminster
 - 1 x 2 bed 3 person house and 1 x 3 bed 4 person house in Normandy Close in Exmouth
 - 5 x 2 bed 3 person houses and 4 x 3 bed 5 person houses at Churchill Court in Lympstone
- 6.2 We have tendered for a complete design and build service, the successful tenderer being Charles E Ware, Architects based in Exeter. They are project managing all four sites, as well as the two bungalows already underway in Sidmouth, and plans have already been submitted for the four new sites on 4 December 2009.
- 6.3 Progress has also been made on undertaking a more flexible approach to planning policy pending the Local Development Framework (LDF) being agreed, an approach that will encourage land owners to still bring land forward despite low land values. The newly agreed ‘position statement’ (**Annex 7**) allows for rural departure sites (beyond Local Plan Built-up Area Boundaries) for a



mix of affordable and market housing in prescribed circumstances. The Virtual Affordable Housing Team will begin work on a similar approach for urban areas in the New Year.

Legal Implications

This is a progress report and as such raises no legal issues requiring comment.

Financial Implications

There are no financial implications at the current time. Think Tank considerations on budgetary matters should be mindful of the current budget position.

Consultation on Reports to the Executive

The two Housing Review Board Team Champions of the Housing Strategy Unit have viewed this report and any comments are attached at Annex 8.

Background Papers

None

Sue Bewes ext 2200
Housing Strategy Manager

Overview and Scrutiny Committee, Communities
20 January 2010

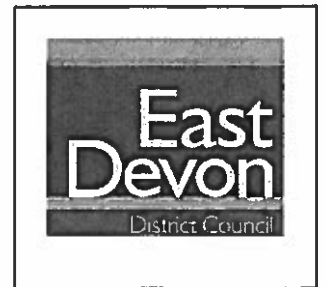


East Devon Affordable Housing Summit – 17 September 2009

Delegate List

| | |
|-------------------|---|
| Vivienne Ash | EDDC Councillor |
| Emma Benney | Sanctuary Housing Association |
| Sue Bewes | EDDC Housing Strategy Manager |
| Ann Bickham | Housing Review Board Tenant Member |
| David Birley | EDDC Administration Assistant |
| Dennis Boobier | EDDC Housing Needs Manager |
| Ted Brown | Housing Review Board Tenant Member |
| Duncan Brownlie | Exeter City Council |
| Derek Button | EDDC Councillor |
| Geoff Chamberlain | EDDC Councillor |
| Emma Charlton | EDDC Housing Projects Officer |
| Iain Chubb | EDDC Councillor |
| John Collins | EDDC Head of Environmental Health & Health Equalities |
| John Cottingham | Affordable Homes UK |
| Graham Cridland | Michelmores |
| Tim Davis | West Dorset District Council |
| Matt Dickins | EDDC Principal Planning Officer |
| Paul Diviani | EDDC Councillor |
| Christine Drew | EDDC Councillor |
| Robert Edis | EDDC Principal Building Control Surveyor |
| Jill Elson | EDDC Councillor, Portfolio Holder - Communities |
| Rob Finch | Devon & Cornwall Housing Association |
| Roger Giles | EDDC Councillor |
| John Golding | EDDC Head of Housing and Social Inclusion |
| Kathy Gould | N J Whittaker Ltd |
| Linda Gorczyca | Government Office South West |
| Shaun Hacking | Affordable Homes UK |
| Anne Harries | Hastoe Housing Association |
| Nigel Harrison | EDDC Economic Development Manager |
| Karime Hassan | EDDC Corporate Director |
| Brian Hensley | Highways & Transport Devon County Council |
| Cherry Herbert | Environment Agency |
| James Higdon | Magna Housing Group |
| Alan Hindley | Hastoe Housing Association |
| Ben Ingham | EDDC Councillor |
| Clare James | Clinton Devon Estates |
| Peter Jeffs | EDDC Corporate Director |
| Philip Kerr | Harcourt Kerr |
| Jim Knight | EDDC Councillor |
| Clare Langman | Spectrum Housing Group |
| John Lees | The Village Housing Guild |
| Kate Little | EDDC Head of Planning and Countryside |
| David Lohfink | C J Fry & Son Limited |
| Paul Lowe | EDDC Housing Enabling Officer |
| John Milverton | Persimmons Homes SW |
| Richard Morton | Guinness Hermitage |

| | |
|-------------------------------------|---|
| Marion Olive | EDDC Councillor |
| Helen Parr | EDDC Councillor |
| Robert Persey | |
| Jane Reading | EDDC Tenant Participation Officer |
| Mary Ridgway | Affordable Housing Coordinator, Devon Strategic Housing Group |
| Paul Roberts | Sovereign Housing Group |
| Sue Saunders | Housing Review Board Tenant Member |
| John Scott | Community Council of Devon |
| Anne Seabourne | Cornerstone Housing Limited |
| Andrew Seddon | EDDC Senior Solicitor |
| Philip Skinner | EDDC Councillor |
| Sue Southwell | Community Council of Devon |
| Mark Williams | EDDC Chief Executive |
| Frank Woolston | EDDC Senior Policy Officer |
| James McMurdo | Exeter and East Devon New Growth Point Team |
| John Humphreys | EDDC Councillor |
| Mike Green | EDDC Councillor |
| Eileen Wragg | EDDC Councillor |
| Debra Harrison | CSJ Planning |
| Hugo Swire (for part of morning) | Member of Parliament |
| Neil Parish | Representing Angela Browning MP |
| Andy Carmichael | EDDC Assistant Development Manager |



East Devon Affordable Housing Summit
'The sky's the limit – blue sky thinking for new housing ideas'

Thursday 17 September 2009

10 am to 4.30 pm


Council Offices Knowle

AGENDA

- | | |
|----------------------|--|
| 10.00 – 10.15 | Arrival and registration |
| 10.15 – 10.20 | Welcome Jill Elson, Portfolio Holder – Communities Chair for the day |
| 10.20 – 10.30 | Introduction Mark Williams, Chief Executive, EDDC |
| 10.30 – 10.40 | Overview of housing in East Devon John Golding, Head of Housing and Social Inclusion, EDDC |
| 10.40 - 11.00 | Planning Policy in East Devon, the Virtual Housing Team and other innovative ideas Kate Little, Head of Planning and Countryside, EDDC Matt Dickins, Principal Planning Officer, EDDC |
| 11.00 – 11.20 | Coffee |

- 11.20 – 11.50** **The sky's the limit – blue sky thinking for new housing ideas (Session One)**
Group discussion to raise ideas etc
- 11.50 – 12.30** **Graham Cridland, Michelmores**
Community Infrastructure Levy and negotiating S106 Agreements
(including questions and answer session)
- 12.30 – 13.30** **Lunch**
- 13.30 – 14.30** **Speed dating 'grumble' session**
This is an opportunity for delegates to explore and discuss any concerns you may have with procedure or policy that hinders affordable housing.
Quick sessions covering :
 Rural issues
 Housing and Communities
 Policy
 General Planning
 Private Housing
- 14.30 – 15.30** **The sky's the limit – blue sky thinking for new housing ideas (Session Two)**
Group discussion to raise ideas etc
- 15.30 – 15.45** **Tea**
- 15.45 – 16.30** **Round up session and general discussion**
- 16.30** **End**


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Greater Flexibility for Planning Permissions
Presented by Graham Cridland,
Partner

September 2009


More than just lawyers

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Greater Flexibility for Planning Permission

- Extending time for implementing existing permissions
- S73 Application – minor material changes
- Non-material changes


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Life-time of Planning Permission

1. S91 and 92 – default period reduced from 5 years to 3 years (August 2005)
2. S73 extensions to life-time of planning permission removed (August 2005)


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Life-time of Planning Permission

1. Discretion under S91 to grant permission for any period (e.g. long term projects)
2. Chief Planner encourages exercise of this discretion


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Life-time of Planning Permission

- Amendment to GDPO to enable extensions
- Limited to major applications only
- Limited to one application only

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Application to Extend Life-time

- For permission granted before 1st October 2009
- Length of extension – default periods of 3 years, with 2 years for approval of reserved matters
- New consent with the same description and condition as for previous permission

