

CABINET AGENDA

Tuesday, 19 March 2019 at 10.00 am in the Blaydon Room - Civic Centre

From the Chief Executive, Sheena Ramsey

Item	Business
1	Apologies for absence
2	Minutes (Pages 5 - 18) Cabinet is asked to approve as a correct record the minutes of the Cabinet meetings held on 19 and 26 February 2019. Key Decisions
3	Thrive in Beacon Lough East - National Lottery proposal (Pages 19 - 30) Report of the Chief Executive
4	Local Transport Plan - Capital Programme Update (Pages 31 - 58) Report of the Acting Strategic Director, Communities and Environment
5	Salix Energy Efficiency Programme 2018/19 to 2019/20 (Pages 59 - 66) Report of the Acting Strategic Director, Communities and Environment
6	Heat Tariffs for Gateshead HEIGHTs Project (Pages 67 - 76) Report of the Acting Strategic Director, Communities and Environment
7	Gateshead Innovation and Development Fund (Pages 77 - 88) Report of the Acting Strategic Director, Communities and Environment Recommendations to Council
8	Gateshead Local Plan - Making Spaces for Growing Places (MSGP) (Site Allocations and Development Management Policies) - Submission (Pages 89 - 98) Report of the Acting Strategic Director, Communities and Environment
9	Gateshead Housing Strategy 2019 - 2030 (Pages 99 - 156) Report of the Acting Strategic Director, Communities and Environment

- 10 Treasury Policy Statement and Treasury Strategy 2019/20 to 2023/24** (Pages 157 - 190)
- Report of the Strategic Director, Corporate Resources
- 11 Management of Violence and Aggression towards Employees Policy** (Pages 191 - 196)
- Report of the Strategic Director, Corporate Services and Governance
- 12 Localism Act 2011 - Pay Accountability Pay Policy Statement 2019-20** (Pages 197 - 222)
- Report of the Strategic Director, Corporate Services and Governance
- Non Key Decisions**
- 13 Responses to Consultation** (Pages 223 - 242)
- Report of the Chief Executive
- 14 Gateshead's Local Offer for Care Leavers** (Pages 243 - 274)
- Report of the Strategic Director, Care, Wellbeing and Learning
- 15 Nomination of Local Authority School Governors** (Pages 275 - 278)
- Report of the Strategic Director, Care, Wellbeing and Learning
- 16 Future High Street Fund - Expression of Interest** (Pages 279 - 286)
- Report of the Acting Strategic Director, Communities and Environment
- 17 Update on EU Exit Preparations** (Pages 287 - 292)
- Report of the Acting Strategic Director, Communities and Environment
- 18 Miscellaneous Income - Transfer of Uncollectable Amounts** (Pages 293 - 296)
- Report of the Strategic Director, Corporate Resources
- 19 Surrender and New Lease of Derwenthaugh Marina** (Pages 297 - 300)
- Report of the Strategic Director, Corporate Services and Governance
- 20 Surplus Declaration and Community Asset Transfer of Bowling Greens and Pavilions** (Pages 301 - 318)
- Report of the Strategic Director, Corporate Services and Governance & Acting Strategic Director, Communities and Environment

21 Tender for the Supply of Goods and Services (Pages 319 - 322)

Report of the Strategic Director, Corporate Services and Governance

22 Petitions Schedule (Pages 323 - 326)

Report of the Strategic Director, Corporate Services and Governance

23 Exclusion of the Press and Public

The Cabinet may wish to exclude the press and public from the meeting during consideration of the following item(s) on the grounds indicated:

Item	Paragraph of Schedule 12A to the Local Government Act 1972
24	3
25	3

Key Decisions

24 Extension of the District Energy Scheme (Pages 327 - 332)

Report of the Acting Strategic Director, Communities and Environment

25 Proposed Lease of Bill Quay Farm (Pages 333 - 340)

Report of the Strategic Director, Corporate Services and Governance

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GATESHEAD METROPOLITAN BOROUGH COUNCIL

CABINET MEETING

Tuesday, 19 February 2019

PRESENT: Councillor M Gannon (Chair)

Councillors: C Donovan, J Adams, M Brain, A Douglas,
M Foy, G Haley, J McElroy and M McNestry

C130 **APOLOGIES FOR ABSENCE**

An apology for absence has been received from Councillor L Green.

