



NOTTINGHAM CITY COUNCIL
EXECUTIVE BOARD

Date: Tuesday 16 September 2014

Time: 2.00 pm

Place: Ground Floor Committee Room - Loxley House, Station Street, Nottingham,
NG2 3NG

Councillors are requested to attend the above meeting to transact the following business

Acting Corporate Director for Resources

Constitutional Services Officer: Laura Wilson **Direct Dial:** 0115 8764301

AGENDA

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| 4 | REVIEW OF 2014/15 REVENUE AND CAPITAL BUDGETS AT 30 JUNE 2014 (QUARTER 1)
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- 8 EXCLUSION OF THE PUBLIC**
To consider excluding the public from the meeting during consideration of the remaining item(s) in accordance with section 100a(4) of the Local Government Act 1972 on the basis that, having regard to all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information
- 9 HOUSING ENFORCEMENT ACTION - CAVENDISH COURT, WOODBOROUGH ROAD - EXEMPT APPENDIX** 77 - 134
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ALL ITEMS LISTED 'UNDER EXCLUSION OF THE PUBLIC' WILL BE HEARD IN PRIVATE. THEY HAVE BEEN INCLUDED ON THE AGENDA AS NO REPRESENTATIONS AGAINST HEARING THE ITEMS IN PRIVATE WERE RECEIVED

IF YOU NEED ANY ADVICE ON DECLARING AN INTEREST IN ANY ITEM ON THE AGENDA, PLEASE CONTACT THE CONSTITUTIONAL SERVICES OFFICER SHOWN ABOVE, IF POSSIBLE BEFORE THE DAY OF THE MEETING

CITIZENS ATTENDING MEETINGS ARE ASKED TO ARRIVE AT LEAST 15 MINUTES BEFORE THE START OF THE MEETING TO BE ISSUED WITH VISITOR BADGES

PORTFOLIO HOLDERS ARE REMINDED THAT THERE WILL BE A PRE-MEETING AT 1.30 PM IN THE LEADER'S OFFICE

NOTTINGHAM CITY COUNCIL

EXECUTIVE BOARD

MINUTES of the meeting held at Loxley House on 22 July 2014 from 2.05 pm - 2.31 pm

Portfolio Holders

Present

Councillor Jon Collins (Chair)
Councillor Graham Chapman (Vice-Chair)
Councillor Alan Clark
Councillor Dave Liversidge
Councillor David Mellen
Councillor Alex Norris
Councillor Dave Trimble
Councillor Jane Urquhart

Absent

Councillor Nicola Heaton
Councillor Nick McDonald

Colleagues, partners and others in attendance:

- | | |
|----------------|--|
| David Bishop | - Deputy Chief Executive/Corporate Director for Development and Growth |
| Anna Coltman | - Policy Officer |
| Helen Jones | - Director of Adult Social Care |
| John Kelly | - Corporate Director for Community Services |
| Tracy Laxton | - Business Administration Manager |
| Tanya Najuk | - Programme Manager |
| Glen O'Connell | - Acting Corporate Director for Resources and Monitoring Officer |
| Keri Usherwood | - Marketing and Communications Manager |
| Geoff Walker | - Acting Director of Strategic Finance |
| Laura Wilson | - Constitutional Services Officer |
| Rebecca Wilson | - Political Assistant to the Labour Group |

Call-in

Unless stated otherwise, all decisions are subject to call-in and cannot be implemented until Monday 4 August 2014.

21 APOLOGIES FOR ABSENCE

Councillor Nicola Heaton	(non-Council)
Councillor Nick McDonald	(other Council business)

Ian Curryer
Alison Michalska

22 DECLARATIONS OF INTERESTS

None

23 MINUTES

The Board confirmed the minutes of the meeting held on 17 June 2014 as a correct record and they were signed by the Chair.

24 WELFARE REFORM - ONE YEAR ON

The Board considered the Deputy Leader/Portfolio Holder for Resources and Neighbourhood Regeneration's report providing an overview of the impacts of welfare reforms introduced since April 2013 on Nottingham citizens and services and what actions have been and are being taken to respond and mitigate the effects.

Examples of impacts include:

- significant effects on the most financially vulnerable citizens, particularly in areas with high numbers of benefit claimants;
- approximately £18.3 million being taken out of the local economy due to reductions in available household income;
- significant challenges for the Council and exposure to significant financial risk.

Examples of actions taken by the Council include:

- preparing citizens for the changes through communications and targeted consultation events;
- the introduction of the local Council Tax Support Scheme using a combination of Council and Government funding;
- the introduction of a discretionary Hardship Scheme and Small Loans Scheme;
- partnership working with Nottingham City Homes, registered social landlords and housing organisations, advice agencies, voluntary, community and faith groups, food banks and the Department for Work and Pensions.

RESOLVED to

- (1) note the impact of the welfare reforms, introduced since April 2013, on Nottingham's citizens and economy and the actions that have been taken to respond and mitigate them, as set out in Appendix A of the report;**
- (2) recommend that Full Council consider the impact of the welfare reforms, introduced since April 2013, on Nottingham's citizens and economy;**
- (3) recommend that this knowledge and insight is considered in the recommissioning of advice services.**

Reasons for decisions

A motion was carried at the Full Council meeting on 27 January 2014 setting out the Council's concerns about the effects of the cuts in welfare and local government spending on citizens and the economy in Nottingham and this report provides an update on the issues raised at that meeting.

Other options considered

No other options were considered as the report is a response to the issues raised at the Full Council meeting held on 27 January 2014.

25 AWARD OF CONTRACT FOR THE LOCALLINK BUS SERVICES TO BE OPERATED BY ELECTRIC VEHICLES: ROUTES L3 L4 L9 L12 - KEY DECISION

The Board considered the Portfolio Holder for Planning and Transportation's report detailing the proposal to tender and award a contract for the operation of socially necessary bus services for a further 3 to 5 years, using new electric bus technology in place of the existing diesel buses, to contribute towards the savings detailed in the Public Transport Big Ticket and meet the Council objective of social inclusion by continuing to provide transport access for elderly and disabled citizens not near commercial bus routes. The existing contract for the diesel buses needs to be extended for an interim period until the electric buses are available for service to ensure that there is no service disruption for passengers.

RESOLVED to

- (1) note that a compliant procurement process for the Locallink bus services will be undertaken and to delegate authority to the Deputy Chief Executive/Corporate Director for Development and Growth to award the contract for the operation of bus services L3, L4, L9 and L12 for up to 5 years (3+1+1 at the Council's discretion) using electric vehicles in place of diesel vehicles, subject to contract costs being within the estimated value of £1.5 million;**
- (2) grant dispensation, for operational reasons, from Contract Procedure Rule 5.1.2 in accordance with Financial Regulation 3.29 to extend the existing contract for bus services L3, L4, L9 and L12 until new electric buses are available for use (currently anticipated to be 25 October 2014).**

Reasons for decisions

Purchasing and operating electric buses is a key component of the Public Transport Big Ticket. It will:

- utilise the availability of significant government funding for the purchase of alternative technology vehicles;
- enable the replacement of the existing diesel vehicle fleet;
- reduce costs by approximately £11,000 per vehicle per year;
- reduce carbon emissions.

To continue the services without disruption for passengers.

Other options considered

Continuing the services using diesel buses was rejected because of the high cost and the need to reduce carbon emissions on Council funded bus services by at least 50%.

Withdrawing the services was rejected as it would remove the access to public transport from some areas of the City where commercial services are more than 400m away from citizens.

26 HYSON GREEN LIBRARY RELOCATION TO MARY POTTER JOINT SERVICE CENTRE - KEY DECISION

The Board considered the Portfolio Holder for Community Services' report detailing the proposal to relocate the Hyson Green Library into the Mary Potter Joint Service Centre (JSC) to:

- provide and secure, quality and sustainable community services in the Hyson Green area;
- address the underutilisation of space in the JSC;
- improve customer experience through modern facilities and longer opening hours;
- provide a single access point for all Council services;
- provide a greater opportunity for community cohesion and social inclusion;
- increase the number of new members, number of loans and enquiries;
- improve access to IT;
- provide additional revenue from room lettings;
- improve local employment opportunities during the construction;
- reduce the costs associated with the current library.

RESOLVED to

- (1) approve the relocation of the Hyson Green Library into the Mary Potter JSC at a total capital cost of £780,000, to include the reconfiguration of the Acorn Resource centre, Children's Centre reception and Housing payment desk;**
- (2) delegate authority to the Director of Legal and Democratic Services, in consultation with the Corporate Director for Community Services, to approve the Lease Plus Agreement Minor Structural Contract Variation of £641,867 at the LIFT Strategic Partnering Board;**
- (3) approve the procurement of furniture, equipment and services in support of the Hyson Green Library relocation and delegate authority to the Portfolio Holder for Community Services, in consultation with the Corporate Director for Community Services, to sign the relevant contracts following the tender processes;**
- (4) declare the Hyson Green Library surplus to requirements following the relocation of the service into the Mary Potter JSC;**
- (5) approve a budget virement (transfer) from Acorn Resource Centre to the Library Service of approximately £78,000 per annum from 2015/16.**

Reasons for decisions

The Council is undertaking a series of citizen programmes to transform citizens' experience:

- the Community Provision in Neighbourhoods strategy aims to deliver a network of modern accessible multi-purpose facilities, conveniently located, offering higher quality frontline services and support for citizens;
- the Customer Access Programme aims to bring improved satisfaction and value for money from having services designed around the customer. It also aims to make them more efficient and simplify the ways in which the customer accesses and uses Council services.

The relocation will achieve both of these aims.

The relocation will also allow the Council to make better use of its assets and realise short and long term savings and efficiencies whilst releasing a surplus property and support citizens to self-serve and improve digital literacy.

Other options considered

Refurbishing the existing Hyson Green Library was rejected as it would cost approximately £700,000 and incur additional running costs of £26,000 per annum.

Extending the opening hours at Hyson Green Library was rejected as it would incur additional running costs of £26,000 per annum and maintenance charges of £239,000 over the next 20 years.

Doing nothing was rejected as it would incur maintenance charges of £239,000 over the next 20 years.

27 HIGHFIELDS PARK: HERITAGE LOTTERY FUND, PARKS FOR PEOPLE RESTORATION AND IMPROVEMENT PROJECT: STAGE TWO APPLICATION - KEY DECISION

The Board considered the Portfolio Holder for Leisure and Culture's report seeking final sign off and approval of the Highfields Park Landscape and Restoration Project, including its Maintenance and Management Plan. It also seeks approval and endorsement to submit a detailed Stage Two project application to the Heritage and Big Lottery Parks for People Fund (HBLPPF) in August 2014, following the Stage One HBLPPF approval in July 2013.

RESOLVED to

- (1) approve the Highfields Park Landscape Restoration Project, including the Maintenance and Management Plan, and the Stage Two HBLPPF bid, as detailed in paragraphs 2.2 to 2.10 of the report;**
- (2) delegate authority to the Director of Sport, Culture and Parks to continue the preparation and submission of the Stage Two HBLPPF bid in August 2014 on behalf of the Highfields Leisure Trust;**

- (3) **delegate authority to the Director of Sport, Culture and Parks, subject to the receipt of a Stage Two pass from the HBLPPF, to continue to develop working designs and to go out to tender and, subject to tenders being within the available financial envelope of £4,257,200, enter into contracts relating to the delivery of the restoration works;**
- (4) **amend the Capital Programme to reflect the following expenditure:**

Capital costs

Capital cost	£2,591,281
Surveys	£ 107,970
Contingency 5%	£ 130,064
Client contingency	£ 51,826
Prelims	£ 340,233
Fees	£ 323,156
Inflation	£ 78,320
Total capital costs	£3,622,850

- (5) **approve the following revenue contributions for the project:**

University of Nottingham Lakeside events funding	£346,500
Nottingham City Council funding for Head Gardener	£125,000
Additional income (over 5 years)	£ 50,000
Probation Service (in kind)	£ 8,000
Volunteer time (in kind)	£ 21,000
Total Match Funding	£550,500
Heritage Lottery Fund grant request	£ 83,850
TOTAL REVENUE FUNDING	£634,350

Reasons for decisions

To ensure that the restoration project can continue with the full support of the Council.

Other options considered

No other options were considered as not proceeding would mean the Stage Two bid could not be submitted and the park restoration and improvement will not take place.

28 SALE OF 14 -16 HOUNDS GATE, NOTTINGHAM, NG1 7BA - KEY DECISION

The Board considered the Deputy leader/Portfolio Holder for Resources and Neighbourhood Regeneration's report detailing that, as part of the Council's rationalisation plan, Nottingham City Homes are vacating the office premises at 14-16 Hounds Gate and relocating to Loxley House, which means Hounds Gate offices will become vacant. The offices are of a basic quality and will be difficult to re-let without considerable expenditure on refurbishment works, so it is proposed that they are declared surplus to requirements and sold as retention of the building would incur significant revenue costs.

RESOLVED to

- (1) declare 14-16 Hounds Gate surplus to the Council's requirements;**
- (2) authorise the sale of 14-16 Hounds Gate to the party that submitted the highest offer following an informal tender process for the price and on the terms set out in the exempt appendix.**

Reasons for decisions

There is a high level of low and medium standard office premises available in the City Centre, therefore, remarketing of the premises to let for their existing use is not a viable option.

There is good demand for buildings of this nature from developers keen to convert outdated office space to residential use as apartments or student accommodation.

Other options considered

Offering the premises to let as offices without refurbishment was rejected due to the large number of similar standard offices available in the City Centre which means the premises would be likely to remain vacant for a considerable time and incur significant revenue costs.

Investing capital into refurbishing the premises was rejected as the building could not provide grade A office accommodation due to its nature so would be an unacceptable risk.

29 REDEVELOPMENT OF THE FORMER MORLEY SCHOOL SITE - KEY DECISION

The Board considered the Portfolio Holder for Community Safety, Housing and Voluntary Sector's report supporting the Council's priority to continue to build Council houses and to bring all social housing up to the Decent Homes standard and the ambitious plan to rebuild high quality new Council homes via Nottingham City Homes by redeveloping the former Morley School site in St Anns.

Changes in the Housing Revenue Account system enabled the Council to identify sites in need of decommissioning and demolition and to build back a mix of new homes to provide high quality family housing across the City.

RESOLVED

- (1) in relation to the new build homes, subject to the approval of the Homes and Community Agency to the award of funding of £0.600 million towards the project, to:**
 - (a) approve the procurement for around 30 new build homes on the former Morley School Site, within the funding envelope of £3.800 million;**

- (b) **delegate authority to the Portfolio Holder for Community Safety, Housing and Voluntary Sector, in consultation with the Deputy Chief Executive/Corporate Director for Development and Growth and the Director of Legal and Democratic Services, to award the design and build tender and sign the contract, subject to the tenders being returned within the funding envelope above;**
- (2) **in relation to the existing buildings, to:**
 - (a) **approve the procurement for the demolition of the existing buildings on the former Morley School site, within the funding envelope of £0.200 million;**
 - (b) **approve the procurement of the contractor for the removal of the asbestos in the existing buildings on the former Morley School site, within the funding envelope of £0.100 million;**
 - (c) **delegate authority to the Portfolio Holder for Community Safety, Housing and Voluntary Sector, in consultation with the Deputy Chief Executive/Corporate Director for Development and Growth and the Director of Legal and Democratic Services, to award the demolition tenders and sign the contracts, subject to the tenders being returned within the funding envelopes above.**

Reasons for decisions

The site provides the opportunity for the Council to realise its ambition to provide high quality housing and actively regenerate the neighbourhood.

Approval will allow the contracts to be tendered out and for contractor and the designer to be appointed and the preferred option to be developed for submission to planning.

Other options considered

Not redeveloping the site was rejected because it would not meet the Council's ambition to provide high quality housing and actively regenerate Nottingham's neighbourhoods.

Selling the sites for market housing development was rejected as the provision of Council homes in these locations will support the Council's aims of regenerating communities.

Disposing of the site to a Registered Provider (RP) partner for a reduced receipt in order for them to provide new affordable housing was rejected as, whilst the Council will provide some sites for RPs within this programme, it was not considered the best solution for delivering the required outcomes on the site.

30 CAPITAL PROGRAMME UPDATE 2014/15 - 2018/19 - KEY DECISION

The Board considered the Deputy Leader/Portfolio Holder for Resources and Neighbourhood Regeneration's report updating the Capital Programme for 2014/15 to 2018/19 to include high and medium priority schemes that have been prioritised as

part of the Council's investment strategy, including regeneration and transformational investments such as:

- the Broadmarsh area;
- the Southern Gateway;
- City Centre North; and
- outer sites.

There are also several areas of other capital projects which include:

- commercial opportunities;
- community provision;
- health and safety;
- meeting statutory and contractual responsibilities; and
- saving money.

An amendment was made at the meeting to remove the scheme for Clifton contained within the Community Provision element detailed in the exempt appendix.