More than just lawyers

Application for Extension of Life-time

- Standard application form
- Flat fee of £170.00
- No Design and Access Statement
- EIA – LPA to carry out a screening exercise

More than just lawyers

Application to Extend Life-time

- Application judged against Development Plan and material considerations
- Time limits – as per other applications

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Minor Material Changes

- Government adopted definition: *“One whose scale and nature results in a development which is not substantially different from the one which has been approved”.*

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Minor Material Changes

- Killian Pretty Review – new planning permission required for relatively small changes to schemes
- S73 application – within the existing “tool kit” for developer

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Minor Material Changes

- S73 application – dependent on there being a relevant condition to amend
- Government recommendation to impose a condition listing the approved plans
- Government considering given discretion to local planning authorities to decide who needs to be consulted
- EIA Regulations apply

More than just lawyers

Non-Material Changes

- S96A – comes in to force 1st October 2009
- Not an application for planning permission
- Made by, or on behalf of a person with an interest in land
- Design and Access Statements and EIA not required
- Right of appeal – S78

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Michelmores Property & Planning Alert

New email alert, sent twice a month

Designed to provide a brief round-up of the latest legal developments and issues affecting the industry

Email mey@michelmores.com to join the mailing list



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Community Infrastructure Levy and Affordable Housing
Presented by Graham Cridland,
Partner

September 2009


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Background

- Current arrangements
- PGS
- Legislative Framework


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CIL – What is it?

- Based on formulae
- Spent on infrastructure


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Consultation – Closing date 23rd October 2009

- Detailed proposals and draft regulations for the introduction of CIL


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How will it be set

- Charging authorities will be same authorities who prepare the Development Plan
- Charging Schedule

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How will it be calculated

- Total cost of infrastructure
- Other sources available
- Effect of CIL on viability of development
- Up to date Development Plan
- Consultation and examination

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Collecting and Paying CIL

- Who collects?
- Who is liable?
- Calculated from when?
- What is development for CIL?
- Payment in kind and instalments

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How CIL will be spent?

- Only on infrastructure
- Not Affordable Housing
- Outside their area?

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Enforcement of CIL liabilities

- Discretionary
- Will not provide for suspension or cancellation of planning permission
- Surcharges
- CIL Stop Notices
- Recovery of CIL debts

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Exemption and Reduction

- Charities
- Affordable Housing (based on definition of Social Housing in the Housing and Regeneration Act 2008)
- Not development
- Exceptional circumstances

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Planning Obligations


- Section 106
- Circular 05/05
- Pooled contributions

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Affordable Housing


- Percentages
- Tenure
- Viability
- Grant Funding
- Code for Sustainable Building
- Delivery


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THANK YOU FOR LISTENING

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Notes from General Planning 'grumble session'**Group One:**

Explore how far you can stretch boundaries with the Government Office. Look at how other authorities have done things.

RSLs not always focused on rural schemes – need to help them make a business case as schemes can be complicated and complex. Need to share the risk of up front costs for small schemes.

Need to have pre scheme application discussions to check out ideas first.

Parish councils could actively look for sites – don't wait for applications to come forward.

Work load to deliver 8 homes on rural site similar to that for large schemes.

Support from local councillors essential.

Look at models at Penwith and Torridge – where several rural sites have been worked up and packaged together.

Issue of how policies are drafted – can do approach/glass half full – appears that everyone's role is to say no, and no one's role to say 'yes'.

Group Two:

Need mechanisms for providers (RSLs etc) to get together to give comments on the scale of rural exception sites.

Consider say 100 homes over 10 villages

Better to look at villages close together – rather than scattered across district

Could council buy land (CPO?) and pass on to RSLs?

To encourage landlords with this could indicate that council would give 'uplift' to CPO price

Group Three:

Educate people about who will be living in the houses provided

Important to provide housing for people already living in the local area (but remember some may have moved from the area because they can't find homes there)

Example given of a housing trust that works with local communities and identifies who will go into the properties before they are even built

Council only nominates into social rented housing. Separate arrangements for other tenures.

Does the affordable housing have to be on the same site as open market housing? Could we take more financial input and use to deliver affordable housing elsewhere?

Group Four:

Do we need to do Housing Needs Assessments if we already have a good feel for the level of local requirement? HNAs only look at small area but should consider adjoining villages who may feed in.

Housing Needs Assessments may miss people who have moved out of the area due to lack of local housing.

Important to have good nominations agreements in place.

Need to educate local residents that new residents will not be from anywhere in country.

Shouldn't look just at rural sites – urban areas also have large amount of need. Often residents from rural areas move into towns looking for homes. Urban areas need more facilities to meet increasing levels of housing.

Look at providing affordable housing and community facilities – eg affordable homes over community centres etc.

Need to remember that there are times when what appears to be 'nimbliism' are actually genuine concerns.

Group five:

What about converting empty flats, pubs etc – may need a leap of faith from planning and highways.

Need to ensure housing centred around facilities – bring people back into town centres

Talked about the proposed Interim Rural Departure Site Policy - short term measure to provide more affordable housing

Generally well received – felt it should be for local residents

Will this interfere with the way RSLs get exception sites at the moment?

Shouldn't as the RSLs could deliver both the affordable and open market housing if they wished.

15 dwellings may be a bit low – 10 affordable may not be viable in some cases. Need to have clause re viability.

Could be done as two separate planning applications but would need to have legal agreement to link them.

Notes from Rural Issues 'grumble' session

Group 1

Threshold of 15 only 5 on rural

Should be integrating housing mix

20 Units at Colyton had pro active Councillors who encouraged

Restrictions which cause bottleneck

Make things work rather than fixed policy. Policy out of step should not be cast in stone.

Land owners wanting to control.

Group 2

Housing Needs Survey for village need to be done first which means an extra 6-12 months before project can start.

Find percentage need in each village – more rented property needed as income low and unable to buy

Why do we need to do survey – is it a requirement of planning

Site finding take huge amount of time. Take community with you South Hams looked at priority villages look at infer structure getting local community at beginning of scheme.

Group 3

Kilmington has a development but no Council involvement who do they go to.

Shared services and technical teams

Is it a waste of time no jobs in Countryside better off in towns with employment, should not seek to put properties where no employment must be sustainable.

Rural employment a lot not recognised. Housing people who live in community already but have poor accommodation. Population should not change.

Group 4

Rural housing survey

Survey can inform if negative community

Why individual surveys

Need to find out if Housing Needs Survey legal requirement

Need to know type, shared ownership, tenant etc

What people want is a property

Cranbrooke

Must take community with you. Why are we supplying houses, ask the question to each Parish would you like more properties then you have a list

Old people in towns – why not stay in village

Needs of rural housing for elderly big issue

Group 5

Countryside – something for everyone to enjoy – possible loss

Villages have grown, policy in place if agricultural needs. Relaxation of some housing

Housing Needs Survey need to have evidence – some can be unrealistic re percentage

Evidence based then talk to people in community go to villages, find out their aspirations, wish list, get answers then provide for people in community

Anyway you can stop people buying second homes.

Older people live in villages retirement accommodation not properties just for families

Survey what the need is rather than general blanket

Downsizing in both rural and urban areas – what can be done to encourage.

Notes from Housing and Communities 'grumble' session

Group 1

Are we looking at building at the right sorts of building. Pre fabs, park homes, sustainable decent eco standards. Provision of park homes to enable elderly to down size from family homes into retirement homes.

Need to discover what the problem is then try and find a solution.

Planning permission an issue.

Building anywhere you like radical thinking – a bit too radical!! But try, say, for next 12 months.

Funding is also an issue.

EDDC at fault by relying too heavily on Cranbrook delivering affordable housing (all our eggs in one basket).

Housing mix very important – needs to be right. Housing mix as important as houses being affordable. Must keep mix in villages.

2 and 3 beds more desirable.

EDDC policy of 40% affordable homes on sites of 5 or more (5 in rural areas) too high – puts developers off. Needs to be graduated. eg start at 2 properties (like a roof tax).