C131 **MINUTES**

The minutes of the last meeting held on 22 January 2019 were approved as a correct record and signed by the Chair.

C132 **BUDGET AND COUNCIL TAX LEVEL 2019/20**

Consideration has been given to recommending to Council the proposed Budget and Council Tax Level for 2019/20 and the prudential indicators and Minimum Revenue Provision (MRP) Statement as set out in the report.

RESOLVED -

That the following recommendations be made to the Council:

- (1) That Gateshead's Band D council tax for 2019/20 is increased by 3.99% (including a 1% adult social care Government charge) to £1,753.92.
- (2) The revenue estimates of £206.999 million for 2019/20 be approved.
- (3) The use of £0.943 million Earmarked Reserves in 2019/20 be approved.
- (4) That the indicative schools funding presented in appendix 2 to the report be agreed.
- (5) To note the conclusions of the Strategic Director, Corporate Resources in respect of the robustness of budget estimates and adequacy of reserves.
- (6) That the prudential and treasury indicators set out in appendix 7 to the report be agreed.
- (7) That the method of calculating the Minimum Revenue

Provision (MRP) for 2019/20 as set out in appendix 8 to the report be approved.

- (8) That the options included in the budget (following the outcome of consultation) as set out in appendix 2 to the report be noted.
- (9) That it be noted that at its meeting on 22 January 2019, Cabinet agreed the following amounts for the year 2019/20 in accordance with regulations made under Section 31B (3) of the Local Government Finance Act 1992 as amended by the Localism Act 2011:
 - (a) **52,065.6** being the amount calculated by the Council, in accordance with regulation 3 of the Local Authorities (Calculation of Council Tax Base) (England) Regulations 2012, as its Council Tax base for the year; and
 - (b) **1,193.5** for Lamesley Parish being the amount calculated by the Council, in accordance with regulation 6 of the Regulations, as the amount of its Council Tax base for the year for dwellings in those parts of its area to which special items relate.
- (10) That the following amounts be now calculated by the Council for the year 2019/20 in accordance with Sections 31A, 31B and 34 to 36 of the Local Government Finance Act 1992, as amended by the Localism Act 2011 ('the Act'):
 - (a) **£562,669,625** being the aggregate total of the expenditure amounts, which the Council estimates for the items, set out in Section 31A (2) of the Act taking into account the precept issued by Lamesley Parish Council;
 - (b) **(£471,339,360)** being the aggregate total of the income amounts, which the Council estimates for the items, set out in Section 31A (3) of the Act;
 - (c) **£91,330,265** being the amount by which the aggregate at (a) above exceeds the aggregate at (b) above, calculated by the Council, in accordance with Section 31A (4) of the Act, as its Council Tax requirement for the year including Lamesley Parish Council;
 - (d) **£1,754.1383** being the amount at (c) above, all divided by the amount at (9)(a) above, calculated by the Council, in accordance with Section 31B (1) of the Act, as the basic amount of its Council Tax for the year including

Lamesley Parish Council;

- (e) **£11,140.00** being the aggregate amount of all special items (Lamesley Parish Council) referred to in Section 34(1) of the Act;
- (f) **£1,753.9243** being the amount at (d) less the result given by dividing the amount at (e) above by the amount at (9)(a) above, calculated by the Council, in accordance with Section 34(2) of the Act, as the basic amount of its Council Tax for the year for dwellings in those parts of its area to which no special item (Lamesley Parish Council) relates;
- (g) Part of the Council's area: Lamesley Parish
£1,763.2582 being the amounts given by adding to the amount at (f) above the amounts of the special item or items relating to dwellings in those parts of the Council's area mentioned above divided in each case by the amount at (9)(b) above, calculated by the Council, in accordance with Section 34(3) of the Act, as the basic amounts of its Council Tax for the year for dwellings in those parts of its area to which one or more special items (Lamesley Parish Council) relate;
- (h)

Valuation Band	Lamesley Parish £	All other parts of the Council's area £
A	6.22	1,169.28
B	7.26	1,364.16
C	8.30	1,559.04
D	9.33	1,753.92
E	11.41	2,143.68
F	13.48	2,533.44
G	15.56	2,923.20
H	18.66	3,507.84

being the amounts given by multiplying the amounts at (f) and (g) above by the number which, in the proportion set out in Section 5(1) of the Act, is applicable to dwellings listed in a particular valuation band divided by the number which in that proportion is applicable to dwellings listed in valuation band D, calculated by the Council, in accordance with Section 36(1) of the Act, as the amounts to be taken

into account for the year in respect of categories of dwellings listed in different valuation bands.