RESOLVED to

- (1) recommend that Full Council approve the proposed Capital Programme for 2014/15 to 2018/19 of £677.567 million, including the amendment above;**
- (2) recommend that individual schemes be subject to separate approval in accordance with the Constitution and Scheme of Delegation, prior to expenditure being incurred;**
- (3) approve the following Key Principles for managing the Capital Programme within its available resources:**
 - **new projects (unable to cover their costs) added to the programme, will result in an existing project being removed or amended;**
 - **all projects must have a robust and viable full business case, which considers and includes whole life costing and revenue implications;**
 - **all schemes will be subject to robust and deliverable business plans and models which demonstrate the necessary return on investment required;**
 - **the decision to progress schemes will be dependent on securing the stated level of external funding or grant as appropriate;**
 - **new projects will be considered where the Council can make a return on investment;**
 - **where new sources of external funding/grants become available, the programme will be revisited;**
 - **all schemes will be subject to an independent internal 'Gateway review process';**
- (4) note the potential funding required as set out in paragraph 4.5 of the report, which includes £230.480 million of additional borrowing and the potential annual return of £20 million required to fund the associated borrowing;**

- (5) **note the following associated risks of the proposed investments:**
- **a 52% increase in the authority's borrowing over the next five years;**
 - **exposure to interest rate changes. A 0.5% increase in interest rates will increase the cost of borrowing by c£0.700 million per annum;**
 - **major schemes have a long pay back period which will require the use of reserves in the early years to fund short term deficits in business plans;**
 - **the cost of feasibility studies are all undertaken at risk;**
 - **schemes may not cover their costs or make the desired return.**

31 EXCLUSION OF THE PUBLIC

The Board decided to exclude the public from the meeting during consideration of the remaining agenda item in accordance with Section 100A(4) of the Local Government Act 1972 on that basis that, having regard to all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

32 SALE OF 14 -16 HOUNDS GATE, NOTTINGHAM, NG1 7BA - KEY DECISION - EXEMPT APPENDIX

The Board considered the exempt appendix to the Deputy Leader/Portfolio Holder for Resources and Neighbourhood Regeneration's report.

RESOLVED to note the information contained within the appendix.

Reasons for decisions

As detailed in the report.

Other options considered

As detailed in the report.

33 CAPITAL PROGRAMME UPDATE 2014/15 - 2018/19 - KEY DECISION - EXEMPT APPENDICES

The Board considered the exempt appendices to the Deputy Leader/Portfolio Holder for Resources and Neighbourhood Regeneration's report.

RESOLVED to note the information contained within the appendices.

Reasons for decisions

As detailed in the report.

Other options considered

As detailed in the report.

EXECUTIVE BOARD – 16 SEPTEMBER 2014

Subject:	REVIEW OF 2014/15 REVENUE AND CAPITAL BUDGETS AT 30 JUNE 2014 (QUARTER 1)		
Corporate Director(s)/ Director(s):	Glen O'Connell, Acting Corporate Director for Resources		
Portfolio Holder(s):	Councillor Graham Chapman, Deputy Leader/Portfolio Holder for Resources and Neighbourhood Regeneration		
Report author and contact details:	Geoff Walker, Acting Director of Strategic Finance 0115 8763740 geoff.walker@nottinghamcity.gov.uk		
Key Decision	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Subject to call-in <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Reasons: <input type="checkbox"/> Expenditure <input type="checkbox"/> Income <input type="checkbox"/> Savings of £1,000,000 or more taking account of the overall impact of the decision	<input type="checkbox"/> Revenue <input type="checkbox"/> Capital		
Significant impact on communities living or working in two or more wards in the City	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Total value of the decision: Nil			
Wards affected: All	Date of consultation with Portfolio Holder(s): Throughout April – June 2014		
Relevant Council Plan Strategic Priority:			
Cutting unemployment by a quarter	<input checked="" type="checkbox"/>		
Cut crime and anti-social behaviour	<input checked="" type="checkbox"/>		
Ensure more school leavers get a job, training or further education than any other City	<input checked="" type="checkbox"/>		
Your neighbourhood as clean as the City Centre	<input checked="" type="checkbox"/>		
Help keep your energy bills down	<input checked="" type="checkbox"/>		
Good access to public transport	<input checked="" type="checkbox"/>		
Nottingham has a good mix of housing	<input checked="" type="checkbox"/>		
Nottingham is a good place to do business, invest and create jobs	<input checked="" type="checkbox"/>		
Nottingham offers a wide range of leisure activities, parks and sporting events	<input checked="" type="checkbox"/>		
Support early intervention activities	<input checked="" type="checkbox"/>		
Deliver effective, value for money services to our citizens	<input checked="" type="checkbox"/>		
Summary of issues (including benefits to citizens/service users):			
This report provides an up to date assessment of the Council's current and forecast year end financial position for the General Fund revenue account, Capital Programme and the Housing Revenue Account (HRA) based on activity to the end of June 2014. Overall, the position shows only minor variations from approved budgets.			
Strong financial planning and management are essential in the Council's work to commission, enable and provide value for money services to citizens to deliver corporate priorities.			
Exempt information:			
None			
Recommendation(s):			
1 To note:			
a) the overall current (medium case) forecast net overspend of £0.640m, as set out in paragraph 2.2 and Appendix A;			
b) the management action being taken to control the identified cost pressures across services, as set out in Appendix B;			
c) the progress on the implementation of cost reductions, invest to saves, pressures and income generation, as set out in paragraph 2.5;			
d) the forecast working balance of £4.000m on the HRA, as set out in paragraph 2.7;			
e) the forecast position on the Capital Programme, as set out in paragraph 2.9;			
f) the Capital Programme projections at Quarter 1, as set out in paragraph 2.9;			

	g) the additions to the Capital Programme listed in Appendix E; h) the variations to the Capital Programme listed in Appendix F; i) the refreshed Capital Programme, including schemes in development, and the unallocated resources of £8.262m, as set out in paragraph 2.9 (tables 7, 8 and 9).
2	To approve the movements of resources set out in paragraph 2.6 and Appendix D.
3	To note and endorse the allocations from the corporate contingency as set out in paragraph 2.4.

1 REASONS FOR RECOMMENDATIONS

- 1.1 It enables formal monitoring of progress against the 2014/15 budget and the impact of actual and planned management action.
- 1.2 The approval for virements of budgets is required by corporate financial procedures.

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

2.1 The 2014/15 revenue budget was approved by City Council in March 2014. This periodic report summarises the current assessment of the Council's forecast outturn of the General Fund and HRA. Some report tables may not sum exactly due to rounding.

2.2 **General Fund Revenue**

Forecasting is risk-based, reflecting the diverse nature of the Council's activities and the wide range of issues impacting on the financial position. **Table 1A** shows the current forecast using best, medium and worst case scenarios and is based on the ledger position as at 30 June 2014 updated for known factors. **Appendix A** provides more detail and **Appendix B** explains the main variances.

OUTTURN 2013/14 £m ¹	PORTFOLIO	(UNDER) / OVER SPEND		
		BEST £m	MEDIUM £m	WORST £m
(0.063)	Adults, Commissioning and Health	0.000	0.000	0.000
(0.906)	Children's Services	0.000	0.000	0.000
0.074	Community Safety, Housing and Voluntary Sector	(0.260)	0.000	0.155
(0.374)	Community Services	(0.250)	0.000	0.200
(0.259)	Energy and Sustainability	(0.100)	0.000	0.000
(0.018)	Jobs and Growth	0.000	0.000	0.030
(0.151)	Leisure and Culture	(0.170)	0.080	0.305
0.189	Planning and Transportation	(0.350)	0.000	0.018
(0.083)	Resources and Neighbourhood Regeneration	0.350	0.560	2.022
(0.337)	Strategic Regeneration and Schools	0.000	0.000	0.000
(1.928)	TOTAL PORTFOLIOS	(0.780)	0.640	2.730
(0.701)	Corporate budgets	0.000	0.000	0.000
(2.629)	NET COUNCIL POSITION	(0.780)	0.640	2.730
Change – best to medium		1.420		
Change – medium to worst		2.090		

Notes 1: outturn before carry forwards 2. Figures in brackets are underspends

2.3 General Reserves

These provide a financial safety net to cover above-budget costs during the year. **Table 1B** shows the potential impact of the current forecast outturn on general reserves. Underspends increase reserves and overspends decrease them.

TABLE 1B: POTENTIAL IMPACT ON GENERAL RESERVES	
ITEM	£m
Balance at 01.04.14	9.600
Increase in Reserves to best case	0.780
Estimated Reserves at 31.03.15 (best case)	10.380
Decrease in Reserves to medium case	(0.640)
Estimated Reserves at 31.03.15 (medium case)	8.960
Decrease in Reserves to worst case	(2.730)
Estimated Reserves at 31.03.15 (worst case)	6.870

The minimum level of opening reserves for 2014/15 was set at **£9.500m**. If general reserves fall below the minimum defined level, the shortfall has to be replenished when setting the budget for the following year. The recommended minimum level for next year will be advised by the Chief Finance Officer (CFO) based on the prevailing risk assessment of the financial position at that time.

Given the very challenging outlook for the medium term, officers are being advised to secure as many efficiency savings as possible in the current year and to likewise optimise income in order to support the Council's work in the future.

2.4 Corporate Contingency

This enables management of the financial impact of issues that were not reflected when the budget was set. It is allocated under the delegated authority of the CFO in consultation with the Deputy Leader using designated criteria. Services are required to accommodate unforeseen expenditure and/or income shortfalls from within their cash limited budgets, only seeking allocations where this is proven to be impossible. Contingency is **£2.151m** in 2014/15 and **Table 3** shows the allocations approved by the CFO and Deputy Leader up to the date of despatch of this report:

TABLE 3: CONTINGENCY ALLOCATED IN 2014/15	
Item	Amount £m
To support activities relating to the delivery of the International Strategy	0.010
Increased capacity in Information Governance	0.052
Nottingham Pride – contribution to operating costs	0.006
Notts TV - airtime	0.019
Nottingham Carnival Trust	0.005
TOTAL	0.092

This leaves a remaining balance of **£2.059m**, although there are several pending applications.

2.5 **Cost reductions, income generation, pressures and invest to saves (also known as 'Strategic Choices')**

Cost Reductions

Table 4A summarises achievement by portfolio in implementing budgeted cost reductions of **£7.745m**. At this stage all are expected to be achieved.

TABLE 4A: COST REDUCTIONS						
PORTFOLIO	2014/15 Total £m	Position at 30.06.14 £m	Not expected to be achieved		Anticipated year end position	
			£m	%	£m	%
Adults, Commissioning and Health	(0.278)	(0.070)	0.000	0.00	(0.278)	100.00
Children's Services	(0.982)	(0.245)	0.000	0.00	(0.982)	100.00
Community Safety, Housing and Voluntary Sector	(0.678)	(0.170)	0.000	0.00	(0.678)	100.00
Energy and Sustainability	(0.024)	(0.006)	0.000	0.00	(0.024)	100.00
Jobs and Growth	(0.335)	(0.084)	0.000	0.00	(0.335)	100.00
Leisure and Culture	(0.361)	(0.126)	0.000	0.00	(0.361)	100.00
Planning and Transportation	(0.285)	(0.050)	0.000	0.00	(0.285)	100.00
Resources and Neighbourhood Regeneration	(4.802)	(2.554)	0.000	0.00	(4.802)	100.00
TOTAL	(7.745)	(3.304)	0.000	0.00	(7.745)	100.00

Investments

Table 4B shows that all projects are expected to be achieved in 2014/15.

TABLE 4B: INVESTMENTS					
PORTFOLIO	2014/15 TOTAL £m	Position at 30.06.14 £m	Not expected to be achieved		Anticipated year end position
			£m	%	£m
Adults, Commissioning and Health	0.250	0.063	0.000	0.00	0.250
Community Safety, Housing and Voluntary Sector	0.406	0.102	0.000	0.00	0.406
TOTAL	0.656	0.164	0.000	0.00	0.656

Big Tickets

Table 4C summarises by portfolio progress made on implementing Big Ticket items totalling **£14.874m**. At this stage **£0.550m** (3.70%) is not expected to be achieved.

TABLE 4C: BIG TICKETS					
PORTFOLIO	2014/15 Total £m	Position at 30.06.14 £m	Not expected to be achieved		Anticipated year end position £m
			£m	%	
Adults, Commissioning and Health	(6.893)	(1.723)	0.000	0.00	(6.893)
Children's Services	(1.386)	(0.347)	0.000	0.00	(1.386)
Community Services	(0.370)	(0.093)	0.000	0.00	(0.370)
Energy and Sustainability	(1.900)	(0.475)	0.000	0.00	(1.900)

Leisure and Culture	(0.825)	(0.206)	0.000	0.00	(0.825)
Planning and Transportation	(1.758)	(0.440)	0.000	0.00	(1.758)
Resources and Neighbourhood Regeneration	(1.742)	1.113	0.550	31.58	(1.192)
TOTAL	(14.874)	(2.170)	0.550	3.70	(14.324)

Pressures

£2.510m of pressures are included within the 2014/15 budget. **Table 4D** shows that all are expected to be used by 31 March 2015.

TABLE 4D: PRESSURES					
PORTFOLIO	2014/15 Total £m	Position at 30.06.14 £m	To be used		Anticipated year end position £m
			£m	%	
Adults, Commissioning and Health	1.614	0.404	1.211	75.00	1.614
Children's Services	0.750	0.188	0.563	75.00	0.750
Resources and Neighbourhood Regeneration	0.146	0.125	0.021	14.54	0.146
TOTAL	2.510	0.716	1.794	71.48	2.510

2.6 Movement of Resources

Transfers of services between directorates and/or portfolios are reflected within the monitoring figures. Some transfers are before the change in Executive arrangements approved at Council in May so refer to previous portfolios that were in force until then. These movements of resources now require approval and are detailed in **Appendix D**.

2.7 HRA Budget

The HRA budget was approved by City Council in March 2014 and budgeted for a working balance of **£4.045m** brought forward at 31 March 2014 and closing balance of **£4.000m** at 31 March 2015. The working balance acts as a contingency to cover unexpected significant expenditure or loss of income.

Working Balance Brought Forward - increase of £0.809m

The actual position of the Working Balance carried forward from 2013-14 was **£4.854m**, which is an increase of **£0.809m** from that reported in the Budget. This was due to slippage in the capital programme, details of which were set out in the outturn report considered by Executive Board in June 2014.

Direct Revenue Finance: increase of £0.809m

The increase in the working balance is applied as Direct Revenue Financing, reflecting slippage in the capital programme from 2013-14.

Table 5 shows the revised working balance at 31 March 2015.

Table 5: HOUSING REVENUE ACCOUNT WORKING BALANCE	
Estimated balance at 31 March 2015	£m 4.000
Add	
Increased working balance b/f 2013/14	0.809
	4.809
Less	

Increased Direct Revenue Finance	(0.809)
Revised working balance 2014/15	4.000

2.8 Debtors Monitoring (Appendix C)

Housing Rents

The Q1 collection of Housing Rents (97.58%) is negligibly behind the quarterly target of 97.90%.

Council Tax

At 26.20% for Q1, Council Tax in year collection is marginally behind target.

National Non- Domestic Rates (NNDR)

At 27.90% for Q1, NNDR collection is slightly behind target. A change in legislation, however, from 1 April 2014 means that the Council now offers the facility to pay by 12 monthly instalments, rather than 10. This option has been taken up by a number of large accounts which has and will continue to impact upon monthly collection.

Sundry Income

The Q1 collection figure of 84.00% is higher than the corresponding figure from last year (79.89%).

Adult Residential Services

The Q1 collection rate of 95.90%, whilst being lower than the 97.50% target, is higher than the Q1 2013/14 figure of 93.32%.

Estates Rents

The Q1 collection rate of 96.84%, whilst being lower than the 97.50% target, is higher than the Q1 2013/14 figure of 96.05%.

2.9 Capital Programme update

The outturn report stated an updated overall capital programme for 2013/14 of **£325.035m**. General Fund schemes have since been approved totalling **£6.070m**, of which **£4.605m** are approvals arising out of the Investment Strategy. In addition a number of movements due to re-phasing of priorities and schemes have arisen in Public Sector Housing of **£3.498m**; this equates to net approvals of **£2.572m** in 2014/15. Identified variances include net slippage of **£14.830m** and other variances totalling **£3.605m**.

Table 6 shows the revised programme for each block; taking into account the additions, and other variances, the overall forecast for 2014/15 is **£296.824m**. Actual spend for quarter one is **£25.263m** which overall is **8.5%** of the forecast outturn.

Block	Outturn at 31/03/14 £m	New Approvals £m	Slippage etc £m	Other £m	Forecast Outturn £m	Actual Spend £m
Public Sector Housing	84.392	(3.498)	(13.037)	0.689	68.546	7.448
Local Transport Plan	35.404	0.000	(1.396)	(3.821)	30.187	4.195
Education/	18.831	1.319	(0.450)	0.006	19.706	2.342

Building Schools for the Future (BSF)						
All Other Services	186.408	4.751	(12.984)	0.210	178.385	11.278
Total	325.035	2.572	(27.867)	(2.916)	296.824	25.263

New Approvals 2014/15

Scheme amendments and additions of **£6.070m** have been approved and included in the programme for 2014/15. In addition **£11.743m** and **£1.110m** of additions have been included for 2015/16 and 2016/17 respectively.

Details of significant approvals are listed below:

Additions for Education/BSF include:

£0.805m for 2 year olds Expansion Programme - this scheme will allow the Council to deliver its statutory duty to expand the provision of free early education to 2 year olds in educational settings. The scheme is funded by a Department for Education capital grant.

Additions for other services include:

£1.100m for Hazel Hill - this project involves the construction of extra care accommodation on the Hazel Hill site. Extra care accommodation allows older people to live independently in a quality environment with services that are flexible to a person's needs. The project addresses Council priorities to improve the quality and mix of housing available in Nottingham. The scheme is funded through the Adult's Social Care Capital Grant and New Homes Bonus.

£3.623m for Highfields Park Refurbishment - this scheme is to restore and improve the structure and infrastructure of Highfields Park to ensure a space that is sustainably managed for future generations. This is in line with the Council's Breathing Space Strategy 2010-20 aim to develop better quality, sustainable, open and green spaces that are accessible and inviting to use. Capital cost of the scheme for 2014/15 is £0.623m with the majority funded by the Heritage and Big Parks for People Fund.

£1.490m for Works to the Council House - two schemes have been approved to ensure that the Council House complies with all statutory legislation and is kept in a manner befitting its listed status and position as key public building. 2014/15 costs are £0.330m for repairs to the heating system and £0.425m to carry out works identified by the fire risk assessment. Total capital costs of the schemes are £1.490m over three years; provision for these schemes was identified in the Capital Programme as part of the Investment Strategy.