- Need to provide incentives (at the moment disincentive).
- More carrot not Stick
- Policy – not flexible
- Thresholds – too high 40% not viable for some developers./schemes
- Look at graduated levels

Group 2

- Experiment with planning policy – needs to be more bullish. 'Interpret' national policy.
- Compulsory purchase of land, especially where have planning permission but haven't started the development
- Off site contributions not always the best route to go.
- Interpret developers needs.
- Needs to benefit the locals – use some of the stock that is already there to counter NIMBYISM. Also good for pepper potting.
- Land in short supply - use CPO's
- Provide sustainable homes
- Lobby re second homes council tax and ring fence for affordable housing.

Group 3

Council need to

- Look at each scheme
- Look at gross subsidies
- Look outside the box

- Negotiate with an open mind – not policy mind (eg private solutions, etc)
- Be more flexible
- Exeter CC 25% EDDC 40%
- There is a fear (stigma to affordable homes) rename Community Lead Housing. Sites to be tenure blind.
- Taylor report – community lead housing supported by the community
- Use of Business Angel to manage the process
- Planning/highways and high standards of environment/ eco design an issue
- Service Intra Structure levy – get rid of it for housing associations (an incentive)
- Issues with capital money – Seed Funding eg £50k to encourage activity in ED rather than another district, or offer something 'in kind' with expertise
- Need to support HCA
- Council to offer funding to HA/RSL's to kick start projects/schemes
- Council to offer expertise
- Be more collaborative - better partnership working
- 'Site Feasibility Group' at start with planners, engineers, etc. Employ someone with different skills (?collaboration with Mid Devon/Exeter?)

Group 4

- Don't just look at new build – look at using existing PSL stock (eg Extralets approach where count all new homes created, not just new build).
- Seed funding – share costs – RSL risk adverse at the present time
- Code level 4 complete madness – not profitable – doesn't save the environment – too expensive to build and maintain
- Create own pot by using 106 contributions
- Compulsory Purchase
- Planning policies need to be more radical – as AONB possibly like National Park eg 100% in rural areas.
- Danger of creating affordable housing gettos
- Don't charge for pre-app discussions
- Social community infra structures need to be provided
- Land harder to get than money
- NIMBY debate – need to invest more in 25-35 yr olds to maintain economic sustainable communities – need better dialogue
- ED an area of AONB (National Parks policy?)
- Makes sure the HCA money EDDC has just won provides fantastic looking developments– use as a role model MAKE IT GOOD and brag all over about it!
- Graduated thresholds

Group 5

- Use of CPO particularly if land not being developed
- Retired people wishing to remain in their community – need to look at different housing options to deliver this, especially in light of decommissioning and RTB consequences.
- Better use of empty dwellings in the private sector
- Use asset management approach

- Use full range of legal options, especially in private sector
- Think away from traditional routes
- Look at scale of developments
- RSL risk adverse in the current climate – use of seed funding
- North Devon providing smaller scale schemes – good in dispersed areas – successful delivery (eg where landowner will release land if one unit can be for his family). Local needs housing.

Notes from Private Sector Housing and Empty Homes 'grumble' session

Group 1

- Criteria for being empty?
- Empty homes Agency – council funding – up to six months unoccupancy
- Legislation drafted on enforcement – empty homes not public health risk so not enforceable
- EHA negotiate with owners way forward
- Council adopted a new Empty Homes Strategy
- Sidford properties new builds – why no action taken? – not an example of under-utilised, not able to use
- Empty Property development management orders not currently in use
- Clear focus needed for orders to work
- All not sustainable in rural area? But holiday homes are? Planning policy, rural buildings

Group 2

- Empty homes funding diverted to enabling
- EHA focus on cities rather than rural
- Holiday homes exempt – sometimes more exemptions than properties than could be covered
- Plymouth – many empty properties but only one member of staff
- EDDC – 3 to 4 brought back to use in last year
- Not all about building new properties but using what we have

Group 3

- Statistics? In April 550 empty homes met headline criteria. Not given reasons for being empty. Legislation only allows action to be taken in narrow band.
- Are private landlords put off by change in HB system
- Incentives for landlords. Social Tax Credit? Lobbying government?
- Torbay schemes

Group 4

- What do council do to overcome landlords no DSS/DWP?
- Smartmove
- National Landlords Association
- Downsizing grants £1100
- Provide support? Handyman to put shelves up etd

- £ needs to be relative to property being let up
- Objective process required
- Prevention @16 rather than @ 18
- Empty homes – more funding from EDDC required

Group 5

- Empty dwelling management orders
- What have other LAs done?
- Reasons for emptiness wide ranging
- £16K EDDC contribution
- Company in Sowton who put mortgage repossession back into leasing. Could EDDC tap into this?
- Dialogue with banks/building societies
- Encouraging investment into private rented sector
- Guaranteed buyer for new builds
- EDDC having its own property arm

Notes from Planning policy grumble session

Space Standards - homes should be built for the future. Britain is currently allowing the building of some of the smallest homes in Europe

Abolish planning policy!

Concern expressed over allowing people to demolish smaller homes and replace with large properties – both good and bad points were raised on this issue including loss of smaller properties to the overall stock but also offer scope for people to have a better home.

Reassess viability of affordable homes quota 40% no longer feasible

Lower targets may actually mean more affordable homes being built, developers may be inclined to propose developments of more than 14 if they know they will not be hit by 40% rule.

Build sustainable communities and to do this allow building in and around villages where the need really is.

The Black line is too rigid and needs to be moveable (an example given of proposed development less than 1.5 miles from a largeish village which was turned down), However building on green site was seen as setting a precedent that could allow for further (unrestrained) greenfield site loss.

What is the real housing need? Surveys do not show the true picture as they are not picking up people who have had to move away from East Devon for financial reasons but if possible would like to come back. EDDC knows what the need is – look at the housing waiting list Define housing need – what is it?

Large clumps of affordable housing do not work. Smaller developments of 1 – 15 homes each year over 10 years rather than a huge 100 home development, which takes up to 5 years to get off the ground and another 2 to complete. This would be more attractive to villagers (NIMBY)

Build in the design and style that fits in with the area, don't make affordable housing stand out as "council"

Consider small developments of self build schemes with EDDC contributing by supplying the architects/ technical support and possibly a contribution to the land

Identify land with building potential

The Council should consider the Compulsory Purchase of Land

Look at council owned dwellings that have very large back gardens and take the large gardens off the tenancy and use for building additional houses.

Work with utility companies, water and gas companies own huge plots of land that is not being used but is in prime locations but maybe in poor condition

Contaminated land – why can't it be cleaned and used rather than use green field sites for new developments

Policy is not working in the towns – why? The infrastructure of towns needs to be looked at and improved before more building. The town centres are not adequate, parking is a problem, and traffic causes problems if not catered for.

New communities are not jelling why? Schools, community centres, pubs etc need to be part of the community

2nd and 3rd home owners – incentive for owners to house a single person in return for housekeeper and security

FEEDBACK FROM AFFORDABLE HOUSING SUMMIT – 17 SEPTEMBER 2009

(Virtual Team – policy issues

Think tank – political/monetary issues)

| | Item raised | Actions/thoughts | Who to take forward |
|----------|--|---|---|
| 1 | General Planning | | |
| 1.1 | Link a series of rural sites together – initial risks/costs carried by Council. Then offer to RSLs | Shouldn't be just rural sites. Need a pot of money for developing potential sites. RSLs at WHSP supported idea of linking sites together. | Think tank - to consider the provision of an affordable housing 'pot' of money |
| 1.2 | Why do needs assessments? We know there's a need. Assessments take time. | Arrangement with CCD only funds about 4/5 assessments per year. Strategy team investigating whether information held on Housing Registers etc would be sufficient to show need. What data will be available from Devon Home Choice? | Achieved Strategy Team – In house information can be provided by Housing Needs team. |
| 1.3 | Consider moving the village boundary – allow a few homes to be built with a tariff – money to an affordable housing pot for use by council | Will this be considered by the LDF? Possible 'departure' scheme | Planning |
| 1.4 | Ensure community buys into the process – need strong community leaders | Need to work with town and parish councils – possibly hold 'summit' for them, or attend their meetings to spread knowledge, hear concerns etc | Achieved - Strategy Team – attended town & parish meetings held by EDDC October 2009 |
| 1.5 | Affordable housing needs to be around community facilities | | Planning |
| 1.6 | New rural position statement – stop gap between low land values and result of SHLAA. Sites need to be viable. | Situation for urban areas forms part of LDF | Achieved – new rural position statement |
| 2 | Rural Issues | | |
| 2.1 | Internal investment in experience/staff to speed up process | | Think tank – to consider staffing levels etc |