- (11) That it be noted that for the year 2019/20, the Police and Crime Commissioner for Northumbria, and Tyne and Wear Fire and Rescue Authority have stated the following amounts in precepts issued to the Council, in accordance with Section 40 of the Local Government Finance Act 1992, for each of the categories of dwellings shown below:

Valuation Band	Police and Crime Commissioner for Northumbria £	Tyne and Wear Fire and Rescue Authority £
A	89.55	54.89
B	104.48	64.03
C	119.40	73.18
D	134.33	82.33
E	164.18	100.63
F	194.03	118.92
G	223.88	137.22
H	268.66	164.66

- (12) That, having calculated the aggregate in each case of the amounts at (10) (h) and (11) above, the Council in accordance with Section 30(2) of the Local Government Finance Act 1992, hereby sets the following amounts as the amounts of Council Tax for the year 2019/20 for each of the categories of dwellings shown below:

Valuation Band	Lamesley Parish £	All other parts of the Council's area £
A	1,319.94	1,313.72
B	1,539.93	1,532.67
C	1,759.92	1,751.62
D	1,979.91	1,970.58
E	2,419.90	2,408.49
F	2,859.87	2,846.39
G	3,299.86	3,284.30
H	3,959.82	3,941.16

- (13) That under section 52ZB of the Local Government Finance Act 1992 (as amended by the Localism Act

2011), the Council's relevant basic amount of council tax for 2019/20 is not excessive in accordance with the principles determined under section 52ZC of the Act.

The above decisions have been made to fulfil the Council's statutory duty to set the Budget and Council Tax for 2019/20.

C133

CAPITAL PROGRAMME 2019/20 TO 2023/24

Consideration has been given to recommending the Council to approve the proposed capital programme for the next five years to continue to provide significant levels of strategic investment to help deliver the Council's Medium Term Financial Strategy in order to maintain financial sustainability and support the Council's strategic approach to making Gateshead a place where everyone thrives.

RESOLVED -

That the Council be recommended to:

- (i) Approve the capital programme for 2019/20, and the provisional programmes for 2020/21 to 2023/24, as set out in appendix 2 to the report, subject to external funding approvals being received.
- (ii) Note the provisional capital financing for the programme, as set out in appendix 3 to the report, and delegate authority to the Strategic Director, Corporate Resources to enter into prudential borrowing which is consistent with the requirements of the capital programme and the Council's Treasury Management Strategy.
- (iii) Note the position in relation to the additional flexibility regarding the application of capital receipts to fund the revenue costs of transformational projects outlined in appendix 4 to the report and agree to receive further updates to confirm specific investment plans as part of the capital programme monitoring reports during the year.

The above decisions have been made for the following reasons:

- (A) To continue to provide significant strategic investment to deliver the Council's priority outcomes.
- (B) To assist with the medium and longer term financial sustainability of the Council.
- (C) To maximise resources available within the Council's capital programme to assist in the delivery of the strategic approach to making Gateshead a place where everyone thrives.

C134

FEES AND CHARGES 2019/20

Consideration has been given to recommending the Council to approve the level of fees

and charges for 2019/20.

RESOLVED -

That the Council be recommended to:

- (i) Approve the level of fees and charges for 2019/20 as set out in appendix 2 to the report.
- (ii) Authorise the Strategic Director, Corporate Resources to make any necessary adjustments to correct any errors in the schedule of fees and charges.

The above decisions have been made for the following reasons:

- (A) To ensure that fees and charges are set in accordance with Council priorities.
- (B) To support the delivery of the Council's budget and the strategic approach to making Gateshead a place where everyone thrives.

C135

RESPONSES TO CONSULTATION

Consideration has been given to responses to recent consultations.

RESOLVED -

That the responses to the following consultations be endorsed.