£3.229m for Strelley Road Neighbourhood Joint Service Centre (JSC) - this scheme will provide high quality housing, together with a neighbourhood joint service centre. It builds on the success of other JSCs within the City and meets the objectives of the Council's Citizen Programmes. Capital cost for 2014/15 is £0.400m funded by provision in the programme identified as part of the Investment Strategy.

A complete list of additions to the Capital Programme is attached at **Appendix E**.

The programme has also been amended to include the following:

Slippage

Overall slippage to the programme is **£27.867m** due to the following:

Public Sector Housing Programme - **£13.037m** slippage identified in quarter 1 on a range of works to be carried out on Public Housing. This includes **£2.000m** of slippage on British Iron and Steel Frame (BISF) house upgrades / External Wall Insulation re-phased into 2015/16 and **£1.776m** of slippage on re-housing costs.

Local Transport Programme – **£1.396m** slippage due to the re-phasing of the Creative Quarter Schemes over the life of the project.

Slippage on other services includes:

The disability facilities grant has slipped by **£0.911m**. This scheme is currently being reviewed in order to ascertain the likely spend in 2014/15.

NET lines 2/3 identified slippage of **£9.445m**. This whole programme has been re-programmed and re-phased with the majority of the slippage relating to land acquisition and other costs associated with the delay.

Other Changes

Other changes to the programme include a **£3.000m** adjustment to the final outturn figure for the Station Hub project, matched by a corresponding reduction in prudential borrowing.

A complete list of variances are shown in **Appendix F**.

Table 7 shows the current overall position of the Public Sector Housing programme.

TABLE 7 : PUBLIC SECTOR HOUSING - CAPITAL PROGRAMME AND RESOURCES						
	2014/15 £m	2015/16 £m	2016/17 £m	2017/18 £m	2018/19 £m	Total £m
Public Sector Housing Programme	68.546	62.636	38.110	36.940	38.604	244.836
Total Programme	68.546	62.636	38.110	36.940	38.604	244.836
Resources Available						
Resources b/fwd	49.484	0.000	0.000	0.000	0.000	49.484
Unsupported Borrowing	0.000	0.000	0.000	6.000	9.000	15.000
Grants and Contribution	44.077	29.211	29.391	29.001	29.001	160.681
Internal Funds / Revenue	6.781	6.185	7.841	8.076	8.319	37.202
Capital Receipts secured	0.535	0.000	0.000	0.000	0.000	0.535
Subtotal Resources	100.877	35.396	37.232	43.077	46.320	262.902
Capital Receipts Unsecured	3.760	2.460	0.450	0.000	0.000	6.670
Total Resources	104.637	37.856	37.682	43.077	46.320	269.572
Future commitment to maintaining						21.214

decency						
Cumulative (Surplus)/Shortfall	(36.091)	(11.311)	(10.883)	(17.020)	(24.736)	(3.522)

The overall programme is balanced showing a total surplus of **£3.522m** and any surplus that arises will be reinvested to deliver priorities outlined in the Housing Revenue Business Plan.

Table 8 shows the current overall position of General Fund programme totals and estimated resources.

TABLE 8 : GENERAL FUND CAPITAL PROGRAMME						
	2014/15	2015/16	2016/17	2017/18	2018/19	Total
	£m	£m	£m	£m	£m	£m
Local Transport Programme	30.187	18.991	6.815	5.640	0.000	61.633
Education / BSF	19.706	9.728	5.647	0.000	0.000	35.081
Other Services:	178.385	50.363	22.356	11.851	21.783	284.738
Total Programme	228.278	79.082	34.818	17.491	21.783	381.452
Resources						
Resources b/fwd	26.318	0.000	0.000	0.000	0.000	26.318
Prudential Borrowing	152.728	29.666	19.045	6.186	5.085	212.710
Grants and Contribution	41.229	36.285	14.632	9.930	12.344	114.420
Internal Funds / Revenue	13.349	2.495	0.264	1.210	3.144	20.462
Secured Capital Receipts	1.119	0.000	0.000	0.000	0.000	1.119
Subtotal Resources	234.743	68.446	33.941	17.326	20.573	375.029
Capital Receipts Unsecured	9.820	5.898	2.070	1.100	1.395	20.283
Total Resources	244.563	74.344	36.011	18.426	21.968	395.312
Cumulative (Surplus)/Shortfall	(16.285)	(11.547)	(12.740)	(13.675)	(13.860)	(13.860)

Table 8 shows the current position of fully approved schemes; there are also a number of schemes in development which were presented to Executive Board in July which have arisen out of the investment strategy. Table 9 below outlines the programmes which are at various stages pending business cases and further approval.

TABLE 9: SCHEMES IN DEVELOPMENT PENDING BUSINESS CASE						
Description	2014/15	2015/16	2016/17	2017/18	2018/19	Total
	£m	£m	£m	£m	£m	£m
Strategic Regeneration Board Schemes	5.943	51.028	53.028	0.000	37.000	147.000
Other Capital Programme	21.761	33.775	55.300	48.800	0.800	160.436
Total Schemes in Development	27.704	84.803	108.328	48.800	37.800	307.436
Resources						
Prudential Borrowing	17.608	70.300	94.628	43.850	3.600	229.986
Grants and Contribution	4.960	11.520	12.250	4.000	30.000	62.730
Reserves and other	0.000	1.400	1.400	1.400	1.400	5.600

Contributions						
Total Resources	22.568	83.220	108.278	49.250	35.000	298.316
Net Position (surplus)/shortfall	5.136	1.583	0.050	(0.450)	2.800	9.120
General Fund Cumulative (surplus)/shortfall	(16.285)	(11.547)	(12.740)	(13.675)	(13.860)	(13.860)
Overall Cumulative (surplus)/shortfall	(11.149)	(4.828)	(5.970)	(7.355)	(4.740)	(4.740)

The overall funding surplus is predicted to be **£4.740m** which includes a prudent view of unsecured capital receipts of **£20.283m**.

Whilst we have estimated capital receipts over the next five years to be in the region of **£20.283m** (based on a prudent view) variations in market conditions could result in fluctuations. It should be noted that sales may slip into future years, subsequently it may be necessary to increase prudential borrowing to cover the gap until sales materialise; this in turn increases the Council's risk.

We currently, and will continue to, work in conjunction with the property department in order to monitor capital receipts closely and capture any likely fluctuations.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 No other options were considered as the Council is required to ensure that, at a corporate level, expenditure and income are kept within approved budget levels and this report sets out how this is being managed.

4 FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY/VAT)

- 4.1 Financial implications appear throughout the report.
- 4.2 The financial plans and budgets support delivery of the Council Plan. Monitoring the financial position in parallel with service plan activity helps to ensure the delivery of corporate priorities. The Council has developed a robust approach to providing value for money and efficiency savings to support the delivery of the Council Plan and the Medium Term Financial Strategy.

5 RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS AND CRIME AND DISORDER ACT IMPLICATIONS)

- 5.1 Continuous review and management of the budget and associated performance issues mitigate the risk of not achieving corporate priorities.

6 SOCIAL VALUE CONSIDERATIONS

- 6.1 None

7 REGARD TO THE NHS CONSTITUTION

- 7.1 Not applicable

8 EQUALITY IMPACT ASSESSMENT (EIA)

Has the equality impact been assessed?

- (a) not needed (report does not contain proposals for new or changing policies, services or functions, financial decisions or decisions about implementation of policies development outside the Council)
- (b) No
- (c) Yes – Equality Impact Assessment attached

9 LIST OF BACKGROUND PAPERS RELIED UPON IN WRITING THIS REPORT (NOT INCLUDING PUBLISHED DOCUMENTS OR CONFIDENTIAL OR EXEMPT INFORMATION)

9.1 None.

10 PUBLISHED DOCUMENTS REFERRED TO IN THIS REPORT

10.1 Medium Term Financial Plan 2014/15 - 2016/17 - Executive Board 25 February 2014.

11 OTHER COLLEAGUES WHO HAVE PROVIDED INPUT

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BUDGET MONITORING 2014/15 - PERIOD 3 (JUNE 2014) £m

	POSITION TO 30 JUNE 2014				YEAR END PROJECTION					
	Updated Estimate	Profiled Estimate	Actual	Variance	Est'd Outturn (BEST CASE)	Est'd Outturn (MEDIUM)	Est'd Outturn (WORST CASE)	Variance (under)/over to BEST CASE	Variance (under)/over to MEDIUM	Variance (under)/over to WORST CASE
PORTFOLIO	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m
Adults, Commissioning & Health	96.917	31.047	27.243	(3.804)	96.917	96.917	96.917	0.000	0.000	0.000
Children's Services	55.235	13.807	(0.668)	(14.476)	55.235	55.235	55.235	0.000	0.000	0.000
Community Safety, Housing & Voluntary Sector	13.982	3.995	(0.209)	(4.204)	13.722	13.982	14.137	(0.260)	0.000	0.155
Community Services	10.984	2.718	4.120	1.402	10.734	10.984	11.184	(0.250)	0.000	0.200
Energy & Sustainability	6.230	1.557	(3.666)	(5.223)	6.130	6.230	6.230	(0.100)	0.000	0.000
Jobs & Growth	3.989	1.187	(3.716)	(4.902)	3.989	3.989	4.019	0.000	0.000	0.030
Leisure & Culture	11.612	2.898	(2.519)	(5.416)	11.442	11.692	11.917	(0.170)	0.080	0.305
Planning & Transportation	13.122	3.507	(9.014)	(12.521)	12.772	13.122	13.140	(0.350)	0.000	0.018
Resources & Neighbourhood Regenrn	31.142	7.465	33.409	25.944	31.492	31.702	33.164	0.350	0.560	2.022
Strategic Regeneration & Schools	0.244	0.142	(12.053)	(12.195)	0.244	0.244	0.244	0.000	0.000	0.000
Total Portfolios	243.456	68.325	32.929	(35.396)	242.676	244.096	246.186	(0.780)	0.640	2.730

	POSITION TO 30 JUNE 2014				YEAR END PROJECTION					
	Updated Estimate	Profiled Estimate	Actual	Variance	Est'd Outturn (BEST CASE)	Est'd Outturn (MEDIUM)	Est'd Outturn (WORST CASE)	Variance (under)/over to BEST CASE	Variance (under)/over to MEDIUM	Variance (under)/over to WORST CASE
	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m
CORPORATE ITEMS										
Housing Benefit Payments	0.675	0.169	0.000	(0.169)	0.675	0.675	0.675	0.000	0.000	0.000
IT Development Fund	3.553	0.888	0.000	(0.888)	3.553	3.553	3.553	0.000	0.000	0.000
Nottingham Express Transit	(19.528)	(4.882)	2.860	7.742	(19.528)	(19.528)	(19.528)	0.000	0.000	0.000
Reserves - Budgeted	4.744	1.186	0.013	(1.173)	4.744	4.744	4.744	0.000	0.000	0.000
Nottingham City Homes	(0.750)	(0.188)	0.000	0.188	(0.750)	(0.750)	(0.750)	0.000	0.000	0.000
Public Health Contribution	(3.578)	(0.894)	0.000	0.894	(3.578)	(3.578)	(3.578)	0.000	0.000	0.000
General Contingency	2.132	0.519	0.000	(0.519)	2.132	2.132	2.132	0.000	0.000	0.000
NCT Dividend	(0.500)	(0.125)	0.000	0.125	(0.500)	(0.500)	(0.500)	0.000	0.000	0.000
Treasury Management	50.591	12.648	2.398	(10.250)	50.591	50.591	50.591	0.000	0.000	0.000
Bus Ticket Proposals	(0.282)	(0.070)	0.000	0.070	(0.282)	(0.282)	(0.282)	0.000	0.000	0.000
Corp Cross-Cutting Savings	(0.819)	(0.205)	0.000	0.205	(0.819)	(0.819)	(0.819)	0.000	0.000	0.000
Food Defence Levy	0.090	0.023	0.070	0.048	0.090	0.090	0.090	0.000	0.000	0.000
Review Vol Sector Grants	(0.100)	(0.025)	0.000	0.025	(0.100)	(0.100)	(0.100)	0.000	0.000	0.000
Corp Item-Enviroenergy	(1.498)	(0.375)	0.000	0.375	(1.498)	(1.498)	(1.498)	0.000	0.000	0.000
Corp Item-Ice Centre	0.280	0.070	(0.002)	(0.072)	0.280	0.280	0.280	0.000	0.000	0.000
New Homes Bonus	(4.184)	(1.046)	(1.380)	(0.334)	(4.184)	(4.184)	(4.184)	0.000	0.000	0.000
Economic Development	1.559	0.390	0.000	(0.390)	1.559	1.559	1.559	0.000	0.000	0.000
Social Fund	0.000	0.000	(0.505)	(0.505)	0.000	0.000	0.000	0.000	0.000	0.000
Community Right to Bid	0.000	0.000	(0.016)	(0.016)	0.000	0.000	0.000	0.000	0.000	0.000
LGRR Adj (NHB)	(0.287)	(0.072)	0.000	0.072	(0.287)	(0.287)	(0.287)	0.000	0.000	0.000
100% Retained Bus.Rates	0.287	0.072	0.000	(0.072)	0.287	0.287	0.287	0.000	0.000	0.000
S31 Grant	(2.534)	(0.633)	0.000	0.633	(2.534)	(2.534)	(2.534)	0.000	0.000	0.000
Planned Maintenance	3.923	0.981	0.008	(0.973)	3.923	3.923	3.923	0.000	0.000	0.000
Sub Total	33.774	8.429	3.445	(4.984)	33.774	33.774	33.774	0.000	0.000	0.000
General Fund Total	277.230	76.755	36.374	(40.381)	276.450	277.870	279.960	(0.780)	0.640	2.730

Portfolio Variances (medium case)

Leisure and Culture Portfolio: Overall variance £80k ADVERSE

Leisure Management +£80k

Income shortfall pressure over and above what was already budgeted for as potential impact on visitor numbers decline due to disruption of tram works. No compensation from tram fund permitted.

Resources and Neighbourhood Regeneration Portfolio: Overall variance £0.560m ADVERSE

Quality and Commissioning +£0.550m

Within the Commercialisation Big Ticket there are savings attributable to the Corporate Procurement function of £0.350m net (£0.550m gross); these savings were assumed to be from contractual reductions. These savings have not yet been captured and work is being undertaken to establish the level of savings achieved and adjust budgets accordingly.

APPENDIX C

Debtors - Performance Review - Q1 2014-15		Q1 June
BVPI 66a - Housing Rent Collection (%) <i>(cumulative - current tenants only)</i>		
<i>(arrears + debit)</i>	Actual	97.58
	Target	97.90
	Last Year Actual 2013-14	96.25
BVPI 9 - Council Tax Collection (%)		
<i>(in year cumulative)</i>	Actual	26.20
	Target	27.30
	Last Year Actual 2013-14	27.10
BVPI 10 - NNDR Collection (%)		
<i>(in year cumulative)</i>	Actual	27.90
	Expected 6 year Average	30.50
	Last Year Actual 2013-14	31.70
Sundry Income Collection (%)		
<i>(12 month rolling average)</i>	Actual	84.00
	Target	99.00
	Last Year Actual 2013-14	79.89
Sundry Income Debtor Days -General		
	Actual	29.60
<i>(12 month rolling average)</i>	Target	23.00
	Last Year Actual 2013-14	29.20
Estates Rents Collection (%)		
	Actual	96.84
<i>(12 month rolling average)</i>	Target	97.50
	Last Year Actual 2013-14	96.05
Adult Residential Services Collection (%)		
	Actual	95.90
<i>(12 month rolling average)</i>	Target	97.50
	Last Year Actual 2013-14	93.32

VIREMENT 2014-15 REQUIRING EXECUTIVE BOARD APPROVAL

APPENDIX D

Details	Net Amount	Department		Portfolio	
	£m	From	To	From	To
Prior to change in Portfolio arrangements					
Public Health	0.000	Chief Executive	Children and Adults	within Adults and Health (ADH)	
Prevention, Reablement & Support Residential and Day Services	0.538	Community Services	Children and Adults	ADH	
Commercialism, Sales, Marketing and Development	0.007				
	0.932				
Post transfer (between Quality and Commissioning and Business Transformation)	0.038	within Children and Adults		Commissioning and Voluntary Sector (CVS)	ADH
Human Resources realignment	0.179	Resources	Children and Adults	Resources and Neighbourhood Regeneration (RNR)	ADH
	0.194				CVS
Post transfer (between Quality and Commissioning and Family Community Teams)	0.067	within Children and Adults		Children's Services (CHS)	CVS
Crime and Drugs Partnership	0.457	Community Services	Children and Adults	within Strategic Regeneration and Community Safety (SRCS)	

Details	Net Amount £m	Department		Portfolio	
		From	To	From	To
Prior to change in Portfolio arrangements					
Neighbourhood Services realignment	0.161 0.070 0.187	within Community Services		Energy and Sustainability (ESU) and RNR	Community Services (CYS) ADH Planning and Transportation (PLT)
Apprentices Programme	0.029	within Community Services		PLT	CYS
Neighbourhood Services (centralised training budget)	0.131 0.062 0.038	within Community Services		ESU PLT RNR	CYS
Area Committee Alignment	0.030	within Community Services		SRCS	CYS
Woolsthorpe Depot Budget	0.050	within Community Services		PLT	CYS
Trading Operations realignment	0.124	within Community Services		CYS	PLT
Willow Road Depot Costs	0.055	within Community Services		PLT	CYS
Realignment between Energy Services and Highways / Commercial Services	0.097	within Community Services		ESU	PLT
Realignment between Energy Services and Property Support Services	0.004	Resources	Community Services	RNR	ESU
Human Resources	4.758	Resources	Chief Executive	within RNR	
Realignment of Strategic Choices	0.015	Resources	Chief Executive	within RNR	
Corporate Procurement	0.120	Resources	Children and Adults	within RNR	
Customer Access Programme	0.229	Resources	Chief Executive	within RNR	
Core City's and Citizen Survey Realignment	0.034	Chief Executive	Resources	within RNR	