| | Item raised | Actions/thoughts | Who to take forward |
|----------|--|---|---|
| 2.2 | Interim rural departure policy – sustainable? | Rural position statement already in place. | Think tank – to consider 'sustainability' |
| 2.3 | Older people – schemes often for families – need to consider retirement issues and better incentives to downsize | May mean sites don't meet density requirements if building bungalows etc. Need to talk to local community. TALCP undertaking work on downsizing incentive scheme. Also need to consider outcome of decommissioning exercise and what use houses/land that are decommissioned can be put to | Ongoing |
| 2.4 | Bottlenecks – why do schemes take so long? Rural schemes can take up to 5 years to deliver | New interim policy may speed things up | Rural Housing Enablers have produced new guidance for rural communities and blockages monitored with DRHP |
| 2.5 | Thresholds – 5 in local plan – some other form of financial contribution? | Being considered by LDF | Within LDF |
| 3 | Housing & Communities | | |
| 3.1 | Exploring non traditional methods of construction | Is Council prepared to subsidise this? Strategy Team to do more research on what has taken place elsewhere etc | Strategy team to research and pass information on to Think tank |
| 3.2 | Graduated thresholds, so not so many slip 'under the wire' | Being considered by LDF | Within LDF |
| 3.3 | Acquiring ready built properties | Tried and need to continue – but lack of money | Think tank – requires money |
| 3.4 | CPO – sites with planning permission not yet implemented | | Think tank – to consider use of CPOs |
| 3.5 | Flexibility of policies – more time for negotiating individual sites | Planning are flexible | No action |
| 3.6 | Community Infrastructure Levy waived for RSLs | Won't apply immediately to RSLs – consider at a later date | On hold |
| 3.7 | Seed funding – LA to put money into partners to do preliminary investigation work | Similar to 1.1 as pot of money required | Think Tank |

| | Item raised | Actions/thoughts | Who to take forward |
|----------|--|---|---|
| 3.8 | Private sector – better integration – empty homes into use | CPOs? See 3.4 above | Think Tank |
| 3.9 | Government to properly fund the cost of affordable housing | Need to lobby government | Think tank |
| 4 | Private Sector Housing & Empty Homes | | |
| 4.1 | Empty homes – effectively bring back. Concern that not enough is being done. Council works with EHA – need more resources in ED – large potential pool | Need to be taken up by Environmental Health. Should be picked up by their policies | 4.1-4.4 Refer back to Environmental Health Private Sector Team If they do not pick up the issues then refer to Think Tank |
| 4.2 | CPOs | | |
| 4.3 | Speed with which process is dealt with – need to be more aggressive | | |
| 4.4 | How can private sector help meet need – empty pubs etc – need to be more flexible/proactive | | |
| 5 | Planning Policy | | |
| 5.1 | Request for more flexibility – 'black lines' to be less rigid | LDF dealing with this? | LDF |
| 5.2 | Land brought forward for development - brownfield | Should use brownfield more even if contaminated and needs clear up LDF? | LDF |
| 5.3 | Housing need in all areas across district | Statement | No action required |
| 5.4 | Scrap planning policy | No. This is a legal requirement | No action required |
| 6 | Key points – blue sky thinking session | | |
| 6.1 | Why does affordable housing need to be built to a higher standard than open market housing? | To access grant funding. If council build directly without using grant funding doesn't need to be to that standard | No action required |

| | Item raised | Actions/thoughts | Who to take forward |
|-----|--|---|---|
| 6.2 | Need to address 'nimby'/'banana' attitudes – strong messages need to go out to communities | See 1.4 | All – work closely with communities from the outset with 'can do' attitude. |
| 6.3 | Need to address under-occupation in council housing. Can we have clause in secure tenancy agreement? Improve the incentives offered? | See 2.5 above Strategy Team to investigate further whether secure tenancy agreement can be used in this way. No response received to call on Housemark. | Strategy Team researching State of Jersey example where have agreement to rent a suitable home, not a particular one |
| 6.4 | Increase the tax on 2 nd and 3 rd homes – probably enough housing in Devon but much not properly used | Strategy Team to research tax on 2 nd and 3 rd homes | Strategy Team to research and if positive result to feed to Think Tank |
| 6.5 | Council keen to work with anyone putting in bids for funding from HCA | Need to get the message out to all communities | Strategy Unit |
| 6.6 | Difference between base rate and mortgage rates inequitable – need to raise with government | | Think Tank |
| 6.7 | ED low wage economy – some people in full time work on benefits | Statement links to other work | No further action required |
| 6.8 | Need a can do approach – many developments declined initially and only come through on appeal | Need to lose the policy driven mind set – adopt a ' how can we deliver affordable housing here? ' attitude | All of us. |

Interim Mixed Affordable and Market Housing Position Statement



January 2010

- 1 East Devon District Council is aware of the lack of affordable housing in the District and the low levels of affordable housing constructed in recent years. In 2009 the Council approved an Interim Mixed Affordable and Market Housing Position Statement for schemes in rural areas.
- 2 **This Position Statement is not part of the East Devon Local Development Framework or the East Devon Local Plan and it does not form supplementary policy to the Local Plan.** However it does highlight factors that will form relevant material considerations which, when taken in conjunction with adopted Local Plan policy and other local, regional and national policy, will inform the determination of planning applications. Where compliant with this statement and the broad thrust of adopted Local Plan policy the Council will seek to support applications. The interim statement recognises that material considerations might make it appropriate to support residential development schemes outside existing Built-up Area Boundaries. Any application submitted that accords with this position statement will nevertheless be advertised as a departure and any decision taken will need to be balanced alongside Local Plan Policy S5 Countryside Protection which places constraints on development outside boundaries. It should be noted that the Local Plan includes a range of policies that cover such issues as landscape and wildlife protection and design standards.

Interim Mixed Affordable and Market Housing Position Statement

Rural departure sites (beyond Local Plan Built-up Area Boundaries) for development of a mix of affordable and market housing will be permissible provided that the following criteria are met in full:

- (a) The new development should integrate the open market and affordable housing, making the best use of land and the development should be well related to and complement and be compatible with the built form of a settlement.
- (b) The scheme is at/near a village or settlement with a Built-up Area Boundary and/or with a state primary school.
- (c) A local housing needs assessment shows a need for affordable housing in the settlement and/or in surrounding areas and the open market housing will be of a type or size that is justified through the needs assessment and similar in size and character to the affordable houses.
- (d) At least 66% of all dwellings will be affordable in perpetuity and of these at least half will be available as social rented properties.
- (e) No open market property/properties may be occupied until at least twice that number of affordable dwellings have been completed.
- (f) The development will be for no more than a total of 15 dwellings.
- (g) The cumulative impact of successive applications on the same land will be carefully considered against criteria (a).

This statement will apply (in the first instance and subject to annual review) to the end of year 2010. Any application will need to be submitted in 2010 (including outline and reserved matters) and shall be implemented (not just a technical start) within one year of the grant of permission. This shall be formalised as part of the Section 106 agreement.

Any prospective applicant should discuss their proposals (enter pre-application negotiations/ discussions) with the Council before submitting an application.