- The Strategy for Our Veterans – Ministry of Defence
- Reforming developer contributions – technical consultation on draft regulations - Ministry of Housing, Communities & Local Government (MHCLG)
- Protecting and Enhancing England's Trees and Woodlands – Department for the Environment, Food and Rural Affairs
- A Review of Local Authorities' Relative Needs and Resources – MHCLG
- Business Rates Retention Reform – Sharing risk and reward, managing volatility and setting up the reformed system – MHCLG

The above decisions have been made to enable the Council to contribute responses to the consultations.

C136

REVISED CATCHMENT AREAS IN EAST GATESHEAD

Consideration has been given to amending the school catchment areas in the East Gateshead in light of the Minister for Education's decision to close Thomas Hepburn Community Academy at the end of August 2019.

RESOLVED -

That the use of the following catchment areas for the academic year 2020/21 and future years be approved:

- Thomas Hepburn's catchment area has been divided between Heworth Grange and Joseph Swan secondary school catchment areas based on the temporary arrangements agreed for the 2019/20 admissions round
- Kelvin Grove Primary School (currently Joseph Swan Academy catchment) becomes part of the Kingsmeadow Comprehensive School catchment area
- Fell Dyke Primary School (currently part of Joseph Swan Academy's catchment and prior to that part of Thomas Hepburn catchment) becomes part of the Lord Lawson of Beamish Academy catchment area.

The above decisions have been made to enable parents to apply for a secondary school place within the current catchment area based school admissions policy.

C137

PRIMARY COMMUNITY CONTROLLED SCHOOL ADMISSIONS ARRANGEMENTS AND CO-ORDINATED ADMISSION SCHEMES FOR PRIMARY AND SECONDARY SCHOOLS FOR 2020/21

Consideration has been given to proposed Community and Voluntary Controlled Primary Schools Admission Policy for 2020 and the proposed Co-ordinated admission schemes for Infant, Junior, Primary schools and Secondary Schools for 2020.

- RESOLVED -
- (i) That the Community and Voluntary Controlled Primary Admissions Policy, as set out in appendix 2 to the report, be adopted for September 2020.
 - (ii) That the approved admissions policies for September 2019 be used as a basis of consultation, if necessary, with schools and others for formulating the relevant admissions policies from September 2019/20 onwards.
 - (iii) That the approved two co-ordinated admission schemes for Secondary, Infant Junior and Primary schools, as set out in appendix 3 to the report, be adopted for September 2020.
 - (iv) That it be noted the Planned Admissions Numbers, as set out in appendix 3 to the report, for all community Primary schools will be adopted by the governing bodies of each school.

The above decisions have been made to enable the Council to comply with statutory legislation as it relates to school admissions policies, admission arrangements and co-ordinated admission arrangements.

C138

TRUST FUNDING FOR SHIPLEY ART GALLERY AND MCEUNE BEQUEST

Consideration has been given to the proposed actions to be taken by the Council (as Trustee) with trust money held relating to the Shipley Art Gallery, namely; the Shipley

Gallery Fund and the McEune Bequest.

- RESOLVED -
- (i) That the capital balance of the Shipley Gallery Fund being paid to Tyne and Wear Archives and Museums (TWAM) as a one-off payment, to be utilised in accordance with the original purpose of the fund be approved.
 - (ii) That the McEune Bequest funds being used to support the acquisition of the John Christian collection, which reflects Shipley Art Gallery's significance in the contemporary craft field be approved.
 - (iii) That with regards to the Shipley Gallery Fund (registered with the Charity Commission), the Strategic Director, Corporate Services & Governance be authorised to carry out the required steps with the Commission and, where applicable, record or register the approved actions.
 - (iv) That the Strategic Director, Corporate Resources be authorised to carry out the required steps to utilise the funds in accordance with the approved actions.

The above decisions have been made for the following reasons:

- (A) As Trustee, the Council is satisfied that the purposes of the trust to which the fund is subject can be carried out more effectively if the capital can be expended as set out in this report and that such action is in the best interests of the fund.
- (B) The income from the Shipley Gallery Fund is not a significant funding source.
- (C) To support costs associated with the insurance of the Gallery, the upkeep of the fabric of the Gallery and the repair and upkeep of the paintings.
- (D) The proven lack of need for the purchase of watercolours.
- (E) To contribute to the purchase of a collection that will enhance the Gallery and attract new visitors.

(Councillor A Douglas declared a personal and pecuniary interest in the above matter because she is a member of the TWAM Strategic Board).