Details	Net Amount £m	Department		Portfolio	
		From	To	From	To
Prior to change in Portfolio arrangements					
Post transfer (between Legal and Democratic and Strategic Partnerships)	0.024	Resources	Chief Executive	within RNR	
Marketing and Communications, City Advertising, Strategic Partnerships and One Nottingham	2.114	Resources	Children and Adults	within RNR	
Estate Rents	0.001	Resources	Development and Growth	within RNR	
Realignments relating to change in Portfolio arrangements					
Quality and Commissioning	16.119	within Children and Adults		Community Safety, Housing and Voluntary Sector (CSHVS)	Adults, Commissioning and Health (ACH)
Community Centres	1.141	within Community Services		ACH	CSHVS
Children and Adults Directorates	0.422	within Children and Adults		CHS	Strategic Regeneration and Schools (SRS)
Family Community Teams (part)	0.456	within Children and Adults		CHS	SRS
Building Schools for the Future	0.192	within Development and Growth		CHS	SRS
Economic Development (part)	1.848	within Development and Growth		CHS	Jobs and Growth (JGR)
Economic Development (part)	0.238	within Development and Growth		RNR	JGR
Adaptations	0.023	within Development and Growth		RNR	CSHVS
Crime and Drugs Partnership	0.401	within Children and Adults		SRS	CSHVS

Details	Net Amount £m	Department		Portfolio	
		From	To	From	To
Community Cohesion	0.245	within Community Services		SRS	CSHVS
Service Improvement and Infrastructure	1.133				
Environmental Health and Trading Standards	2.763				
Neighbourhood Enforcement	3.340				
Rapid Response and Projects	0.822				
City Centre Operations	0.358				
Licensing Permits and Regulation	0.277				
Trading Operations (part)	1.379	within Community Services		RNR	CYS
Neighbourhood Operations (part)	0.878	within Community Services		RNR	CYS
Performance and Improvement (part)	0.219	within Community Services		PLT	CYS
Total	42.999				

CAPITAL PROGRAMME ADDITIONS					
Block	2014/15 £m	2015/16 £m	2016/17 £m	2017/18 £m	Total £m
Public Sector Housing					
Morley Court - Demolition	0.300	0.000	0.000	0.000	0.300
Morley Court - New Build	0.000	1.330	2.470	0.000	3.800
New Build - Unallocated	0.000	(3.508)	(0.292)	0.000	(3.800)
Demolitions - Unallocated	(0.300)	0.000	0.000	0.000	(0.300)
Victoria Centre - Roof repairs	0.000	0.479	0.000	0.000	0.479
Roof and Chimney Replacement	(0.329)	0.000	0.000	0.000	(0.329)
Externals (Properties)	(0.150)	0.000	0.000	0.000	(0.150)
Aspley JSC / Stepney Court - Demolition	(0.394)	0.000	0.000	0.000	(0.394)
Aspley JSC / Stepney Court - New Build	(0.912)	2.625	1.020	0.000	2.733
High Rise Sprinkler Systems	(0.127)	0.000	0.000	0.000	(0.127)
Modern Living	(0.086)	0.000	0.000	0.000	(0.086)
Rehousing Costs	0.000	(0.156)	0.000	0.000	(0.156)
No Fines / Solid Wall Insulation Scheme	(1.500)	(1.082)	0.000	0.000	(2.582)
Sneinton District Heating - Bentinck, Manvers and Kingston (BMK)	0.000	2.582	0.000	0.000	2.582
TOTAL - Public Sector Housing	(3.498)	2.270	3.198	0.000	1.970
Education / BSF					
Djanogly - Primary Spaces	0.050	0.000	0.000	0.000	0.050
Dunkirk Primary - Pupil Places	0.050	0.000	0.000	0.000	0.050
Glenbrook Primary - Pupil Places	0.050	0.000	0.000	0.000	0.050
Basic Grant Block Allocation	(0.150)	0.000	0.000	0.000	(0.150)
School Kitchens - Block Fund	(0.240)	0.000	0.000	0.000	(0.240)
School Kitchen Imps - Phase 1	0.240	0.000	0.000	0.000	0.240
School Kitchens - Block Fund	(0.241)	0.000	0.000	0.000	(0.241)
School Kitchen Imps - Phase 2	0.455	0.000	0.000	0.000	0.455
Heathfield Primary - Kitchen	0.200	0.000	0.000	0.000	0.200

Brocklewood Primary - Kitchen	0.100	0.000	0.000	0.000	0.100
TOTAL - Education / BSF	0.514	0.000	0.000	0.000	0.514
Other Services					
Adults and Health					
Hazel Hill Site - 70 Affordable Extra Care Units	1.100	0.000	0.000	0.000	1.100
Block Fund - Adult Social Care (Department of Health (DoH) Grant) 12/13	(0.029)	0.000	0.000	0.000	(0.029)
Block Fund - Adult Social Care (DoH Grant) 13/14	(0.433)	0.000	0.000	0.000	(0.433)
Block Fund - Adult Social Care (DoH Grant) 14/15	(0.138)	0.000	0.000	0.000	(0.138)
Meals at Home Kitchen Pod	(0.134)	0.000	0.000	0.000	(0.134)
Capacity Building - Technology for mobile working	0.046	0.000	0.000	0.000	0.046
Block Fund - Adult Social Care (DoH Grant) 14/15	(0.046)	0.000	0.000	0.000	(0.046)
Commissioning & Voluntary Sector					
Discretionary Grants - Age Concern	0.064	0.000	0.000	0.000	0.064
Stonebridge	(0.064)	0.000	0.000	0.000	(0.064)
Leisure and Culture					
Highfields Park Refurbishment	0.623	2.500	0.500	0.000	3.623
Resources and Neighbourhood Regeneration					
IT - Electoral Services Scanners	0.023	0.000	0.000	0.000	0.023
Ghurkha Kitchen-Lease Surrender	0.202	0.000	0.000	0.000	0.202
Demolition-Carmelite Premises	0.146	0.000	0.000	0.000	0.146
Demolition-Railway Arches	0.063	0.000	0.000	0.000	0.063
Acquisition of Hilton Buildings - Crocus Street	0.253	0.000	0.000	0.000	0.253
Acquisition of Hilton House - Waterway Street	0.381	0.000	0.000	0.000	0.381

Growing Places - Boots Site Road (loan)	0.500	6.000	0.500	0.000	7.000
Southglade Food park - Phase 2	(0.255)	1.728	0.000	0.000	1.473
Vacant Shops Scheme	0.100	0.000	0.000	0.000	0.100
Council House Improvements	0.330	0.550	0.000	0.000	0.880
Council House Fire Risks etc	0.425	0.075	0.110	0.000	0.610
IT – Special Query Language (SQL) Consolidation Project	0.174	0.000	0.000	0.000	0.174
TOTAL - Other Services	2.576	10.228	1.000	0.000	13.804
TOTAL ADDITIONS	0.397	12.498	4.198	0.000	17.093

Investment Strategy Schemes Moved to Capital Programme Quarter 1					
Scheme	2014/15 £m	2015/16 £m	2016/17 £m	2017/18 £m	Total £m
Education / BSF					
Nursery Places for 2 year olds	0.805	0.000	0.000	0.000	0.805
Other Services					
Cavendish Court (Health and Safety)	0.520	0.000	0.000	0.000	0.520
New Joint Service Centre - Strelley Road	0.400	0.490	0.000	0.000	0.890
Council House Improvements	0.330	0.550	0.000	0.000	0.880
Council House Fire Risks etc	0.425	0.075	0.110	0.000	0.610
Unlocking Loxley	0.150	0.000	0.000	0.000	0.150
Hyson Green Centre (Community Provision in Neighbourhoods Big Ticket)	0.350	0.400	0.000	0.000	0.750
Total Investment Strategy Schemes Moved to Capital Programme	2.980	1.515	0.110	0.000	4.605

OTHER VARIANCES

Slippage

Programme / Scheme	£m	Comments
Public Sector Housing		
BISF Upgrades / External Wall Insulation	(2.000)	Re-phased into 2015-2016 due to delays with the commencement of the scheme
Sneinton District Heating BMK	(0.500)	Re-phased into 2015-2016 due to delays with the commencement of the scheme
Woodthorpe and Winchester Combined Heat and Power (CHP)	(0.900)	Re-phased into 2015-2016 due to delays with the commencement of the scheme
Benedict Court Major Alterations	(0.280)	Re-phased into 2015-2016 due to delays with the commencement of the scheme
Carnforth Court Major Alterations	(0.224)	Re-phased into 2015-2016 due to delays with the commencement of the scheme
Estate / Area Impact Work	(0.481)	Re-phased whilst programme of works is developed
Newgate Court - Rehousing Costs	(0.524)	Re-phased into future years based on projected decommissioning timetable for this block
Lenton Garages - Demolition Costs	(0.406)	Re-phased into 2015-16 based on ongoing work with the Lenton demolition programme
Lenton New Build - Phase 1 (includes Independent Living Schemes)	(0.300)	New Build scheme re-phased due to revised project timetable
Lenton New Build - Phase 2 (includes Bungalows)	(1.200)	New Build scheme re-phased due to revised project timetable
Lenton - Section 106 Contribution	(0.250)	New Build scheme re-phased due to revised project timetable
Cranwell Road - Leaseholder Costs	(0.500)	Re-Phased into 2015-2016 based on projected number of leaseholder acquisitions
Cranwell Road - New Build	(1.000)	New Build scheme re-phased due to revised project timetable
Meadows Social Housing New Build	(1.000)	New Build scheme re-phased due to revised project timetable
Rehousing Costs - Block	(1.776)	Re-phased into future years based on projected decommissioning costs for the Demolition and Regeneration programme
Security and Council Tax Costs - Block	(0.269)	Re-phased into future years based on projected decommissioning costs

		for the Demolition and Regeneration programme
Denton Green - New Build	(0.270)	New Build scheme re-phased due to revised project timetable
Ragdale Road - New Build	(0.285)	New Build scheme re-phased due to revised project timetable
Meadowvale Road - New Build	(0.165)	New Build scheme re-phased due to revised project timetable
Acquisitions	(0.250)	Re-phased into future years based on projected Demolition and Regeneration programme
St Ann's Estate Action-Stonebridge Park (NCH)	(0.457)	Re-phased due to delays in the programme and the completion of a programme of works
Total - Public Sector Housing	(13.037)	
<u>Local Transport Programme</u>		
Creative Quarter Schemes	(1.396)	Re-phasing of whole programme has taken place
Total - Local Transport Plan	(1.396)	
<u>Education / Schools</u>		
Walter Halls - Replace Yr 5/6 Block	(0.450)	Scheme re-phased
Total - Education / Schools	(0.450)	
<u>Other Services</u>		
Children's Services		
Multi Agency Locality Team (MALT) 3 Child and Adolescent Mental Health Service (CAMHS) - Henry Whipple site	(0.021)	Minor re-phasing
My Place - Castle Gate Purchase / Improvements	(0.080)	Scheme re-phased
Youth Capital Plus - Green Lane - Phase 2	(0.270)	Scheme re-phased
Commissioning and Voluntary Sector		
Disabled Facilities Grants	(0.911)	Scheme is currently being reviewed in order to ascertain the likely spend in 2014/15
Community Services		
Area Capital Fund	(0.919)	Reviewed on monitoring
Planning and Transportation		

NET Project	(9.445)	Whole programme has been re-programmed and re-phased with the majority of the slippage relating to land acquisition and other costs associated with the delay
Vehicle Replacement Programme	(0.688)	Scheme re-phased
Strategic Regeneration		
Creative Catalyst - Dakeyne Street Factory Refurbishment	(0.663)	Re-phasing of whole programme has taken place
Broadmarsh Project Management	(0.150)	Delay in commencement of project management
Stronger Safer Communities Fund	(0.059)	
Total - Other Services	(13.206)	
TOTAL SLIPPAGE	(28.089)	
Acceleration		
Programme / Scheme	£m	Comments
Other Services		
Leisure and Culture		
Nottingham Castle - Heritage Lottery Fund (HLF) Scheme	0.200	Scheme commenced on allocation of funding
Strategic Regeneration		
Downtown (Sneinton Market) Project Management	0.022	Commencement of project management
Total - Other Services	0.222	
TOTAL ACCELERATION	0.222	
Savings		
Programme / Scheme	£m	Comments
Local Transport Programme		
Green Bus Funds 3/4/5	(0.387)	In year saving leads to corresponding increase in future periods; no change in total scheme cost.
Better Bus Area 1	(0.001)	Rounding
Total - Local Transport Programme	(0.388)	
Education / Schools		
BSF Wave 2 Schemes	(0.020)	Minor re-phasing
Total - Education / Schools	(0.020)	

All Other Services		
Resources and Neighbourhood Regeneration		
Acquired Property - Science Park	(0.037)	Reduction in associated costs
Planning and Transportation		
NET Project	(0.402)	Project adjustments between headings - corresponding increase in future years
Total - Other Services	(0.439)	
TOTAL SAVINGS	(0.847)	
Other Adjustments		
Programme / Schemes	£m	Comments
Public Sector Housing		
Empty Properties	0.659	Carry forward from outturn
Mortgage Protection	0.886	Carry forward from outturn
IT Development Programme	0.039	Carry forward from outturn
HRA Shop Investment Strategy	0.182	Carry forward from outturn
Office Improvements	0.200	Carry forward from outturn
Kingsthorpe/Kendale Demolition	0.099	Carry forward from outturn
Highcross Court Decommissioning	0.028	Carry forward from outturn
Decommissioning – Anthony Wharton Court	(1.400)	Added to unallocated Decommissioning / Demolitions in 15/16
Various Schemes	(0.004)	Rounding
Total - Public Sector Housing	0.689	
Local Transport Programme		
Station Hub	(3.000)	Adjustment of final reported Outturn figure (matched by reduction in prudential borrowing funding)

Creative Quarter	(0.482)	Adjustment of total spend in 13/14 causes reduction in programme 14/15 and beyond
Local Sustainable Transport Fund	0.551	Additional Funding from Sustrans and adjustment to Department for Transport (DfT) grant sum
Better Bus Areas 2	0.396	Additional Workplace Parking Levy (WPL) Funding
Local Transport Plan	(0.898)	Adjusted resources carried forward at outturn.
Total - Local Transport Programme	(3.433)	
<u>Education / Schools</u>		
Devolved Formula Capital	(0.079)	Reduced to level of grant
Firbeck Windows	0.016	Overspend in 13/14 - not to be corrected in 14/15
Access Improvements	0.089	Matched to level of Dedicated Schools Grant (DSG) funding
Total - Education / Schools	0.026	
<u>Other Services</u>		
Leisure and Culture		
Broxtowe Country Park	(0.001)	Rounding adjustment
Strategic Regeneration		
Downtown (Sneinton Market) and Creative Quarter	0.074	Delete Acquisition of the Market from scheme total - reductions in 15/16 and 16/17
Re-investment of Capital Receipts Block Fund	0.576	Provision increased to reflect anticipated receipts 14/15 (less schemes approved)
Total - Other Services	0.649	
TOTAL OTHER ADJUSTMENTS	(2.069)	

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EXECUTIVE BOARD – 16 SEPTEMBER 2014

Subject:	Nottingham Carbon Performance Report and Plan 2014		
Corporate Director(s)/ Director(s):	John Kelly, Corporate Director for Community Services Andy Vaughan, Strategic Director for Commercial and Neighbourhood Services		
Portfolio Holder(s):	Councillor Alan Clark, Portfolio Holder for Energy and Sustainability		
Report author and contact details:	Andy Whitley, Carbon Programme Officer 0115 8765650 andy.whitley@nottinghamcity.gov.uk		
Key Decision	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Subject to call-in <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Reasons: <input type="checkbox"/> Expenditure <input type="checkbox"/> Income <input type="checkbox"/> Savings of £1,000,000 or more taking account of the overall impact of the decision			<input type="checkbox"/> Revenue <input type="checkbox"/> Capital
Significant impact on communities living or working in two or more wards in the City			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total value of the decision: Nil			
Wards affected: All	Date of consultation with Portfolio Holder(s): 7 July 2014		
Relevant Council Plan Strategic Priority:			
Cutting unemployment by a quarter			<input type="checkbox"/>
Cut crime and anti-social behaviour			<input type="checkbox"/>
Ensure more school leavers get a job, training or further education than any other City			<input type="checkbox"/>
Your neighbourhood as clean as the City Centre			<input type="checkbox"/>
Help keep your energy bills down			<input checked="" type="checkbox"/>
Good access to public transport			<input type="checkbox"/>
Nottingham has a good mix of housing			<input type="checkbox"/>
Nottingham is a good place to do business, invest and create jobs			<input type="checkbox"/>
Nottingham offers a wide range of leisure activities, parks and sporting events			<input type="checkbox"/>
Support early intervention activities			<input type="checkbox"/>
Deliver effective, value for money services to our citizens			<input type="checkbox"/>
Summary of issues (including benefits to citizens/service users): Nottingham City Council is committed to help reduce the city's carbon dioxide (CO ₂) emissions and lead by example by reducing its own CO ₂ emissions under its direct control. Data is now available on a city wide basis for seven years from the baseline year of 2005. The data shows seven years of progress and this report summarises current performance against our targets using the latest available data. The current target for Council emissions lasts until 2016, and this report recommends that a new target be agreed to continue the drive to lower City Council emissions; agreeing a new target will result in a new Carbon Management Plan being published, and formulating a robust governance structure to ensure the target and the actions proposed are delivered.			
Exempt information: None			
Recommendation(s):			
1. To note and consider the carbon performance of the City and Council.			
2. To approve a new carbon reduction target for the City Council of 42% CO ₂ reduction by 2020 from a 2007-08 baseline.			