- 3 This position statement will apply to rural areas of East Devon. It will not be applicable to the towns listed below and the rural areas abutting these towns:
 - Axminster;

Annex 7

- Budleigh Salterton;
 - Exmouth;
 - Honiton;
 - Ottery St Mary;
 - Seaton;
 - Sidmouth (including Sidford).
- 4 Whilst development beyond existing Built-up Area Boundaries will be permitted it must be in locations that are close to existing villages and their facilities. The statement does not seek to define particular architectural styles, it does not, for example, prevent innovative or contemporary designs, but it does place the onus on high quality development that complements existing built forms, styles and materials.
- 5 To encourage non-car reliant lifestyles (and to recognise that not all people have access to a car) the statement seeks to ensure that residents of any scheme will be able to walk to or take public transport to a range of facilities. Access to a state (including church) primary school is seen as highly desirable given the role of schools as a key community facility.
- 6 The statement is built on the basic premise that there is a need for affordable housing. If there is no need in the vicinity of the application site then the statement will not apply. A housing needs assessment does not need to be a lengthy piece of work and in many cases needs assessment work may have already been undertaken. Typically the open market housing will be expected to be smaller cheaper housing though this may not always be the case. It could be that specialist types of housing targeted at particular groups of people, for example retirement homes, might meet an otherwise unmet need. Flexibility is provided to prospective developers to show how their schemes will meet a need.
- 7 The statement is seeking, first and foremost, to deliver affordable housing. Therefore a high affordable housing figure is set. The expectation is that prospective developers will work closely with a housing association (or other social housing provider) to ensure that affordable housing provision occurs. Whilst a formal financial viability assessment has not been undertaken informal assessment suggests that if social housing grant is available it should allow for the affordable housing to be built with nil developer contributions (other than provision of land). This would then leave the open market provision as the element of the scheme that generates the main element of any financial return with this return typically being higher than agricultural land values.
- 8 The policy and permission period is time limited in recognition of the fact that it will be superseded by Local Development Framework Policy.
- 9 To help ensure that affordable houses are actually built there is a constraint that no open market property/properties are built until at least twice that number of affordable dwellings have been built.
- 10 The statement is aimed at provision of small scale schemes. If larger schemes were allowed they could run counter to the strategic aims of adopted Local Plan policy.
- 11 The Council will be producing a standard Section 106 template to accompany this statement which will;
- define affordable housing in compliance with Planning Policy Statement 3 - Housing definitions;
 - set out that the Council will hold nomination rights for the affordable housing;
 - ensure the affordable dwellings are held in this status in perpetuity;
 - advise on linkages between the open market and the affordable housing; and
 - establish what the Council regard as true implementation.

If you have a specific scheme you wish to promote under this position statement please contact the Housing Strategy Team at East Devon District Council.

- **By telephoning:** Paul Lowe on 01395 516551 or Emma Charlton on 01395 519982
- **Or by email at:** housingstrategy@eastdevon.gov.uk
- **Or by writing to:** Housing Strategy Team,
East Devon District Council,
Knowle, Sidmouth
EX10 8HL

General Comments – 10th December 2009

The evidence that more social housing is required is overwhelming, and the solution is simple. Whatever imaginative schemes and plans are devised it comes down to this, we need to build more houses, and the land on which to build them, must be made available. An aerial view of the country clearly shows that there is room for more housing and we need to adapt to meet the current and future needs of the population.

What we must not fail to remember, are the lessons to be learned from the past. Our needs are not just dwellings, but dwellings for the 21st century, built to a size and shape for the furniture, equipment and technology of the 21st century. In the past sub standard dwellings have been considered acceptable for the work force, high rise flats meant more dwellings per acre could be achieved. We failed to remember that it's not only houses that are required but we are building communities, it is about quality of life, and all that we value as a civilised society. If it is cost that is the issue don't let's leave out the full cost of not only building, but also the social welfare cost of maintaining and providing communities fit for purpose and pleasant places to live.

In para 6.1 of Annex 6 the question is 'Why does affordable housing need to be built to a higher standard than open market housing?' The answer is because we want to build for the benefit of residents not developers. We need to return to the modern equivalent of the Parker Morris space standards of the 1960s. In June 2008 Boris Johnson, in a speech at the London Festival of Architecture, said it was shameful that the new buildings in London now have among the smallest rooms in Europe.

We do need to be creative in our thinking, and every scheme that produces homes to meet modern living and standards, are to be welcomed. But let's not fiddle while Rome burns, we need a massive housing programme equal in proportion to the challenge that faced this country following the second World War, which was incidentally achieved when our finances were in a similar state to those we find ourselves in now. It is not the finance that's the problem, it's the will to address the situation head on.

Ted Brown
Housing Strategy Champion

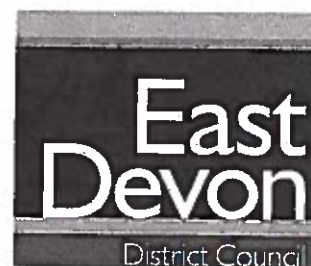
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Agenda Item

Overview & Scrutiny Committee - Communities

20 January 2010

PJ/smep



Rural Manifesto

Summary

The rural service network, which especially represents rural Councils, has produced a Rural Manifesto for the main political parties leading up to the General Election. This report sets out the main parts of the manifesto and allows comparison to our existing Rural Standards Policy.

Recommendation

That Members identify parts of the manifesto that they wish to be brought into Council policy.

a) Reasons for Recommendation

To align Council policy to national thinking on rurality.

b) Alternative Options

That the Council continues with its own local policy irrespective of national considerations on rurality.

c) Risk Considerations

The risk is that we do not take full opportunity of the review for the benefit of our rural communities.

d) Policy and Budgetary Considerations

There are no direct budget implications but Members may adopt changes to policy which affect infrastructure or spending decisions in the future.

e) Date for Review of Decision

2 years

1 Main Body of the Report

- 1.1 As well as the Carnegie Commission, the Rural Services Network have also produced a rural manifesto. This takes into account the range of rural issues encountered by Councils etc who have a significant rural population (e.g. EDDC).
- 1.2 The Council's response to the draft manifesto is at Appendix A.
- 1.3 The summary of the final manifesto is at Appendix B.
- 1.4 The Council adopted a Rural Standards Policy as a negotiating position some years ago. In light of the manifesto it may wish to adjust parts of this in order to align to national

lobbying on rural issues. It is possible that such considerations might also feed into planning documents such as the Local Development Framework.

1.5 The current rural standards policy is at Appendix C.

Legal Implications

There are no legal implications requiring comment.

Financial Implications

There are no financial implications identified in the report.

Consultation on Reports to the Executive

-

Background Papers

-

Peter Jeffs – ext. 2652
Corporate Director

Overview & Scrutiny Committee - Communities
20 January 2010



Rural Manifesto 2009/10 – response from East Devon District Council

Thank you for the opportunity to respond to the consultation on rural services in order to create a new manifesto for rural area. Having collected the views from a number of relevant Members and officers our response is as follows.

Before responding to the specific areas covered in the consultation I would wish to make some general points please:

Many aspects of the services and costs that are normally expected of us by central government, are extrapolated from urban models and targets. This approach breaks down when we look at the real experience of providing services in our rural communities. A different sort of model is required, rather than just doing more of the usual urban approach in an outreach way. The usual assumptions about travel, about economies of scale, about the principle costs in providing services, about community needs and expectations, demographics, costs of living, statistical approaches all work in a different way in rural communities compared to urban settlements. i.e. Rural communities are not just urban communities separated by more fields!

As intimated above, a critical element when looking at rural communities is 'the numbers problem'. Due to low densities, hotspots of issues are less visible and therefore often remain under-addressed. Because costs of services to address issues are relatively high compared to population numbers services normally provided in an urban setting are seen as uneconomic or profligate against usual benchmarks when applied to rural communities. Thus the stereotypes of rural idyll, country estates, holiday atmosphere, affluence, poor economies of scale, country sports, and outmoded ways of life, get in the way of tackling the rural problems and allowing rural communities to make a major contribution to resolving national issues. A different national mindset is required.

The issue of 'relative' rather than 'absolute' deprivation relates to many of our rural communities. (Deprived people living cheek by jowl with extremely wealthy people camouflages the true picture, and means that services can be skewed to the needs of those with loudest voices and highest ability)

In rural communities distance and density of population affects community-reliant businesses such as local shops (including Post Offices) and pubs in a rural setting. In an urban setting it is more possible to remain viable by capturing a niche need within the wider community, and therefore manage to weather the fluctuations in the economy, fashion, taste, and demand. The customer base for a community-reliant local business is often far smaller and more differentiated, thus requiring less units of a wider range of goods, as well as facing higher risks with perishables, higher transport and energy costs etc. These can all result in abnormal costs of local goods. Unless national policy tackles these peculiarities of the rural situation communities in the countryside are destined to becoming dysfunctional dormitories for an incoming affluent population, thus losing their vibrancy, tradition, and social capital. They would become living museums, or pastiches of rural life, rather than living, developing and working places.