C139

GATESHEAD THRIVE FUND 2018/19 ROUND TWO APPLICATIONS

Consideration has been given to the advice of Gateshead Thrive Fund Advisory Group in relation to Round 2 applications for funding from the Gateshead Thrive Fund and Sporting Grants to Individuals/Talented Athlete Scheme.

- RESOLVED:
- (i) That the recommendations for Round 2 of The Gateshead Thrive Fund, as set out in appendix 2 paragraph 4 and appendix 3 of the report be approved.

- (ii) That the recommendations for Sporting Grants to Individuals/Talented Athlete Scheme, as set out in appendix 2 paragraph 4 of the report be approved.

The above decisions have been made for the following reasons:

- (A) To ensure that the Gateshead Thrive Fund is used to maximise benefits to local communities and is managed effectively.
- (B) To put people and families at the heart of everything we do.
- (C) To support our communities to support themselves and each other.

Councillor J Adams declared a personal and non-pecuniary interest in the above matter because he is a Trustee of St Chads Community Project.

Councillor M McNestry declared a personal and non-pecuniary interest in the above matter because he is the Chair of Chopwell Community Association.

C140 TENDER FOR THE SUPPLY OF GOODS AND SERVICES

Consideration has been given to authorising the Strategic Director, Corporate Services and Governance, following consultation with the Strategic Director, Corporate Resources to accept tenders for the Contract for the Provision of Keyholding, Emergency Response and Property Access Services.

RESOLVED - That the Strategic Director, Corporate Services and Governance, following consultation with the Strategic Director, Corporate Resources be authorised to accept tender(s) and award the Contract for the Provision of Keyholding, Emergency Response and Property Access Services.

The above decision has been made to enable implementation of the contract with effect from 1 April 2019 in accordance with the agreed budget proposal reference 19.

C141 DISPOSAL OF LAND AT RYTON ISLAND, NEWBURN

Consideration has been given to the transfer of 2.6 hectares of land at Ryton Island to Newcastle City Council for a nominal consideration of £1.00 (one pound).

RESOLVED - That the transfer of the subject land as shown edged black on the plan attached to the report, to Newcastle City Council for the nominal consideration of £1.00 (one pound) on the terms set out in the report and in particular the transfer of the land being subject to restrictions on its future use as a Country park only be approved.

The above decision has been made because the subject land forms part of the administrative boundary of Newcastle upon Tyne.

C142 **PROPERTY TRANSACTION - SURRENDER AND NEW LEASE OF SITE 6
ALBANY ROAD, GATESHEAD**

Consideration has been given to accepting the surrender of the current lease of Site 6 Albany Road, East Gateshead Industrial Estate from Hantay Pension Scheme and the grant of a new lease for a term of 125 years to the Tenant.

- RESOLVED - (i) That the surrender of the current lease of Site 6 Albany Road, East Gateshead Industrial Estate from Hantay Pension Scheme and the grant of a new lease for a term of 125 years to the Tenant on the terms outlined in the report be approved.
- (ii) That the Strategic Director, Corporate Services and Governance be authorised to agree the detailed terms.

The above decisions have been made to manage resources in accordance with the provisions of the Corporate Asset Strategy and Management Plan.

C143 **EXCLUSION OF THE PRESS AND PUBLIC**

- RESOLVED - That the press and public be excluded from the meeting during consideration of the remaining item in accordance with paragraph 3 of Schedule 12A to the Local Government Act 1972.

C144 **CLASPER VILLAGE HOUSING DEVELOPMENT - OPTIONS FOR DELIVERY**

Consideration has been given to the Council delivering the residential development and regeneration of the former Clasper Village housing site, an update on the Homes England Accelerated Construction grant funding and to the disposal of the retail site on the open market.

The alternative options for delivery to that being recommended, but which were discounted, included following an EU compliant tender exercise or setting up a wholly owned company.

- RESOLVED - (i) That the increased funding from Homes England be approved.
- (ii) That the Council acting as developer for this development be approved.
- (iii) That the outline development proposals be approved and the Service Director, Council Housing, Design and Technical Services be authorised to progress the scheme to tender stage as detailed in the report.
- (iv) That entering into a contract with Wates Construction Ltd to

provide pre-construction services be approved and the Service Director, Council Housing, Design and Technical Services following consultation with the Strategic Directors, Corporate Resources and Corporate Services & Governance, be authorised to agree the detailed terms.