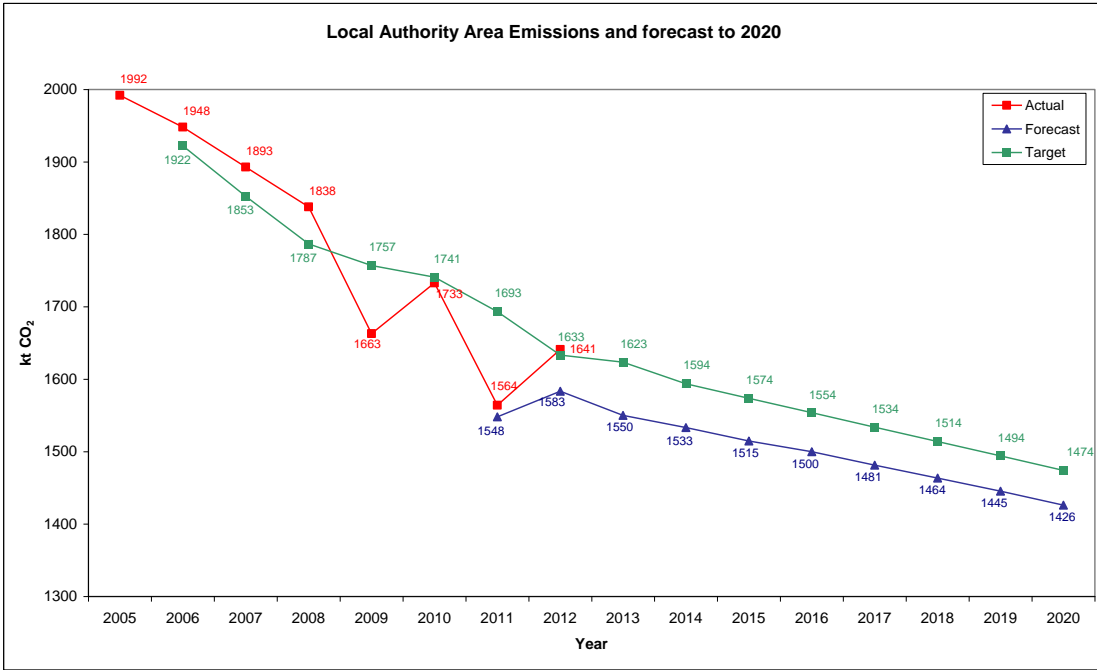
1 REASONS FOR RECOMMENDATIONS

- 1.1 The Council's target to reduce CO₂ emissions by 31% by 2016 has nearly expired, and a new target will maintain focus on energy efficiency activity. Continuing to focus on saving energy will not only lock in the savings that have already been achieved, but continue to build on these and improve the year on year position with regards to mitigating commodity price rises.
- 1.2 A continued focus on energy efficiency on a city wide and Council scale should be maintained to ensure the Council continues to deliver against its targets.

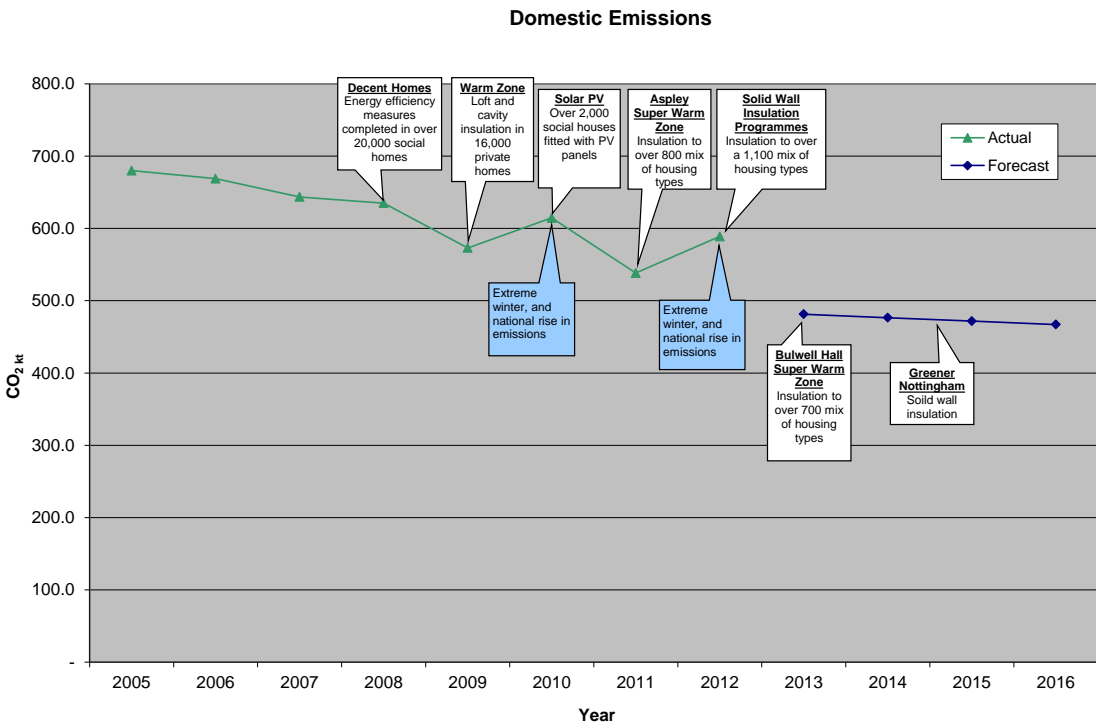
2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

- 2.1 Data for performance against our One Nottingham Sustainable Communities Strategy target of 26% CO₂ reduction by 2020 shows that total city wide CO₂ emissions have fallen by 18% in 2012 compared to the baseline year of 2005. The reductions in City CO₂ emissions represent avoided costs of £35m on domestic energy bills, or £300 per household on a like for like basis between 2005 and 2012.
- 2.2 Analysis also shows Council CO₂ emissions have reduced by 20% (28% including Waste Disposal activities) in the year 2013-14 from a baseline of 2007. The reduction in our CO₂ emissions from our property portfolio represents avoided costs of £2.6m in utility bills on a like for like basis between 2007 and 2014.
- 2.3 The Council's Sustainable Communities Strategy set a target of a 26% reduction in CO₂ emissions by 2020. This target is also the basis for the Council's Energy Strategy published in 2010, which contains actions to reduce the commercial sector's and citizens' reliance on grid supplied energy.
- 2.4 The activity undertaken by the Council and its partners has, to date, provided an estimated £35m in cost avoidance to citizens since 2005. Previous and planned activity means we remain on target to hit our carbon reduction target by 2020.
- 2.5 The Council's activity focused on lowering its own CO₂ and costs has resulted in a cumulated £2.6m saving on the City Council's energy bill since 2007.
- 2.6 These results point to the success of activity both in the Council and across the city by the City Council and our partners.
- 2.7 These successes have helped to keep energy costs down, but nearly all forecasts point to increasing pressure on household finances and Council utility bills in the future. The Committee on Climate Change has forecast an 18% increase in energy bills by 2020, which, based on current energy consumption would equate to a domestic fuel bill increase of £207 per property rise by 2020 and Council's energy costs rising by £1.6m.
- 2.8 In 2005, the City's total domestic energy bill was £122m and by 2012, this had risen to £140m¹. Over the same period, 40,000 energy efficiency interventions were carried out to social and private sector properties. Without these interventions the total domestic energy bill would have been an estimated £35m higher. Instead this money has been kept in the local economy and has led to other benefits such as reduction in fuel poverty, improved health, and improved conditions of our housing stock.

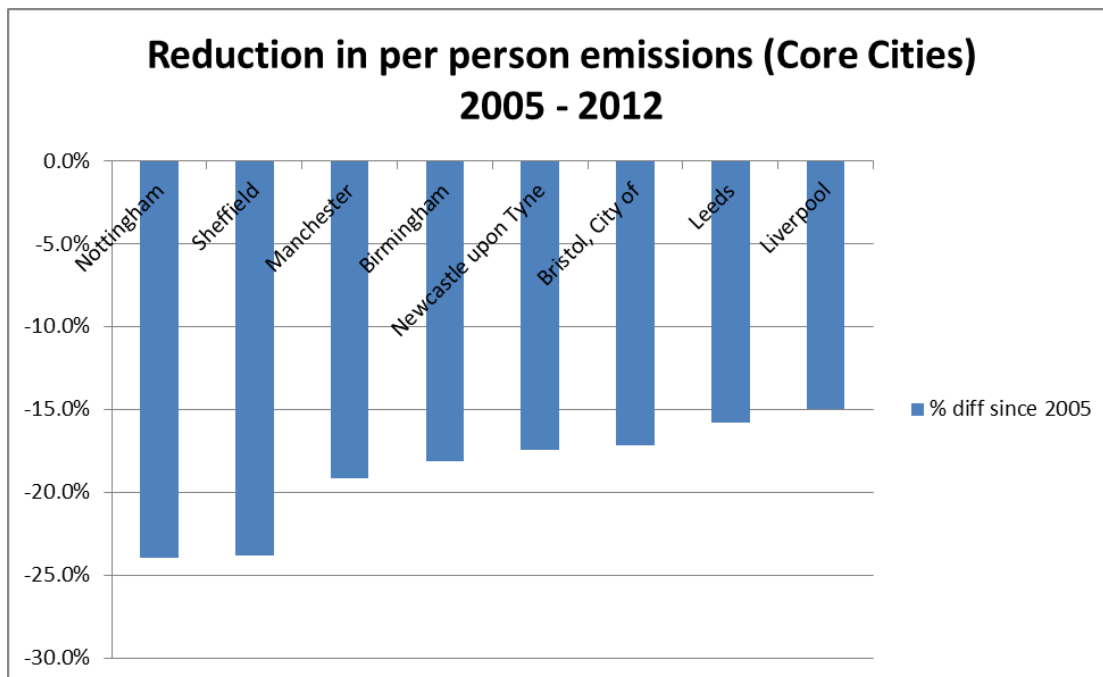
¹ DECC data, Sub National Energy Estimates 2005-2012



2.9 The above graph shows Nottingham's CO₂ emissions performance since 2005 are supplied by the Department of Energy and Climate Change (DECC) on an annual basis, with a two year data lag. These show the excellent progress the Council has made to reduce its carbon emissions by 18%. The graph below details the 40,000 measures the Council has installed on its social/private housing since 2008, which have contributed to the performance achieved.



2.10 Analysis shows that setting and achieving a 42% CO₂ emissions reduction target by 2020 would represent a cost avoidance purely in terms of council energy costs of an estimated cumulative £8m or CO₂ savings of 20,000 tonnes.

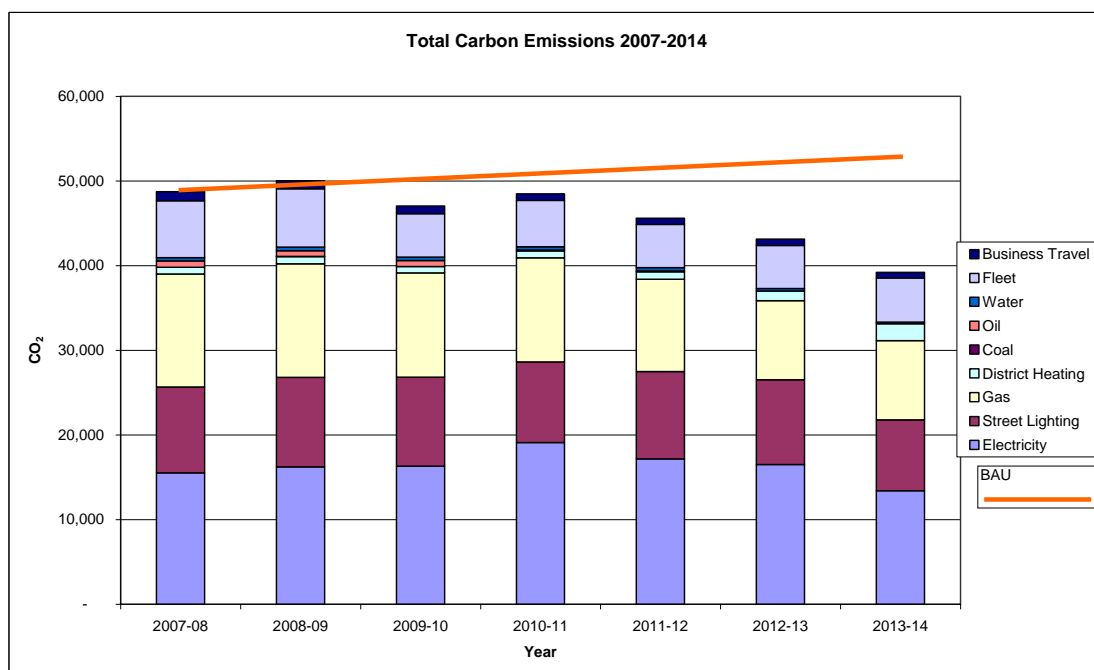


2.11 Nottingham performs very well when compared to other Core Cities. It has the lowest total carbon emissions of all Core Cities, and the second highest reduction since the baseline year of 2005. It has the highest level per capita CO₂ reductions of all the Core Cities. Using DECC future energy estimates it is projected that City CO₂ emissions will fall to 28% of the 2005 baseline by 2020.

2.12 The Council's first Carbon Management Plan was published in April 2009 using a 2007-08 baseline. The initial target was a 30% reduction target by 2016, which was then revised to 31% in 2011.

2.13 Analysis of the Council's performance against its targets initially shows a flat line at around 48,000 tonnes of CO₂ for the first three years of monitoring until Energy Services was established in 2010. Since 2010-11, carbon emissions have reduced by 19%, with an average of 2,300 tonnes each year. This is despite an increase in properties between 2009-2012. This increase is identified as the time when the Council still occupied offices and were moving staff into Loxley House.

2.14 If the Council continue the current trend in emissions reductions with an equivalent level of investment it is forecast that the Council will achieve a 37% reduction by 2016, resulting in the Council exceeding the 31% reduction target.



2.15 The table below illustrates the carbon reductions made by areas:

Delivery Area	Reduction/Increase	% of total reduction
Energy Management Projects	-7,986	84%
Street Lighting	-1,779	18%
Property Rationalisation	+2,118	-22%
Fleet Management	-1,477	15%
Business Travel	-429	5%
Total	9,534	100%

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

3.1 No other options were considered as measuring performance against CO₂ reduction targets outlined in the report are either statutory or necessary due to the public nature of the targets.

4 FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY/VAT)

4.1 By continuing to deliver domestic energy efficiency programmes to meet the 26% emissions reduction target by 2020, this could deliver an estimated cost avoidance of £16m for Nottingham based on energy price forecasts and £8m for the Council.

5 RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS AND CRIME AND DISORDER ACT IMPLICATIONS)

5.1 There are no risk management issues relating to this report.

6 SOCIAL VALUE CONSIDERATIONS

6.1 There are no social value considerations relating to this report.

7 REGARD TO THE NHS CONSTITUTION

7.1 Assisting Nottingham residents in reducing their carbon emissions will help reduce the level of fuel poverty in the City and the number of excess winter deaths related to low winter temperatures and the inability to pay for their energy bills. With reduced energy

bills, vulnerable households will be able to invest in their properties to make them more energy efficient and resilient to extreme temperatures.

7.2 This will help with the NHS principle of providing and delivering improvement in health and well being.

8 EQUALITY IMPACT ASSESSMENT (EIA)

Has the equality impact been assessed?

- | | |
|---|-------------------------------------|
| (a) not needed (report does not contain proposals for new or changing policies, services or functions, financial decisions or decisions about implementation of policies development outside the Council) | <input checked="" type="checkbox"/> |
| (b) No | <input type="checkbox"/> |
| (c) Yes – Equality Impact Assessment attached | <input type="checkbox"/> |

9 LIST OF BACKGROUND PAPERS RELIED UPON IN WRITING THIS REPORT (NOT INCLUDING PUBLISHED DOCUMENTS OR CONFIDENTIAL OR EXEMPT INFORMATION)

9.1 None

10 PUBLISHED DOCUMENTS REFERRED TO IN THIS REPORT

Sustainable Communities Strategy
Carbon Management Plan 2009-2016
Energy Strategy 2010-2020

11 OTHER COLLEAGUES WHO HAVE PROVIDED INPUT

None

EXECUTIVE BOARD – 16 SEPTEMBER 2014

Subject:	RISK MANAGEMENT: Strategic Risk Register (SRR) Quarter 1 2014/15 Update and 2013/14 Annual Review		
Corporate Director(s)/ Director(s):	Glen O'Connell, Acting Corporate Director for Resources		
Portfolio Holder(s):	Councillor Graham Chapman, Deputy Leader/Portfolio Holder for Resources and Neighbourhood Regeneration		
Report author and contact details:	Jane O'Leary Insurance and Risk Manager Tel: 0115 8764158 jane.o'leary@nottinghamcity.gov.uk		
Key Decision	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Subject to call-in
			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Reasons:	<input type="checkbox"/> Expenditure	<input type="checkbox"/> Income	<input type="checkbox"/> Savings of £1,000,000 or more taking account of the overall impact of the decision
			<input type="checkbox"/> Revenue <input type="checkbox"/> Capital
Significant impact on communities living or working in two or more wards in the City			<input type="checkbox"/> Yes <input type="checkbox"/> No
Total value of the decision: Nil			
Wards affected: All	Date of consultation with Portfolio Holder(s): August 2014		
Relevant Council Plan Strategic Priority:			
Cutting unemployment by a quarter			<input checked="" type="checkbox"/>
Cut crime and anti-social behaviour			<input checked="" type="checkbox"/>
Ensure more school leavers get a job, training or further education than any other City			<input checked="" type="checkbox"/>
Your neighbourhood as clean as the City Centre			<input checked="" type="checkbox"/>
Help keep your energy bills down			<input checked="" type="checkbox"/>
Good access to public transport			<input checked="" type="checkbox"/>
Nottingham has a good mix of housing			<input checked="" type="checkbox"/>
Nottingham is a good place to do business, invest and create jobs			<input checked="" type="checkbox"/>
Nottingham offers a wide range of leisure activities, parks and sporting events			<input checked="" type="checkbox"/>
Support early intervention activities			<input checked="" type="checkbox"/>
Deliver effective, value for money services to our citizens			<input checked="" type="checkbox"/>
Summary of issues (including benefits to citizens/service users):			
This is the Quarter 1 2014/15 strategic risk management report, enabling Executive Councillors to exercise a strategic overview of the Council's SRR, Audit Committee having reviewed these issues at its meeting on 25 July 2014. The main focus is the progress made in reducing the threat levels for each strategic risk.			
Exempt information:			
None			
Recommendation(s):			
1	To note and comment on the risks contained in the strategic element of the SRR and the progress made in reducing their threat levels (Table 1 and Appendix 1) for Quarter 1 of 2014/15 and for the year 2013/14.		