Rural Proofing

Whilst rural proofing (like equalities proofing) is a useful tool, without some grit it will remain a matter of mere exhortation. A legal duty to ensure equality of opportunity for rural residents would be far more powerful.

Rural Economy

See my introductory comments.

As suggested in your consultation paper the character of rural economy is not a mere extension of urban economy, it has its own special characteristics and constraints. The continuing national focus on providing for SME scale business (often part of national or regional chains with low average wages), overlooks the opportunities to incentivise specialist micro-business and rurally related businesses being established in rural locations, often enhancing the sense of place of our rural communities. We need specific rural business enterprise expertise and a focus on the rural potential.

Supporting rural communities

In a time of financial difficulty there may be less ability for the government to allocate more resources. An alternative is to allow communities more flexibility to shape their own destiny, and draw upon their own skills and other resources. Handing down professional support, legal flexibilities, information, influence, and funding opportunities to rural (indeed all) communities in order to allow local choices, and development, based on local public would seem a sound alternative. This will lock in community engagement, community assets, and create dialogue and social capital. This will allow action to be locally prioritised around some of the issues raised in the paper and follows the principles of Asset Based Community Development proposed by McKnight et al. A development of the existing Sustainable Communities Act might also be appropriate in this respect.

Whilst Post Office closures have created a focus around rural services it is of course not only the Post Office itself which is being missed, it is the types of services and community focus which it provided. The battle for rural post offices should still be fought and pressure should be put upon the government to allow POs to operate new national services in order to remain viable. However where rural post offices are lost we need to lobby government about replacement of the benefits they provided.

Central government funding formulae

The consultation paper clearly sets out the issues relating to the inadequacies of the funding approach, and I have set out (above) our comments on the inappropriateness of reliance on an 'economies of scale' approach when tackling rural services.

Small rural schools

See my introductory comments about the 'numbers problem'. If successive governments persist with their 'economies of scale' obsession they will lose the differentiation and sense of place for which our rural communities are most valued. It seems remarkable that in our current technological age small rural schools cannot act as community outreach arms of larger urban schools ('hub and spoke' model) rather than each school's resources being separately based on capitation. The confederation approach is already being trialled.

Affordable rural housing

National Planning guidance requires careful alteration to permit cross subsidy of affordable rural housing from new market-price housing. 'Second homes' rules need to come into force to sensitively and appropriately limit the amount of cheaper existing rural houses being lost to the holiday market. HACA subsidy rules need to be sensitive to the specific needs and special costs of developing rural affordable homes. We have previously submitted evidence on rural affordable housing which we would be happy to forward.

The need for retaining rural mixed income communities must be recognised nationally if we are to make best use of our rural developments and ensure that they remain vibrant and sustainable communities.

Rural Healthcare

Recognition that the mental, social, and physical aspects of health are different in rural settings

Recognition that tackling community health is not necessarily the same as just tackling a collation of individual health needs

The constraints of the current health system which must be addressed in order to respond to the rural challenge: including the fact that we cannot rely on the usual mantra of 'economies of scale' when dealing with rural issues, the issue of GP and other contracts potentially creating inflexibility for rural challenges, the centralisation of providers and commissioners etc.

Future-proofing health services as the nature of the rural life changes rapidly, ...and how a mere shift of funding will not tackle this with dwindling resources and escalating expectation

Where is the Health Agencies' role in helping the community themselves to generate a more healthy society?

There is an issue that each rural community itself will be different (rurality may be less homogeneous than urban life) . How do we create a system that is flexible to local needs, resources and 'flavours' , and the way these change over time.

There needs to be recognition that rurality itself is not the sole issue in rural health, it is the specific mix we have: e.g. of rurality, low wage economy, population dispersion, low diversity, cost of living, outsiders perception of rural idyll (generated by tourism), age profile etc.

Rural Transport

An equal opportunities requirement for rural residents would help resolve this issue! (see above). Clearly the government's policy on free bus travel is not rurality proofed and the discriminatory effect against the tax payers in rural areas needs to be addressed.

Digital Britain

Not only broadband but also mobile phone reception will severely affect the usability and attraction of rural settings for use as businesses and homes. If the government are determined to (appropriately and sensitively) exploit the use of more areas to meet the needs of a growing population, and climate change, this issue has to be tackled.

Fuel poverty

Whilst gas supply is a rural issue there is no guarantee that this is going to remain the most favourable energy source. As such there should be a government incentive particularly aimed at rural areas for installation of other sustainable energy sources. These may be solar, wind, geothermal, microhydro, or biomass etc . as locally appropriate. Combined Heat and Power may also be an option for more compact medium sized settlements. Perhaps installing the infrastructure for these alternatives will be as economic as extending gas networks.

General

What is required for all settlements (both rural and urban) is a national statement of minimum and universal provision for all communities, reflecting those things necessary to create a basic quality of life for all sectors of our community. This will reduce the current inequality and arbitrariness of service which is prevalent even in our larger rural settlements

I hope that these comments and suggestions are useful to you.

Peter Jeffs on behalf of East Devon District Council Contact pjeffs@eastdevon.gov.uk

SUMMARY OF PROPOSALS

Service provision in rural areas

- We uphold our calls for funding formulae reform made in the Rural Manifesto 2005/2006 and our "Call for Action" consultation exercise of March 2008.
- The Rural Services Network also supports NAVCA (National Association for Voluntary and Community Action) in calling for the Government "to focus resources on areas where voluntary sector infrastructure is weakest or non-existent and use their resources to lever in local match funding" and The Citizens Advice Manifesto's calls for; adequate incomes for all; decent affordable homes for all; accessible services for all; clear and enforceable rights for all; and fair markets for all"
- The Rural Services Network calls on the Government to expand the use of universal service obligations to all the services on which people rely, including universal service obligations for schooling, affordable housing, public transport, social care and healthcare. These commitments would contribute toward a comprehensive statement of minimum and universal service provision for all communities, knitting together the obligations incumbent upon the public and private sectors and the support the Third Sector can give and which is already frequently delivered by the Third sector
- The Rural Services Network calls on the Government to recognise that rural deprivation is often masked within areas of apparent rural affluence and therefore should use small area statistics and other tools to reveal those pockets of deprivation and employ relevant measures to ensure that the needs of individuals are met

Safeguarding and expanding rural proofing

- The Rural Services Network calls for rural proofing to be implemented from the start of the policy process and not only as a retrospective tool. Rural proofing should be a statutory requirement in policy development across all services
- The Rural Services Network also calls for rural proofing to be required to secure proportionate impact of policy across all rural areas, including remote and peripheral communities (and with a requirement for central Government to meet the additional 'rural premium costs' associated with servicing such areas).
- The Rural Services Network further calls for rural proofing to be extended to the regional and sub-regional levels of Government.

Delivering growth to rural economies and communities

- The Rural Services Network calls on the Government to make small business rate relief more accessible and strongly consider increasing relief to 100% of the rate burden for a limited time.
- The Rural Services Network supports the Rural Shops Alliance in its call for the return of a national scheme to support rural shops, post offices and pubs (akin to the former Vital Villages Programme) combining specialist advice with modest match-funded grants for capital investment
- The Rural Services Network, for economic, social and environmental purposes, calls on the Government to enable local authorities to support small rural business through the implementation of a comprehensive local procurement strategy which requires the authority to use local providers (including Third Sector bodies which already make a significant contribution in rural areas) wherever possible and financially viable

- The Rural Services Network supports the recommendations of the Taylor Review and, once again, urges their swift implementation.
- The Rural Services Network calls on the Government to back cost-effective skills initiatives in land-based and environmental businesses. We also call on the Government to ensure that these small rural businesses do not miss out on existing grant schemes for which they should be eligible but are too often overlooked

The digital future in rural communities

- The Rural Services Network calls on the Government to ensure that the roll-out of a future-proofed digital infrastructure does not bypass rural areas in terms of implementation timetabling, speed (throughout the whole day), bandwidth, or reliability.
- The Rural Services Network calls on all levels of Government to encourage free or very low cost internet hubs in communal buildings such as the local school and/or post office, where practical through the partnerships already established between the First and Third sectors in this work
- The Rural Services Network calls on all levels of Government and regional development agencies to follow the lead of EEDA and run awareness campaigns in local communities to promote and educate on the benefits of computer technology and the internet.