- (v) That the disposal of the retail site on the open market be approved and the marketing and disposal be delegated to the Strategic Director, Corporate Services & Governance.

The above decisions have been made for the following reasons:

- (A) To promote the accelerated delivery of homes within the Borough.
- (B) To enable the development of sites which are currently stalled due to viability and associated remediation costs.
- (C) To help meet housing need in the Borough.
- (D) To realise the Council's policies and objectives in relation to housing growth.
- (E) To generate a capital receipt from the retail site.

Copies of all reports and appendices referred to in these minutes are available online and in the minute file. Please note access restrictions apply for exempt business as defined by the Access to Information Act.

The decisions referred to in these minutes will come into force and be implemented after the expiry of 3 working days after the publication date of the minutes identified below unless the matters are 'called in'.

Publication date: 21 February 2019

Chair.....

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GATESHEAD METROPOLITAN BOROUGH COUNCIL

CABINET MEETING

Tuesday, 26 February 2019

PRESENT: Councillor M Gannon

Councillors: C Donovan, J Adams, M Brain, A Douglas,
J McElroy and M McNestry

C145 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M Foy, L Green and G Haley.

C146 AIR QUALITY PLAN FOR GATESHEAD, NEWCASTLE AND NORTH TYNESIDE

Consideration has been given to a proposed response to the Secretary of State's legal direction dated 27 July 2017, requiring Gateshead, Newcastle and North Tyneside Councils to produce a feasibility study to identify the option which will deliver compliance with legal limits for nitrogen dioxide in the Councils' administrative areas in the shortest possible time. It sets out the issues faced in developing this study within constrained timescales set by government and recognises that decisions of this magnitude should not be taken without due consideration of the impact on specific and more vulnerable communities and therefore consideration has also been given to consultation taking place with the public and stakeholders on the potential measures to be implemented.

- RESOLVED -
- (i) That the submission of the Outline Business Case, as set out in the annex to the report, to the Government's Joint Air Quality Unit, thereby meeting the requirements of the Secretary of State's legal direction of 27 July 2017 be approved.
 - (ii) That consultation take place with the public and stakeholders on the potential measures to be implemented to deliver compliance with legal limits for nitrogen dioxide in the Council's administrative area in the shortest possible time and that the consultation will take place during a pre-election period.
 - (iii) That the Chief Executive, in consultation with the Portfolio Holder for Environment and Transport be authorised to approve the final form of the appropriate consultation materials.
 - (iv) That officers be authorised to undertake further detailed analysis of a range of measures that might be implemented including non-charging measures and, where appropriate, those highlighted as a result of the consultation process, in order to inform a final decision as to which measures to implement.

- (v) That it be noted responses received as a result of the consultation process will be considered and further analysis will be undertaken, to feed into the preparation of a Full Business Case, which will then subject to Cabinet approval at that time and submission to government.
- (vi) That it be noted Newcastle City and North Tyneside Councils have been asked to approve cabinet reports with the same recommendations.

The above decisions have been made for the following reasons:

- (A) To fulfil the legal direction from the Secretary of State dated July 2017.
- (B) To enable further consideration of options with a view to improving air quality in Gateshead, Newcastle and North Tyneside.

Copies of all reports and appendices referred to in these minutes are available online and in the minute file. Please note access restrictions apply for exempt business as defined by the Access to Information Act.

The decisions referred to in these minutes will come into force and be implemented after the expiry of 3 working days after the publication date of the minutes identified below unless the matters are 'called in'.

Publication date: 27 February 2019

Chair.....

TITLE OF REPORT: Thrive in Beacon Lough East – National Lottery proposal

REPORT OF: Sheena Ramsey, Chief Executive

Purpose of the Report

1. Cabinet is requested to approve the role of the Council within the “Thrive in Beacon Lough East” (TIBLE) community project and Gateshead Councils contribution to a recently submitted National Lottery Community Fund - Partnerships Bid (over a five year period).

Background

2. The “Thrive in Beacon Lough East” (TIBLE) community project is an innovative partnership that includes residents of Beacon Lough East, Gateshead Council, several Gateshead based charities, Larkspur Primary School and a number of public sector partners.