1. REASONS FOR RECOMMENDATIONS

- 1.1 The Council's approach to risk management, set out in the Risk Management Framework, requires regular review by senior management and councillors of the strategic element (the SRR) of the Council Risk Register.

1.2 This report sets out the results of the latest refresh of the SRR with a summary of progress during 2013/14, and was considered in detail by Audit Committee on 25 July. This facilitates Executive Board's awareness of the strategic risks being managed by Corporate Leadership Team (CLT), their prevailing threat levels and the progress in mitigating the risks.

2 **BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)**

Threat level reduction progress

- 2.1 Progress in reducing the seriousness of our strategic risks is assessed by a combination of each risk's overall threat level and direction of travel (DoT). This rounded assessment gives a clearer picture of progress in reducing the risk threat level. **Table 1** lists the **15** risks in the SRR and presents, for each, the most recent change to the DoT and the overall threat level.
- 2.2 Overall, progress is being made in reducing the threat levels of our strategic risks, with several SRR risks assessed as improving, stable or at target. **Six** risks are red rated reflecting the range of delivery pressures and challenges the Council is responding to. Of the **15** strategic risks within the SRR:
- **Two** show an improved threat assessment;
 - **Eight** are at target;
 - *SR28 – Adult Social Care* shows a deteriorating threat assessment (9 to 12) and *SR11a – Financial sustainability* shows a deteriorating DoT;
 - There is **one** new red assessed risk *SR31 - Affordable and fit for purpose ICT*.
- 2.3 **Table 1** shows the 15 strategic risks at Quarter 1 of 2014/15 ranked in order of threat level and DoT (highest to lowest threat level):

TABLE 1: Risk threat level & DoT in rank order at Q1 2014/15			
SR No.	Strategic Risk Description	Threat Level	DoT (Q4–Q1)
Red rated strategic risks (6)			
6	Failure to safeguard vulnerable children	15	↔
11a	Failure to accurately predict and respond to financial pressures to ensure delivery of the Council Plan priorities	12	↑
28	Failure to ensure a financially sustainable adult social care system that protect vulnerable adults and manage the impact of the Care Act	9 to 12	↑
12a	Failure to provide the best educational outcome for children and opportunities for young people to access further education and skills training to contribute to the economic wellbeing of the City (under review)	12	↔
26	Failure to support Nottingham citizens and communities in minimising the negative impact of welfare changes	12	↔
31	Failure to secure affordable and fit for purpose ICT arrangements aligned to current and future business productivity and effectiveness	12	N/A

TABLE 1: Risk threat level & DoT in rank order at Q1 2014/15 (continued)			
SR No.	Strategic Risk Description	Threat Level	DoT (Q4–Q1)
Amber rated strategic risks (9)			
3	Failure to mitigate the impact of the economic climate on Nottingham City and its citizens	9 At target	↔
30	Failure to create an organisational environment that supports delivery of Council priorities	9	↔
8b	Failure to implement and embed effective information management structures, policies, procedures, processes and controls to support the council's immediate and future regulatory, legal, and business requirements	12 to 9 At target	↓
7a/b	Failure to reduce levels of crime and anti-social behaviour (ASB)	8 At target	↔
25a	Failure to embed a corporate approach to commissioning, informed by citizen need, which drives delivery of improved services at significantly lower cost	9 to 8 At target	↓
2a	Of the reputation of the City	6 At target	↔
5a	Failure to safeguard vulnerable adults	6 At target	↓
10	Failure to maintain good standards of governance	6 At target	↔
24	Failure to ensure effective systems are in place to manage health and safety risks	6 At target	↔
Green rated strategic risks - There are no green rated risks at Q1.			

DoT key: ↓ Reducing Threat Level ↔ Stable Threat Level ↑ Increasing Threat Level

2.4 SR6 - Failure to safeguard vulnerable children: This update reflects the outcome of the latest Ofsted inspection. At Q3 of 2013/14 SR6 became the most serious risk and for Q1 the threat assessment remains unchanged at 15 with three red constituent risks:

- *R1 - Competitive external market place gives rise to difficulties recruiting and retaining qualified Social Workers impacting capacity and the quality of social provision (12).*

Identified mitigations and controls include rolling recruitment and over-recruitment to avoid dependence on agency staff. Agency staff are used to effectively manage demand, although this has financial implications. Managers have received supervisory training with a focus on developing a critically reflective practitioner and the role of emotional intelligence. Work is in progress to develop proposals around pay, conditions and support to find longer term and sustainable responses to the risk;

- *R10 - Limited capacity and increasing demand for services risks early intervention not being effective resulting in higher demand on safeguarding services that are then compromised (16).*

Key mitigations and controls include improved deployment of resources to maximise case holding capacity and a focus on the quality/effectiveness of interventions. For example, improved preparation for assessments and the Priority Families programme which targets help and support to those families who need it most, maximising the effectiveness of interventions. Alternative models to access additional intervention resources are being considered, for example, voluntary models, along with alternative sources of funding for example City Care "Small Steps Big Change" with further integration with Public Health;

- *R11 - Lack of understanding/engagement by partners leads to a failure to complete accurate/timely CAFs (Common Assessment Framework) resulting in a deterioration of circumstances and an increasing number of children being referred for specialist intervention (12). Key controls and mitigations include the Children's Partnership Board as a means of building relationships and common understanding with partners alongside the revised Education Strategy providing a focus for partnership collaboration. Additional resources have been secured for co-ordinating the completion of CAFs.*

2.5 SR11 - Failure to accurately predict and respond to financial pressures to ensure delivery of the Council Plan priorities: The overall threat level has remained stable at 12, but with a deteriorating DoT for Q1. A key constituent risk which shows a deteriorating threat assessment (9 to 16) is *Arrangements insufficiently robust to deliver budgeted savings*. This reflects concern that savings/income generation targets accounted for in the three year Medium Term Financial Plan (MTFP) are of a greater scale and complexity than in previous years, and that "easier" options have already been exploited/explored. This is against the back drop of anticipated further cuts in Government funding.

2.6 SR12a - Failure to provide the best educational outcome for children and opportunities for young people to access further education and skills training to contribute to the economic wellbeing of the City: Recent changes to the school inspection regime have significantly impacted the regulatory view of the City's secondary provision. Inspections of seven secondary schools and academies in the City conducted in December 2013 under the new framework, deemed all schools to be inadequate and flagged a number of common issues and themes. The SR12a RMAP has been updated to ensure that key areas of focus arising from the inspections are reflected with the addition of a number of new risks and revisions to existing risk descriptions. Further work is required to assess the risks, identify controls and develop mitigations. Risks identified include:

- *R11 - The performance/reputation of schools may make them unattractive to teaching staff leading to problems recruiting and retaining high quality teaching staff;*
- *R7 - Lack of primary school capacity risks some children not receiving placement/early years foundation education impacting their long term education opportunities;*
- *R10 - A culture of undervaluing education/learning within some communities/families may lead to pupil absenteeism impacting attendance, behaviour and attainment;*
- *R13 - Poor communication and coordination of resources risks a lack of stable education placements for children in care resulting in poor attainment;*

- *R14 - The quality of care contributes to absenteeism by children in care impacting attendance, behaviour and attainment;*
- *R15 - Lack of a common education vision for the City agreed with Further Education (FE) partners raises a risk that qualifications offered by FE colleges are not aligned with local employment opportunities;*
- *R16 - Devaluation of vocational qualifications may encourage schools to move away from technical and vocational courses better aligned with the economic needs of the city.*

Remaining work to complete the RMAP will be co-ordinated with the newly appointed Interim Principal Education Strategy Lead and should be available for consideration as part of the SRR Q2 Update.

2.7 *SR26 - Failure to support Nottingham citizens and communities in minimising the negative impact of welfare changes* remains stable at 12. Some of the most significant changes resulting from the Government's welfare reforms have now been in place for a year and progress has been made in managing the risks. The Council Tax Support Scheme for 2013/14 was put in place and worked reasonably well as it sought to mitigate, as far as possible, the effect of having to introduce a minimum contribution for all working age households of 8.5%. The Council Tax Support Scheme for 2014/15 is now in place and monitoring will take place to understand the impact of increasing minimum contributions from 8.5% to 20%.

The response to Housing Benefit under occupancy remains a key focus of work, although this has become 'business as usual' as the arrangements put into place for its introduction have bedded in. Key amongst these is the Eviction Prevention Protocol, the use of Discretionary Housing Payments and the use of more private rented sector housing options for vulnerable citizens. Work is underway to re-commission advice services in 2015, building in learning from our work on the impacts from welfare changes over the last year.

A new risk has been added, *Failure by the Department for Work and Pension (DWP) to effectively manage the delays in implementing UC in Nottingham resulting in uncertainty for citizens* which reflects concerns regarding delays to the transition to Universal Credit (UC). It is unclear whether all current claimants will be transferred to UC by 2017. The Government has made significant changes to the UC implementation timetable first in July 2013 and then again in December 2013. Mitigation focuses on providing advice and information to citizens and working with the DWP on the Local Support Framework to take a partnership approach in preparing for supporting citizens in the transition.

2.8 *SR28 - Failure to ensure a financially sustainable adult social care system that protect vulnerable adults and manage the impact of the Care Act* for this quarter has been updated to reflect the Care Act and its impact on Adult Social Care provision. The Care Act 2014 introduces major reforms to the legal framework for adult social care, to the funding system and to the duties of local authorities and rights of those in need of social care. The Act is divided into four parts, the first of these deals with the reform of the adult social care system which includes the following key components:

- General Local Authority (LA) responsibilities in terms of care and support role towards the local community with an emphasis on prevention. Duties to consider physical, mental and emotional wellbeing and to provide information to those needing care;

- The processes for assessments, charging, establishing entitlements, care planning and the provision of care and support;
- National eligibility criteria to assess individuals' entitlements to care (including carers) (assessment can begin from October 2015 with implementation in April 2016);
- A cap of £72,000 as the maximum amount any individual will have to pay for their care. Young people with care needs prior to turning 18 will receive free adult care and support when they reach that age (from April 2016);
- Use of 'deferred payment agreements' intended to enable people to meet their care costs without having to sell their homes during their lifetime (from April 2015).

Duties under the Care Act have the potential for significant impact on the service and the Council in terms additional care cost, further IT requirements/costs and increased assessments/administrative burdens. Consequently, four new risks have been added to the Adult Social Care RMAP:

- *The government fails to set aside adequate funds to meet the council's additional costs arising from implementation of, and compliance with, the Care Act impacting the financial sustainability of the service and the MTFP (12);*
- *Care Act implementation significantly increases service workload processing cases to determine eligibility during the window for self-funders to register impacting timeliness of assessments, quality of service provision & increasing processing costs (16);*
- *Changes in the Act relating to deferred payments raises the risk that there will be a rise in requests with substantial upfront care costs which cannot be recovered in the short to medium term against assets that are not controlled by the Council (9);*
- *Existing software is inadequate to meet Care Act requirements risking insufficient time to procure IT/develop existing software/processes with a failure to comply with statutory requirements, increased procurement and development costs, compromised ICT implementation & service quality (12).*

Many provisions in the Act reinforce or formalise a number of current initiatives and ways of working. A Programme Board has examined the non-financial impact of the Care Act and the next steps are to formalise plans for implementation to meet the duties. The Programme Board has a lead representative for each of the key areas (including transition from childhood and 'portability' between LA areas), as well cross-cutting themes of finance, legal, IT, workforce, communications and equalities.

Modelling is underway to gain insight into the financial and other implications for the Council. Modelling undertaken by another LA in the region has projected an additional cost of £6m, but based on a different socioeconomic/demographic profile. Until this has been completed, it is difficult to meaningfully assess the impacts.

In addition there is significant uncertainty whether the Government / Department of Health will make financial contribution to costs over and above the transition costs. Given the uncertainty, assessment of the risk is difficult but has been assessed at 12. A further update will be provided as part of the SRR Q2 Update.

- 2.9 SR31 - Failure to secure affordable and fit for purpose ICT arrangements aligned to current and future business productivity and effectiveness: ICT has a critical and

expanding role in enabling the Council's ambition, providing both radically different ways for customers to access and use services, and encouraging new internal working practices to improve service quality and productivity whilst reducing overall operating costs.

This new risk reflects the importance of ensuring the ability of ICT to support existing and future business needs. Significant constituent risks have been identified resulting in an overall opening threat assessment of 12. Key themes reflected in the RMAP include:

- The tension between securing the best outcomes for the Council through corporately aligned platforms and processes and systems/processes adapted to meet specific service needs;
- The ability of aging infrastructure (services, networks, computers) to meet current needs and the increasing expectations/demands of ICT by the business and citizens to support new ways of working;
- Significant prevailing and future financial constraints.

Actions approved by CLT are already delivering improvements and mitigations identified in the RMAP are assessed as adequate to bring the risk to target 6 by February 2016. The significance of the risk to the future operation of the Council resulted in agreement that the risk should be added to the SRR.

Review of progress made during 2012/13 in managing the council's strategic risks

- 2.10 Significant progress was made during 2013/14 to manage and reduce the threat levels of the Council's strategic risks despite the financial and economic pressures. During 2013/14 work to manage the Council's strategic risks resulted in:
- **One** strategic risk with a the threat level reduced to such an extent that it was delegated from the SRR (*SR16a - Failure of partners including the City Council to work effectively together to achieve vision and outcomes in the Nottingham Plan to 2020*)
 - **Ten** strategic risks having reduced threat levels or being at target by Q4 (SR2a, SR3, SR5a, SR7a/b, SR10, SR24, SR25a, SR26, SR28 and SR30)
 - **Four** strategic risks showing no improvement terms of threat level (SR6, SR8b, SR11a and SR12a)
 - **Five** strategic risks reviewed/re-scoped, or work commenced (SR6, SR8b, SR11a, SR12a and SR25a)
 - **One** new strategic risk (*SR30 – Organisational environment*)
- 2.11 Audit Committee has an important role in ensuring the adequacy of the Council's RMF) and the associated control environment. As part of the SRR Quarterly Updates, Audit Committee selected or received for review **six** RMAPs covering the Council's most important strategic risks with risk owners attending meetings to provide a verbal briefing and answer questions:
- *SR6 – Failure to safeguard vulnerable children*
 - *SR8b – Failure to implement and embed effective information management structures, policies, procedures, processes and controls to support the council's immediate and future regulatory, legal, and business requirements*
 - *SR11a – Failure to accurately predict and respond to financial pressures supporting the development and delivery of the medium term financial plan*

- *SR12a – Failure to provide the best educational outcome for children and opportunities for young people to access further education and skills training to contribute to the economic wellbeing of the City*
- *SR30 – Failure to create an organisational environment that supports delivery of Council priorities*
- *Public Health – Public health delivery and integration*

In addition, Audit Committee reviewed and approved the updated RMF at Q2 2013/14.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 No other options were considered as the Risk Management Framework requires regular review of the strategic element of the SRR by senior management and Councillors.

4 FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY)

- 4.1 The actions to mitigate strategic risks have either been prioritised within existing plans or will be built into future plans and refreshes for 2014/15. Any additional financial implications will be highlighted in these plans going forward.

5 RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS AND CRIME AND DISORDER ACT IMPLICATIONS)

- 5.1 The SRR is a key part of the Council's overall approach to risk management.

6 SOCIAL VALUE CONSIDERATIONS

- 6.1 Not applicable.

7 REGARD TO THE NHS CONSTITUTION

- 7.1 Not applicable.

8 EQUALITY IMPACT ASSESSMENT (EIA)

- 8.1 Has the equality impact been assessed?

Not needed (report does not contain proposals or financial decisions)

No

Yes – Equality Impact Assessment attached

9 LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION

- 9.1 None.

10 PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

- 10.1 SRR Quarter 1 Update reported to Audit Committee 25 July 2014.