Safe, reliable and affordable transport solutions

- *Where a local rail service provides better access to service centres than rural buses, concessionary fares scheme should be allowed on such rail lines., Community Transport schemes where separate fares are charged should similarly brought with the national statutory scheme and centrally funded*
- Carbon reduction is now high on the national agenda; and will only be achieved by modal shift to more environmentally sustainable modes. The Rural Services Network accepts that more bus routes cannot be the panacea for rural transport needs but Central Government funding is essential to enable local authorities, in partnership with the private sector, to think in terms of providing transport networks which must include demand responsive services to support mainstream bus services which should be further developed to help meet carbon reduction requirements.
- The Rural Services Network joins the CfIT and the Commission for Rural Communities calling on the Government to initiate a TaxiPlus demonstration as soon as possible. Where TaxiPlus is not viable, the RSN calls on the Government to include as a priority the Third Sector, ideally in partnership with the private sector, in developing incentives and allowances which enable it to run and develop transport schemes which can be the only method of providing micro-level community transport in rural areas without the necessity for significant subsidy
- The Rural Services Network calls for the 40p mileage rate for volunteer drivers to be immediately re-evaluated so that these services are not subsidised by the individual driver or the voluntary sector.

The Rural Services Network supports the Government's proposal to reduce rural speed limits to 50mph. However, rather than a blanket reduction, we also encourage the Government to consider an "intelligent" road speed limit system which only reduces the speed limit in dangerous areas, *whilst ensuring enforcement of speed limits through rural villages.*

While we have tried to avoid calling for a direct increase in central Government funding wherever possible, the Rural Services Network sees no solution other than calling on the Government to increase significantly the level of funding for rural roads and produce a clear strategy for their upgrade and repair.

Safeguarding rural schools

- The Rural Services Network opposes the closure of rural schools except on educational grounds.
- In order to help protect local schools, the Rural Services Network strongly encourages all local communities to better utilise school buildings and other facilities by ensuring that they are used throughout the year and in the evenings, recognising that the Third sector is vital to this happening.
- The Rural Services Network calls on all interested parties to encourage, support and facilitate (including financial support to transition costs) voluntary co-operation/federation between nearby rural schools

Affordable housing in rural areas

- The Rural Services Network welcomes the Taylor Review and, once again, urges the swift implementation of its recommendations
- The Rural Services Network calls for the remit and responsibilities of parish councils to be made clearer and more robust in the planning process with a clear responsibility to support and promote the provision of affordable housing in their area to meet the needs of local people where need is established.
- The Rural Services Network calls on the Government to make more watertight and add clarity to section 106 agreements; ensuring that the provisions are acceptable to funders whilst also protecting the local need and affordability requirements.
- The Rural Services Network strongly supports the Rural Housing Enabler Service and calls on the Government to make the service more widely available by providing financial support
- The Rural Services Partnership calls on The Homes and Communities Agency (HCA) to apply a greater degree of flexibility in applying the requirements of the Code for Sustainable Homes in rural areas where the costs of compliance are very substantial. The HCA also needs to recognise that scheme costs are higher in rural areas and should find better use of grant from within the total funds available to help meet those extra costs.
- The Rural Services Network calls on the government to make utility providers more accountable as they often cause unreasonable delays to rural schemes.
- The Rural Services Network repeats its call on the Government to ensure that lending institutions provide adequate funding to housing associations.
- The Rural Services Network supports the National Housing Federation's seven key actions needed to tackle the rural housing crisis

Health and social care in rural areas

- The Rural Services Network opposes the closure of local rural hospitals except on health safety grounds. Community Hospitals should be promoted and supported as a solution making a positive contribution to the health and care system in rural areas
- The Rural Services Network calls for the public funding (as is now the case in Scotland) of air ambulance services and for the Government to consider where these services might be expanded.

- The Rural Services Network supports the Institute of Rural Health's call for recognition that rural communities are diverse and different and that care provision therefore needs to be flexible, imaginative and require a very different, design, style and mode of delivery of health services. This will require attention to the way primary care teams are structured, the development of the role of the generic "rural health" worker and resources to implement appropriate and evidence-based telehealth initiatives
- The Rural Services Network calls for the establishment of more multi-use medical centres in rural areas providing a range of medical services. These could be configured as community outreach arms of local hospitals.
- The Rural Services Network calls for a stable statutory regulatory and financial framework in order to safeguard dispensing practices in rural areas
- The Rural Services Network calls on the Government to ensure that there remains an effective out-of-hours GP service in rural areas, essential to rural residents without access to private transport.

Overcoming rural fuel poverty

- The Rural Services Network calls on the Government to reach more rural homes with the warm front scheme and make more appropriate the methods of insulation.
- The Rural Services Network considers that local partnerships led by the local authorities should be funded by the Government from within existing national fuel poverty resources as the best and most focused means of addressing rural fuel poverty

Robust flood defences

- The Rural Services Network calls on the Government to institute a separate funding stream for rural flood defences and an end to a "one-size-fits-all approach to cost-benefit analysis.

East Devon District Council Rural Services Standards

Reviewed

Reviewed and made current in December 2008.
For further review in December 2010.

Policy Approval

Recommended for adoption by Scrutiny Committee on 25 October 2006.
Approved by Executive Board on 13 December 2006.
Ratified 21 February 2007.

Reasons for introducing the Policy

For clarity of the Council's position in case of threat to rural services.

Policy Statement

This Policy provides the Council with an agreed set of East Devon Rural Services Standards which will act as a basis for future negotiation with agencies whose policies impact on rural communities in the District.

How will we go about it

This Policy is adopted as a formal Council stance on rural standards to use where and when changes are proposed, rather than as a document requiring a proactive programme of work.

Specific Policy Areas

These are the Council's expectations for people living in rural areas.

Schools and Children

- All schools in rural local authorities to provide access to a 'core offer' of extended services and activities provided in such a way that further exclusion does not result. Transport for extended services needs to be addressed so that this issue does not create exclusion. The core offer will include high-quality wraparound childcare available from 8 a.m. to 6 p.m. all year round; a varied menu of activities including a range of study support activities and other opportunities; parenting support; swift and easy referral to a wide range of specialist support services; and wider community access to information communications technology, sports and arts facilities, including adult learning. Half of all primary schools and a third of all secondary schools should have provided access to this range of services by 2008.

- Children's Centres shall offer good quality childcare, early learning, family and health services and advice on training and employment to children and their families in the most disadvantaged areas of the country. The national target for 2008 was to have 2,500 Sure Start Children's Centres, covering all of the 30 per cent most disadvantaged areas in England, increasing to 3,500 by 2010, one for every community.
- Presumption against closure of rural schools: published guidance requires that the need to preserve access to a local school for rural communities is taken into account in considering closure proposals.
- All schools to have broadband connectivity.

Older People

- Improve the quality of life and independence of vulnerable older people shall be improved by supporting them to live in their own homes, where appropriate and possible by:
 - ▲ Increasing the proportion of older people being supported to live in their own homes by 1 percent annually.
 - ▲ Increasing those supported intensively to live at home to at least 34 per cent of those being supported at home or in residential care.

Post Offices and Shops

- Formal requirement on the Post Office to maintain a rural network of post offices and services and to prevent any avoidable closures of rural post offices.
- To ensure the provision of information, experience and advice to threatened local food shops, and to those villages no longer having local food shopping.
- To lobby for reduced business rates to food shops and rural locations to recognise limited economies of scale.
- To continue to provide rate relief to small rural businesses.
- Seeking to coerce or compel supermarkets to provide local retail and distribution centres in rural areas, rather than just towns, and to carry local produce.