11 OTHER COLLEAGUES WHO HAVE PROVIDED INPUT

11.1 Input has been provided by the following colleagues:

- Liz Jones, Head of Corporate Policy
Liz.jones@nottinghamcity.gov.uk
0115 8763367
- Helen Blackman, Director of Childrens Social Care
Helen.blackman@nottinghamcity.gov.uk
0115 8764710
- Tim O'Neill, Director of Vulnerable Children and Families
tim.o'neill@nottinghamcity.gov.uk
0115 8762341
- Mick Dunn, GIS Data and Information Manager
mick.dunn@nottinghamcity.gov.uk
0115 8764001
- Simon Salmon, Head of IT Strategy
simon.salmon@nottinghamcity.gov.uk
0115 8762301
- Geoff Walker, Acting Strategic Finance Director
geoff.walker@nottinghamcity.gov.uk
0115 8763740
- Helen Jones, Director Adult Social Care
helen.jones@nottinghamcity.gov.uk
0115 8763504
- Chris Hilliard, Interim Principal Education Strategy Lead
chris.hilliard@nottinghamcity.gov.uk
0115 8763461

Nottingham City Council Risk Register - Report Summary

Ref.	Risk description	SR criteria							Threat level (seriousness) & DoT				DoT	Target Threat Level	Managing Accountability			
		Highest Pri	Corp Mit	Corp Impact	Legal	Reputation	H & S	Citizen well-being	Financial	Date threat level & DoT	2013/14				2014/15	Corporate Director (Risk Owner)	Lead Director or Senior Colleague	
											Q2	Q3			Q4			Q1
SR6	Failure to safeguard vulnerable children		✓		✓	✓		✓	Date	Oct-13	Jan-14	Jan-14	Jun-14	↔	Apr-14	A. Michalska CD - Children & Families	H. Blackman Director Safeguarding	
									Threat Level	15 (3x5)	15 (3x5)	15 (3x5)	15 (3x5) C		10 (2x5)			
									DoT	Stable	Deteriorating	Stable	Stable					
SR11a	Failure to accurately predict and respond to financial pressures to ensure delivery of the Council Plan priorities		✓					✓	Date	Oct-13	Jan-14	Mar-14	Jun-14	↑	6 (3x2)	G. O'Connell Acting Corp Dir Resources	G. Walker Strategic Finance Director	
									Threat Level	12 (3x4)	12 (3x4)	12 (3x4)	12 (3x4)					
									DoT	Stable	Stable	Stable	Deteriorating					
SR28	Failure to ensure a financially sustainable adult social care system that protect vulnerable adults and manage the impact of the Care Act							✓	Date	Oct-13	Dec-13	Mar-14	Jun-14	↑	Mar-14	A. Michalska CD - Children & Families	H. Jones - Director of Adult Assessment	
									Threat Level	12 (4x3)	12 (4x3)	9 (3x3)	12 (3x4)		6 (2x3)			
									DoT	Stable	Improving	Improving	Deteriorating					
SR2a	Failure to provide the best educational outcome for children and opportunities for young people to access further education and skills training to contribute to the economic wellbeing of the City (under review)	✓	✓						Date	Oct-13	Jan-14	Jan-14	Jan-15	↔	Apr-15	A. Michalska CD - Children & Families	N. Lee Head of School Access & Imp Acting A. Conquer Head of Ed	
									Threat Level	12 (3x4) C	12 (3x4) R	12 (3x4)	12 (3x4)		8 (2x4)			
									DoT	Stable	Stable	Stable	Stable					
SR26	Failure to support Nottingham citizens and communities in minimising the negative impact of welfare changes		✓					✓	Date	Oct-13	Jan-14	Jan-14	Jun-14	↔	Apr-14	G. O'Connell Acting Corp Dir Resources	L. Jones Head of Corporate Policy	
									Threat Level	16 (4x4)	12 (3x4)	12 (3x4)	12 (3x4)		9 (3x3)			
									DoT	Stable	Improving	Improving	Stable					
SR31	Failure to secure affordable and fit for purpose ICT arrangements aligned to current and future business productivity and effectiveness			✓				✓	Date				Jun-14	N/A	Feb-16	G. O'Connell Acting Corp Dir Resources	S. Salmon Head of IT Strategy M. Heaton Head of IT Delivery	
									Threat level			New risk	12 (3x4) C		6 (2x3)			
									DoT				N/A					
SR3	Failure to mitigate the impact of the economic climate on Nottingham City and its citizens							✓	Date	Oct-13	Jan-14	Mar-14	Jun-14	↔	Apr-12	D. Bishop CD - Dev	N. Jenkins Head of Economic Development	
									Threat Level	9 (3x3)	9 (3x3)	9 (3x3)	9 (3x3)		9 (3x3)			
									DoT	Stable AT TARGET	Stable AT TARGET	Stable AT TARGET	Stable AT TARGET					
SR30	Failure to create an organisational environment that supports delivery of Council priorities		✓					✓	Date	Oct-13	Jan-14	Mar-14	Mar-14	↔	Mar-14	I. Curryer Chief Exec.	R. Henderson Head of Service Change & Improvement	
									Threat Level	12 (3x4)	12 (3x4)	9 (3x3)	9 (3x3)		8 (2x4)			
									DoT	Stable	Stable	Improving	Stable					

Ref.	Risk description	SR criteria							Threat level (seriousness) & DoT					DoT	Target Threat Level	Managing Accountability		
		Highest Pri	Corp Mit	Corp Impact	Legal	Reputation	H & S	Citizen well-being	Financial	Date threat level & DoT	2013/14					2014/15	Corporate Director (Risk Owner)	Lead Director or Senior Colleague
											Q2	Q3	Q4			Q1		
SR8b	Failure to implement and embed effective information management structures, polices, procedures, processes and controls to support the council's immediate and future regulatory, legal, and business requirements									Date	Oct-13	Jan-14	Mar-14	Jun-14	↓	Apr-14	G. O'Connell Acting Corp Dir Resources	M. Gannon Director IT
										Threat Level	12 (3x4)	12 (3x4)	12 (3x4)	9 (3x4)		9 (3x3)		
										DoT	Stable	Stable	Improving	Improving AT TARGET				
SR7a/b	Failure to reduce levels of crime and anti-social behaviour (ASB)	✓	✓			✓			✓	Date	Oct-13	Jan-14	Mar-14	Jun-14	↔	Apr-14	J. Kelly CD-Comm	E. Orrock Comm Safety Exec. Coordinator
										Threat Level	12 (3x4)	12 (3x4)	8 (2x4)	8 (2x4)		8 (2x4)		
										DoT	Stable	Stable	Improving AT TARGET	Stable AT TARGET				
SR25a	Failure to embed a corporate approach to commissioning, informed by citizen need, which drives delivery of improved services at significantly lower cost								✓	Date	Oct-13	Jan-14	Mar-14	Jun-14	↓	Jun-14	A. Michalska CD - Children & Families	C. Brudenell Director of Quality and Commissioning
										Threat Level	12 (3x4)	9 (3x3)	9 (3x3)	8 (2x4)		8 (2x4)		
										DoT	Stable	Improving AT TARGET	Improving AT TARGET	Improving AT TARGET				
SR2a	Of the reputation of the City		✓			✓			✓	Date	Oct-13	Jan-14	Mar-14	Jun-14	↔	Oct-12	I. Curryer Chief Exec.	C. Richmond Dir Policy Partnerships & Comms
										Threat Level	6 (2x3)	6 (2x3)	6 (2x3)	6 (2x3)		6 (2x3)		
										DoT	Stable AT TARGET	Stable AT TARGET	Stable AT TARGET	Stable AT TARGET				
SR3a	Failure to safeguard vulnerable adults		✓		✓	✓			✓	Date	Oct-13	Jan-14	Mar-14	Jun-14	↔	Oct 2014	A. Michalska CD - Children & Families	H. Jones Dir Comm Inclusion E. Yardley Dir Access &
										Threat Level	8 (2x4)	6 (2x3)	6 (2x3)	6 (2x3)		6 (2x3)		
										DoT	Improving	Improving AT TARGET	Stable AT TARGET	Stable AT TARGET				
SR10	Failure to maintain good standards of governance		✓			✓			✓	Date	Sep-13	Jan-14	Mar-14	Jun-14	↔	Mar-13	G. O'Connell Acting Corp Dir Resources	G. O'Connell Director Legal & Democratic Services
										Threat Level	6 (2x3)	6 (2x3)	6 (2x3)	6 (2x3) R		6 (2x3)		
										DoT	Stable AT TARGET	Stable AT TARGET	Stable AT TARGET	Stable AT TARGET				
SR24	Failure to ensure effective systems are in place to manage health and safety risks				✓	✓	✓		✓	Date	Oct-13	Jan-14	Mar-14	Jun-14	↔	Dec-13	G. O'Connell Acting Corp Dir Resources	P. Millward Head of Service Emergency Planning
										Threat Level	6 (2x3)	6 (2x3)	6 (2x3)	6 (2x4)		6 (2x3)		
										DoT	Stable AT TARGET	Stable AT TARGET	Stable AT TARGET	Stable AT TARGET				

DIRECTION OF TRAVEL (DoT):

Improving (reducing) threat level ↓

Stable threat level ↔

Deteriorating (increasing) threat level ↑

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EXECUTIVE BOARD – 16 SEPTEMBER 2014

Subject:	Housing Enforcement Action – Cavendish Court, Woodborough Road		
Corporate Director(s)/ Director(s):	John Kelly, Corporate Director for Community Services Andrew Errington, Director of Community Protection		
Portfolio Holder(s):	Councillor Dave Liversidge, Portfolio Holder for Community Safety, Housing and Voluntary Sector		
Report author and contact details:	Martin Cooke, Team Leader, Environmental Health martin.cooke@nottinghamcity.gov.uk 0115 8761567		
Key Decision	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Subject to call-in
			<input checked="" type="checkbox"/> Yes
			<input type="checkbox"/> No
Reasons:	<input type="checkbox"/> Expenditure	<input type="checkbox"/> Income	<input type="checkbox"/> Savings of £1,000,000 or more taking account of the overall impact of the decision
			<input type="checkbox"/> Revenue
			<input checked="" type="checkbox"/> Capital
Significant impact on communities living or working in two or more wards in the City			<input type="checkbox"/> Yes
			<input checked="" type="checkbox"/> No
Total value of the decision: £520,000 (estimated cost of £505,000 plus £15,000 contingency)			
Wards affected: Mapperley	Date of consultation with Portfolio Holder(s): 19 August 2014		
Relevant Council Plan Strategic Priority:			
Cutting unemployment by a quarter			<input type="checkbox"/>
Cut crime and anti-social behaviour			<input checked="" type="checkbox"/>
Ensure more school leavers get a job, training or further education than any other City			<input type="checkbox"/>
Your neighbourhood as clean as the City Centre			<input checked="" type="checkbox"/>
Help keep your energy bills down			<input type="checkbox"/>
Good access to public transport			<input type="checkbox"/>
Nottingham has a good mix of housing			<input checked="" type="checkbox"/>
Nottingham is a good place to do business, invest and create jobs			<input type="checkbox"/>
Nottingham offers a wide range of leisure activities, parks and sporting events			<input type="checkbox"/>
Support early intervention activities			<input type="checkbox"/>
Deliver effective, value for money services to our citizens			<input type="checkbox"/>
Summary of issues (including benefits to citizens/service users):			
Further to the resolution 143 of the Executive Board on 22 April 2014 this report presents the results of the statutory consultation undertaken by the City Council under the provisions of Section 289 of the Housing Act 1985 in relation to the proposed declaration of a Clearance Area relating to Cavendish Court, Woodborough Road, Nottingham.			
It recommends that the declaration of a Clearance Area be made as the most appropriate course of enforcement action under section 5 of the Housing Act 2004, and authorises the making of a Compulsory Purchase Order to ensure that the City Council can acquire any interests in the land which cannot otherwise be secured through negotiation.			
Exempt information:			
Appendix 3 of the report is exempt from publication under paragraph 3 of Schedule 12A to the Local Government Act 1972 because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) and, having regard to all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information. It is not in the public interest to disclose this information because the financial information relates to the private and personal circumstances of the owners and occupiers of the premises.			
Recommendation(s):			
1. To confirm that in light of its consideration of the Neighbourhood Renewal Assessment (NRA)			

<p>contained in exempt Appendix 3 and the representations received under section 289 of the Housing Act 1985:</p> <ol style="list-style-type: none"> a. it is satisfied that the premises situate and known as Cavendish Court, Woodborough Road, Nottingham, comprise residential buildings containing two or more flats, two or more of which contain category one hazards and that the garages associated with those premises are dangerous or harmful to the health or safety of the inhabitants of the area; b. it remains satisfied that the declaration of a clearance area is the most appropriate course of enforcement action to take in respect of the premises; c. it is satisfied that the Authority can provide, or secure the provision of, suitable accommodation for such persons who will be displaced by the clearance of the area in so far as such accommodation does not already exist; and d. the resources of the Authority are sufficient to carry these resolutions into effect
<p>2. To declare the area shown edged in red on the map at Appendix 2 to this report as the Nottingham City Council (Cavendish Court) Clearance Area 2014.</p>
<p>3. To delegate authority to the Director of Legal and Democratic Services and Director of Strategic Asset and Property Management to:</p> <ol style="list-style-type: none"> i) make any minor or technical amendments to the boundaries of the Clearance Area shown in Appendix 2 as may become necessary; and ii) purchase the land comprised in the Clearance Area by agreement or, if necessary, by the making and confirmation of a Compulsory Purchase Order under Section 290 of the Housing Act 1985 and the Acquisition of Land Act 1981 in order to facilitate the clearance of buildings within the Clearance Area, within the budget of £520,000.
<p>4. To delegate authority to the Corporate Director for Community Services, Corporate Director for Development and Growth, the Director of Legal and Democratic Services, and the Director of Strategic Asset and Property Management to take all necessary steps to secure the implementation of the Clearance Area, including the publication and service of all statutory notices and advertisements, the subsequent demolition of residential buildings and garages included in the Clearance Area, and the satisfactory development, use or sale of the cleared area, within the budget of £520,000.</p>
<p>5. To delegate authority to the Head of Housing Solutions to secure the provision of suitable accommodation in accordance with statutory requirements for such persons who will be displaced by the declaration of the Clearance Area in so far as such accommodation does not already exist.</p>
<p>6. To approve that Relocation Assistance and relevant compensation (detailed in paragraph 14.1.4, page 44, of exempt Appendix 3) is made available according to statutory requirements to qualifying parties and in line with relevant Nottingham City Council Policy.</p>

1 REASONS FOR RECOMMENDATIONS

1.1 The City Council has been involved with enforcement at this complex for some years. During this time the owners of the flats have taken no discernible action to address the serious structural disrepair and have made limited attempts to address other health and safety hazards. The City Council is under a statutory duty to assess the most appropriate course of enforcement action under the Housing Act 2004 to ensure that the residents and other parties are protected. Government guidance recommends that this be done by way of an NRA which addresses various conditions relating to an area including housing, environmental and socio-economic factors. An NRA has been produced by a multi-disciplinary team and has identified Clearance under section 289 of the Housing Act 1985 as the most appropriate course of action in respect of this property.

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

2.1 This matter was originally reported to the Executive Board on 22 April 2014 when the Board authorised the Director of Community Protection to serve and advertise

notice of the Council's intention to declare a clearance area and invite representations on that proposal. Cavendish Court is a privately owned freehold property on an arterial route into the city. It comprises 15 flats let on 999 year leases, the majority of which are further sub-let on short-hold tenancies. The property is affected by serious disrepair including structural instability. The property is also affected by anti-social behaviour including repeated fly tipping and rubbish dumping, crime and vandalism. This presents a hazardous environment to those occupying the property and a detrimental image of the site to other citizens and visitors. There is a history of poor management of the premises and the existing 'persons responsible' have taken little or no action to prevent and remedy the conditions that exist, particularly in relation to the communal parts of the building and site. The Council (Community Protection) in its statutory role has taken action to remove immediate risks to safety including provision of structural support and structural safety works, gas safety work and electrical safety work but there are significant ongoing hazards that the City Council has responsibilities under the Housing Act to resolve.

- 2.2 Under Section 5 of the Housing Act 2004 the City Council must take "appropriate enforcement action" where it is satisfied that a Category 1 hazard (as defined by the Act) exists on any residential premises. A number of different enforcement options exist including emergency remedial action. As emergency action has already been taken on numerous occasions a longer term solution was felt to be appropriate and remaining options have been assessed in the attached exempt NRA (Appendix 3). Where more than one course of action is available the City Council must chose the "most appropriate".
- 2.3 The NRA process has included consultation not only with those who have an interest in the land but also with others in the surrounding area (Appendix 3 section 5). This process concluded that the declaration of a Clearance Area would be the most appropriate course of action. Clearance Areas can cover not only residential buildings (in this case the block of flats as 2 or more of those flats contain category 1 hazards) but also any other buildings which are dangerous or harmful to the health or safety of the inhabitants of the area. In this case it is felt that the associated garage block would fall within this description and that a Clearance Area could legitimately be declared covering the whole of the site as identified on the map in Appendix 2.
- 2.4 Consultation with the owners has taken place through formal notices and letters. Notices of the City Council's intention to declare the Clearance Area under Section 289 (2b) (a) of the Housing Act 1985 have been served on all parties having an interest in the flats and land where the residential block is situated. This gave them the opportunity to make representations to the City Council within a 28 day period.
- 2.5 The Executive Board must consider all representations received before it may declare a Clearance Area.

Three representations have been received:

Representation 1 (Appendix 1a)

From a group of 7 tenants stating that they would like the flats to remain.

Comment: it is understandable that residents will not all want to leave their homes but the NRA details the risks to the residents and the City Council cannot ignore

these risks. The other options open to the Council are not recommended, the reasons are discussed in the NRA.

Representation 2 (Appendix 1b)

From a leaseholder who rents one flat to tenants saying that they would like the flats to be retained.

Comment: despite being aware of the condition of the property for several years no significant steps have been made by any of the owners to take any action, this representation does not make any structured proposals towards identifying that action is likely to be taken by the owner making the representation or the owners as a group.

Representation 3 (Appendix 1c)

From an owner of several flats who proposes to manage the flats and bring them back into a habitable condition.

Comment: the author has been asked to produce third party evidence that he has taken significant steps towards his objectives. Evidence obtained by Environmental Health suggests that his assertions are without any substance:

- two owners have contacted us separately saying that they have had no contact with the author and stating that they have no intention of joining such a scheme;
- the freeholder advises us that there was an attempt to buy the freehold over a year ago but the offer was rejected by the freeholder and no further negotiation or contact has been made.

It is open to the Board to conclude that, in light of the representations, another option would be more appropriate but the Board would also need to give reasons as to why that option had been selected.