Health Services

- All hospital appointments are to be booked for the convenience of the patient, making it easier for patients and their GPs to choose the hospital and consultant that best meets their needs including transport availability. From December 2005, patients have been able to choose from at least four to five different health care providers for planned hospital care, paid for by the NHS.
- Community hospitals to be developed to provide a wider range of local services.

- All patients, including those living in rural areas, can expect to be offered an appointment to see a primary care professional within 24 hours or a GP within 48 hours. Also offered should be advance booking, improvements to the current reporting system and taking more account of what patients say in monitoring NHS performance. All patients will have the ability to get fast access when they need it and to book a GP appointment in advance.

Electronic Services

- To ensure that everyone who wants it can have access to the internet.

Emergency Services

- NHS ambulance trusts nationally are required to respond to:
 - ▲ presenting conditions which may be immediately life-threatening (Category A) within eight minutes irrespective of location, in 75 per cent of cases. A fully equipped ambulance should attend incidents classified as Category A within 19 minutes of the request for transport 95 per cent of the time, unless the control room decides that an ambulance is not required.
 - ▲ other emergency calls, which though serious are not immediately life-threatening (category B) should be responded to 95 per cent of the time within 19 minutes.

Ambulance services are required to take patients to hospital where the need is identified by a doctor as urgent. A response should arrive at the scene within 15 minutes of the time specified by the doctor in 95 per cent of cases.

- With the introduction of Integrated Risk Management plans, each fire authority is now responsible for determining:
 - ▲ the number of appliances sent to an incident; and
 - ▲ target times for attendance.
- Each police force sets response times locally and has targets that they deem appropriate to reflect the circumstances of their area.

Transport

- A national target has been set for the proportion of the rural population living within about ten minutes walk of an hourly or better bus service to increase from 37 per cent to 50 per cent by 2010.
- To promote community transport and youth transport provision for rural areas.

Local Funding

- To lobby for an improved funding formula for rural authorities to recognise the additional costs incurred and the fact that rural deprivation is not well revealed through government indices.

- To lobby for Council house sales money to be retained and spent in rural areas where need is demonstrable and lack of affordability is most acute.

Commissioning Services in local areas

- To lobby for local purchasing of services in rural locations where it supports the often fragile local economy, and this broader benefit may outweigh the benefit of a cheaper single supplier.

Planning controls

- To find means to support rural communities in obtaining planning gain from small developments in their locality.
- To ensure that rural affordable housing development specifically, and maybe exclusively, addresses the need for rental accommodation.

Housing

- To recognise the acute shortage of affordable housing in rural locations.

Outcomes

This Policy is a pre-prepared position statement to allow clarity should changes in services / development be proposed.

Who is responsible for delivery?

This Policy is principally for the guidance of Members and officers in the course of negotiations on changes in services / development.

Performance Monitoring

This Policy is reactive rather than proactive and hence routine monitoring is not relevant.

Policy Consultation

Members of Council only. NB: this document is based heavily on national government standards.

Policy Review

December 2010

Related Policies and Strategies

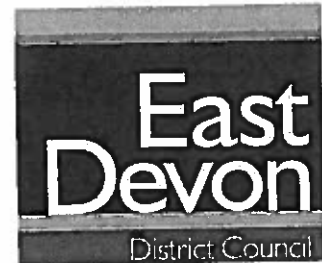
Local Plan
Economic Development Strategy

Agenda Item

Overview & Scrutiny - Communities

20 January 2010

PJ/smep



Review of funded Community and Voluntary Sector groups

Summary

This report is a review of the community and voluntary sector groups which the Council grant aids. It is set out, for brevity, in the form of a table.

Recommendation

That Members determine whether they wish to scrutinise any of the grant-aided bodies.

a) Reasons for Recommendation

It is a legitimate scrutiny role to seek more information about outcomes from grant funding.

b) Alternative Options

That Members choose not to scrutinise any grant aided bodies.

c) Risk Considerations

That without scrutiny grant aid may not achieve Council or community outcomes.

d) Policy and Budgetary Considerations

This is a legitimate budget monitoring and risk management approach and seeks to address Council policies.

e) Date for Review of Decision

1 year.

1 Main Body of the Report

This report is to act as an initial indication for Members of the purposes and costs associated with each grant aided organisation in order that Members may then select whether they wish to ask any to attend and scrutinise in more detail. This is necessarily therefore a brief overview at this stage.

Until the budget process is completed we will be unsure whether any of these grants are affected.

| Organisation | 2009/2010 Grant or Allowance £ | Intended benefit to Council & community |
|---|---|---|
| Citizens Advice Bureau core grant | 57,820 | Accredited consumer and money advice provided free to the community across the main towns of East Devon. Subject to a service level agreement (under review). National expectation of Local Authority support for CABs |
| East Devon Council for Voluntary Service core grant | 26,100* | Accredited advice, training, equipment and advocacy, for community and voluntary sector organisations. Based in Ottery St. Mary but provides services across East Devon. Provides representation at meetings for voluntary sector as a whole. Provides a role as a 'volunteer placing agency' for people wishing to give their time. National expectation of local authority funding of CVS's. *N.B. EDVSA waived the grant in '09/10'. |
| Devon Race Equality Council | 1,600 | Provide advice, information and advocacy for race related issues (e.g. hate crime) |
| Community Council of Devon core grant | 7,000 | A rural Community Council. Providing advice training and advocacy for rural groups (especially Parish Councils) and issues. Also provide support on Parish planning. National expectation of funding RCC's. |
| Cemeteries grants | 59,280 | Small works in cemeteries to prevent them being closed. |
| Discretionary Rate relief to charities | 93,500 | Affects charities core costs. |
| Community Hall grants | 23,590 | Administered and supplemented by CCD. |
| 'Ring and Ride' grants | 13,850 | Core funding for Community Transport for vulnerable people |
| TRIP grant | 4,300 | Core community Transport Association funding |
| Tourist Information Centre grant | 24,070 | Meet Business Rate obligations and cover rents |
| CAB Homeless project grant | 24,890 | Grant paid from ring fenced government grant |
| "Devon Youth" Homeless grant | 26,000 | Grant paid from ring fenced government grant |
| Womens refuge | 17,000 | Contribution towards keeping facility available to us |
| Blackdown Hills Leader projects | 16,740 | Project funding matched by others. |
| AONB team | 20,750 | Core funding and project (matched funded) |
| Blackdown Hills project | 12,540 | Core funding and project (matched funded) |
| Exe Estuary project | 10,000 | Matched funded, core funding plus project sum |
| Villages in Action | 10,000 | Matched funding for a community development and arts project for remote rural villages |
| Exmouth sand sculpture competition | 500 | Matched funding towards a scheme run by Arts Team for Exmouth Town Council |

Legal Implications

There are no legal implications requiring comment.

Financial Implications

The financial implications are included in the report. The grants are currently included in the draft 2010/11 budget.

Consultation on Reports to the Executive

-

Background Papers

-

Peter Jeffs – ext. 2767
Corporate Director

Overview & Scrutiny Committee - Communities
20 January 2010



Communities Overview and Scrutiny Forward Plan 2009/10

| Month | Topic | Lead |
|---------------|--|-------------|
| 10 March 2010 | <p>Children and Young People</p> <ul style="list-style-type: none"> • Presentation by Cllr Iain Chubb – Member Champion for Young People • Play Facilities for children and Young People across East Devon • Scene and Heard Youth Panel • Youth website <p>Invite Adam Ward, Member of Mid and East Devon Youth Parliament to join discussion.</p> | Peter Jeffs |
| | | |

Suggestions for Future topics:

- Children and Young People (Corporate Strategy)
- Progress on Home Safeguard budgets
- Parish Plans
- Outcome from Leaders' Service Transformation Group
- Engaging with the Community
- Childhood and Adolescent Obesity
- Presentation from Community Groups funded by EDDC
- Presentations from Member Champions – what work is being done for communities and how can the Council assist further?:
 - Rural Champion
 - Cultural Champion
 - Post Offices Champion
 - Youth Champion
 - Community Safety Champion
 - Sustainability Champion