2.6 Before a Clearance Area may be declared the Board must also be satisfied that:

- i) in so far as suitable accommodation does not already exist for persons who will be displaced by the clearance of the area, the authority can provide, or secure the provision of such accommodation in advance of displacement; and
- ii) the authority has sufficient resources to carry the resolution declaring the clearance area into effect.

With regard to i) The Council's Housing Solution Team are aware of this project and will offer re-housing to displaced tenants. This may be in appropriate private rented accommodation.

With regard to ii) The resource position is covered in section 4.

The authority will also be required to send a copy of the resolution, together with a statement of the number of persons occupying the premises comprised in the Clearance Area, to the Secretary of State.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

3.1 The Council is under a statutory duty to take some form of enforcement action under the Housing Act 2004. Hazard Awareness Notice, Prohibition Notice,

Improvement Notice and Demolition Order are the other legal remedies that have been considered in the NRA. None of these options are, on balance, felt to be as appropriate as the declaration of a Clearance Area.

4 FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY/VAT)

- 4.1 The cost of clearance is estimated to be £520,000. There is provision for this cost included in the current Capital Programme element of the Medium Term Financial Plan as approved by Executive Board in July.
- 4.2 There is no specific funding for the scheme and so the cost will be met from the resources allocated to funding the programme which were included as part of the same report as referred to above (4.1). However, the Council will own the land, valued at £130,000, on completion of the Clearance option.

5 RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS AND CRIME AND DISORDER ACT IMPLICATIONS)

- 5.1 As outlined in the main body of the report the Council is under a statutory duty to take some form of enforcement action in relation to these premises and must determine to take what it considers to be the most appropriate form of action. Each of the options available to the Council carries some form of appeal procedure or right of challenge. Because of the number of persons who have an interest in the property, there is potential for multiple challenges which may delay the implementation of enforcement action and have financial consequences which ever option is taken. In addition the decision as to what constitutes the most appropriate course of action is susceptible to judicial review and, therefore, if the recommended course of action is not followed the Board should give reasons for why it believes another course of action to be more appropriate.
- 5.2 In the event of multiple challenges being received attempts will be made to consolidate them with a view to trying to minimise the time and cost spent in defending them.
- 5.3 In determining the most appropriate course of action regard should be had to the owners and occupiers human rights. These issues are addressed more fully in sections 15.2.3 and 17 of the exempt NRA.
- 5.4 In the event that the Board determines that the declaration of a Clearance Area is the most appropriate course of action it needs to be satisfied that the block of flats contains at least two flats which contain a Category 1 hazard and that any other buildings to be included (e.g. the garages) are dangerous or harmful to the health or safety of the inhabitants of the area. These issues are addressed in the exempt NRA.
- 5.5 Carrying out a robust solution will reduce crime and disorder in the immediate vicinity of Cavendish Court.

6 SOCIAL VALUE CONSIDERATIONS

- 6.1 The exempt NRA (Appendix 3) is a tool which considers social value which is, in part, why the Clearance Area option is recommended.

7 REGARD TO THE NHS CONSTITUTION

7.1 Although not directly relevant it should be noted that there is a very strong link between health and housing. The flats pose a serious risk of physical injury and also impacts on health related to excess cold.

8 EQUALITY IMPACT ASSESSMENT (EIA)

Has the equality impact been assessed?

- (a) not needed (report does not contain proposals for new or changing policies, services or functions, financial decisions or decisions about implementation of policies development outside the Council)
- (b) No
- (c) Yes – Equality Impact Assessment attached

Due regard should be given to the equality implications identified in any attached EIA.

9 LIST OF BACKGROUND PAPERS RELIED UPON IN WRITING THIS REPORT (NOT INCLUDING PUBLISHED DOCUMENTS OR CONFIDENTIAL OR EXEMPT INFORMATION)

9.1 None

10 PUBLISHED DOCUMENTS REFERRED TO IN THIS REPORT

Housing Act 2004
Housing Act 1985
Housing Health and Safety Rating System Enforcement Guidance
Neighbourhood Renewal Assessment - Guidance Manual 2004

11 OTHER COLLEAGUES WHO HAVE PROVIDED INPUT

Ann Barrett, Senior Solicitor
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0115 8764411

Ian Greatorex, Finance Business Partner
ian.greatorex@nottinghamcity.gov.uk
0115 8763132

Colleagues from the following teams have had input into the NRA:

Legal Services
Housing Strategy
Major Programmes
Planning

Equality Impact Assessment Form

Name and brief description of proposal being assessed

Undertaking the Councils statutory responsibility under the Housing Act 2004 to remedy unsatisfactory housing conditions which present risks to safety at a block of 15 flats in Nottingham. Options include improvement, prohibition, demolition or clearance including compulsory purchase.

Information used to analyse the effects on equality

Knowledge of the ownership and tenants of the flats

	Could particularly benefit (X)	May adversely impact (X)	How different groups could be affected: Summary of impacts	Details of actions to reduce negative or increase positive impact (or why action not possible)
People from different ethnic groups	X	X	The owner, leaseholders and tenants include people from different ethnic groups of different ages and of different gender.	Tenants will have the right to rehousing unless it is decided to repair the flats.
Men, women (including maternity/pregnancy impact), transgender people	X	X	The impact of taking different forms of action on the human rights of those who will be affected has been considered in detail as part of the process of determining the most acceptable course of action.	Consultation was undertaken with stakeholders early in the process to establish their opinions. This consultation also provided awareness of the types of action that is being considered.
Disabled people or carers	X	X	Action has to be carried out as significant hazards to safety have been identified. There is a legal duty on The Council to act under the Housing Act.	Once the decision is taken it will be communicated to the residents and officers will be available to explain this verbally or to provide translation as required.
People of different faiths/beliefs and those with none.	X	X	Although all leaseholders and tenants will be affected, enforcement is essential. All tenants will have a right to be rehomed in every case unless the option to repair (improvement) is chosen in which case the outcome will be improved and safer homes.	Specific needs will be communicated to the rehousing service. A questionnaire will be used to ascertain this with officer follow up if not returned.
Lesbian, gay or bisexual people	X	X		
Older or younger people	X	X		
Other (e.g. marriage/civil partnership, looked after children, cohesion/good relations, vulnerable children/adults)	X	X		

Outcome(s) of equality impact assessment:

No major change needed Adjust the policy/proposal Adverse impact but continue Stop and remove the policy/proposal

Arrangements for future monitoring of equality impact of this proposal:

This assessment will remain valid through the life of this project and the steps to address impacts where possible are already in place. If any new issues are identified through the process action will be taken to mitigate any adverse impacts where possible.

Approved by (manager signature):

L. Raynor 20.03.14

Date sent to equality team for publishing: Send document or link to equalityanddiversityteam@nottinghamcity.gov.uk
21/3/14

Lorraine Raynor 07889704160

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Owner Representation 1

I write in reference to the above and wish to advise that we are not happy to sell our property and would like to continue forward with a different course of action.

We feel our flat is in an acceptable condition due to us refurbishing only a few years ago. If works need to be carried out internally to maintain a standard for housing act 1985 we are happy to do so. We also carried out maintenance on our garage, compromising of a new roof and door.

We are a ground floor flat and our tenants require no use of the communal hallways but do understand this is shared responsibility. We have tried to contact Leen Valley Properties Limited to gain some clarity on the works needed for communal areas and have failed to gain contact. If this company is no longer in charge of the freehold then we would ensure our share towards the works will be paid to get the building up to regulation.

If we are in a position where we are left no choice but to sell our property, would we be in a position to swap the building for another 2 bedroom flat in the Mapperley area?

Our position on the situation as a whole is we are extremely un-happy to be put in this position and hope that the problem can be rectified without us having to lose/sell the property. There has been an outstanding tenant to us and has been in the property for over 2 years and is in distress that he may lose his home.

I would also like to bring to your attention that our tenant advises us the waste dumped at the rear of the property has been fly tipped.

I look forward to your response on this matter.

Officer comments:

See comments to Appendix 1c regarding proposals to maintain and repair the flat complex.

Leen Valley Properties Ltd are the freeholder but have no responsibility for maintaining the site or building, this lies with the leaseholders and is written into their leases.

If compulsory purchase is necessary i.e. informal negotiations to purchase fail, then statutory compensations are available to the owners of the properties. The Council cannot offer owners of properties a swap in this type of action.

We do understand that owners may not be happy but all the owners were consulted and invited to meetings when the NRA process started and were aware of what the options might be. It would have been reasonable for the landlords to advise new tenants who missed the initial consultation that the future of their new home was under consideration by the City Council.

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Cavendish Court Tenant Representations

Occupants of 7 flats have made a statement about the declaration and how it will affect them.

The statement includes the following (full text is available below):

- 7 tenants have signed, 3 others are on holiday, 3 flats are empty.
- The people who've signed don't want to move out, they like living at Cavendish Court and have spent a lot of time and money making their flat their home.
- The location is very good with shops and buses very close by (a bus stop is just outside the flats).
- 2 residents need to go to hospital quite a lot and the buses are their lifeline.
- Everyone gets on with each other and help each other.
- 'It's more like a family up here.'
- The only issue they have is from fly tipping which isn't always from the flats.

Officer comments:

Although the current mix of tenants may be reasonable, turn over is high and there have been serious anti-social behaviour issues in the past. The flats are in the bottom sector of the rental market and not all landlords appear to vet their tenants or manage tenancies effectively.

Any decorative improvements made to the inside of the properties may look aesthetically pleasing but nothing has been done to improve the underlying disrepair issues within each flat or in the block as a whole.

If the residents are made homeless through the compulsory purchase process they will have the Council's support to find suitable accommodation; most tenants will be eligible for statutory home-loss payments and disturbance payments which will help them to make their new house into a home.

We've got some Tennants to sign but 3 others are on there holidays, plus 3 flats are empty.

The people who've signed don't want to move out, they like living here and have spent a lot of time and money making their flat their home. They've got everything they want up here, shops, buses, everything is on route, two residents need to go to hospital quite a lot and the buses are their lifeline. Has the bus stops are right outside of the flats, everyone gets on with each other and help each other if they need it. It's more like a family up here.

The only issue we have is the fly tipping which isn't always from the flats.

It's come to our attention that 3 flats are still for sale, and they are still having viewings.?

Owner Representation 2

'We the leaseholders of the flats at Cavendish Court wish to oppose the notice given by Nottingham City Council to include the flats in a clearance area. We have the full support of 80% of the leaseholders.

During the past 4+ years we have been given only two previous opportunities to express our views on the future of the flats. We are now grateful that we have been given this further opportunity to express our views, and believe this time they will have to be heard.

The first time that we had building contractors take a look at the site was actually just before the council got involved and the scaffolding went up. We were given a guide as to what work was needed and the costs involved. Council representatives were made aware of this. Since then we have been completely powerless to do anything and in fact have been left in the dark as to what the future might hold.

We have currently got two major contractors looking at the site and formulating a plan of action for the repairs/upgrading. These reports will be forwarded to you shortly. Initial thoughts are that the costs involved will be much more viable than the costs involved to the council in clearance.

We would look to move forward with the repairs obviously with guidance from the council's representatives.

We are in the process of forming our own management committee and have already negotiated a price for the purchase of the freehold with a view to managing the site long term.'

Officer comments:

This representation was from one individual leaseholder who owns several flats. There are no other signatories.

2 owners have contacted us during the representation period after having heard about this representation and indicate that there is, as far as they are aware, no viable scheme.

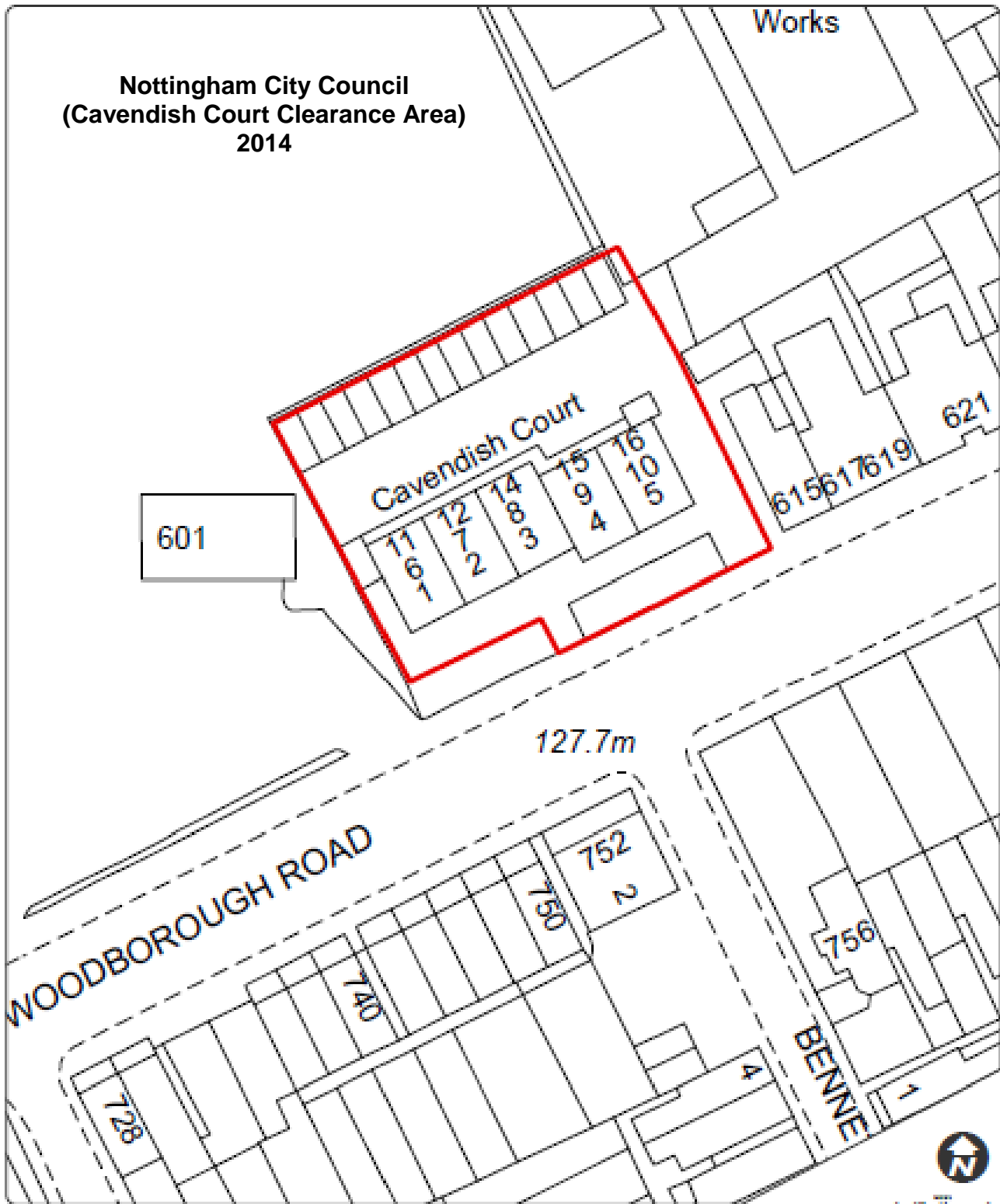
We consulted the freeholder and advised him of the nature of this representation. He confirmed that there had been negotiations over a year ago but he had to reject the offer for the freehold and no further negotiations have occurred.

The owners of the flats have had a number of years to organise themselves into a managing group to deal with all the issues on the site but have failed to do so. If an acceptable proposal was put forward by all the owners of the block which could show that they have the finances, expertise and an acceptable time frame this could be viable but this proposal does not contain any evidence that this is the case.

This leaseholder has been advised that we need more substantial information to show that this plan could be realistic.

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Nottingham City Council
(Cavendish Court Clearance Area)
2014



Cavendish Court, Woodborough Road

Nottingham City Council
Propertyplus
Lucky Horse
Market Street
Nottingham NG2 2BG
Tel : 0115 8762000
Fax : 0115 8763100
Property Records
Development

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Clearance Timeline

Post Executive Board decision 16/09/2014

Legal Team	Environmental Health Team/Other partners
<p>Preparation of Compulsory Purchase Orders for submission/service Preparing orders, statement of reasons, newspaper adverts and notifying National Unit for Land Acquisition, based at the Government Office for London. This will take at least 3 months due to statutory time frames required in the process.</p>	<p>Start negotiations to retain a managing agent 4 months</p> <p>Preparing HA 2004 statement of reasons, newspaper adverts, serving CP orders. This will take at least 3 months due to statutory time frames required in the process.</p> <p>Liaise between leaseholders and conveyancing who wish to voluntarily sell their properties</p>
<p>Any objections to the order may result in an inquiry being held, this will add an additional 12 months to the process for hearing to be held.</p>	<p>Preparation work for submission of information on the process for Residential Property Tribunal appeals and CPO inquiries</p>
<p>Await receipt of inspectors report from National Unit for Land Acquisition this is expected to take a minimum of 1 month confirming order is approved.</p>	
<p>Prepare notices for service</p>	<p>Notices of confirmation must be served and posted in newspapers again statutory requirements dictate 6 week for notices to be continuously displayed allowing for preparation and delivery/service. This will be 2 months minimum for this process.</p>
<p>There could still be an appeal against the confirmation of the order which will stop the process until the appeal has been determined.</p>	
<p>If no appeal or appeal isn't upheld, then we can begin the order process which will take a minimum of 5 months to obtain ownership of the land through the General Vested Declaration.</p>	<p>Manage the property whilst tenants still in occupation</p>
<p>Leaseholders, freeholders will need to be compensated for the loss of their home/investment which could take several months to accomplish.</p>	<p>Alongside this last process the occupants will need to be evicted and re-housed and the land can then be cleared. This will require a formal tender process for the site clearance which will take a minimum of 2 months to prepare and a further 2 months for the tender process.</p>
	<p>Works then will be dictated by the availability of the tendered contractor but should be within 6 weeks of the last person vacating block.</p>
<p>The process to this stage will take a minimum of 15 months.</p>	

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