The National Lottery Community Fund Partnerships Proposal

3. Edberts House is leading a partnership proposal to the National Lottery Community Fund – Partnerships, previously known as the Big Lottery Fund. If successful, this will secure £2.1m for the Beacon Lough East community.
4. The proposal focusses on working at a community level to explore a new way to collaborate and deliver services within a defined geographical area. The proposal places residents at the forefront of project delivery: residents will be key to creating relationships within the community, generating collective trust, understanding aspiration and linking people in need of support to services that are available locally.
5. The proposal aims to create two bases to develop community interaction and intensive support:
 - *a disused space in Larkspur Primary* – this will be an initial base for partners and will enable support to be quickly given to children and their families utilising the school’s community relationships. There will be counselling, welfare advice and bespoke support for those in need. The space would also be available for council staff to be part of this support package, so that residents can be assisted effectively and efficiently
 - *a disused building (Boxlaw) in the heart of the estate* - Beacon Lough East residents are keen to create a space similar to Edberts House’s community-based hubs at High Lanes and the Old Fold/Nest Estate. An outline activity structure has been created as part of the proposal – this underlines the commitment for residents to work collaboratively.
6. The partnership believes that the disused properties at Boxlaw are key to targeting the wider community, in tackling the wider ASB issues that occur in this part of the estate, along with creating space that brings people together positively. The space will enable residents to form connections and to create community activity, training and volunteering opportunities, based on their needs and aspirations.

7. This project has been recognised as an innovative approach to systems change, grounded in community development.
8. The overall contributions requested from partners (including Police, CCG and CAB) within the Thrive in Beacon Lough East Partnership is over £1.2 million. In the early stages of the Lottery proposal, the Lottery request and the matched contributions were submitted to the Lottery as shown in Appendix 3.
9. The National Lottery Regional Committee discussed the proposal at its recent meeting on 20th February 2019. The Committee gave its support and endorsement for the bid to be presented at the England Committee on the 20th March 2019.
10. Supporting this proposal would enable the Council to build on the Public Service Reform (PSR) work looking at reducing demand into acute services by helping people to thrive. This place-based prototype would take into account the learning generated through the Public Service Reform prototypes to date.

Council Support for the Proposal

11. Whilst ensuring that the existing council and Housing Company (TGHC) services in the Beacon Lough East area intrinsically support and compliment this proposal, it is anticipated, given the systems change approach, that as the knowledge base grows regarding needs of individuals, any service within the Council and TGHC could be requested to provide support in the operational delivery of the proposal.
12. Specifically, it is proposed that Gateshead Council provides the following support over a five year period (breakdown outlined in Appendix 4):
 - Lease for vacant property at Boxlaw for 7 years
 - £160,000 in cash, although further discussion with all partners to understand the full requirements in relation to IT/office costs and support budget will be sought.
 - £910,000 in kind officer resource.
13. The table below summarises what the support from the Council could consist of and Appendix 4 outlines how the support would be spread across the five year period.

Gateshead Council Support	In-kind contribution over 5 years	Cash contribution over 5 years
Lease for vacant property at Boxlaw for 7 years	£0	£0
IT infrastructure/office costs		£100k
Wellbeing Fund		£60k
PSR Integrated support team	£600k	
Programme Support	£250k	
Public Health Consultant	£30k	
Public Health Researcher (1 year)	£30k	
Total	£910k	£160k

14. Council employees would be able to use the building to provide support to residents relating to council services and wider needs.

Boxlaw Premises (at a peppercorn rent)

15. The premises at Boxlaw are council owned residential properties and have been unoccupied for 10 years. The buildings are disused and require updating. The funders are considering a request to fund the renovation work.
16. Heads of Terms have been drawn up for the Boxlaw building. They offer the partnership a 7 year lease. A break clause at 5 years would allow for flexibility if the Council embark on redevelopment plans for the area, however, in agreement with the Lottery, this break clause can only be invoked if the Council provide an alternative community facility for the project to occupy, designed and developed together with residents. This space would in effect be key in developing the regeneration plans and to enable the new and existing communities to come together in the future and to thrive together.

IT infrastructure/office costs (cash)

17. For Council employees to work effectively out of the Boxlaw building there will need to be an investment in IT infrastructure. This will enable employees to access Council IT systems that they can only currently access in the Civic Centre to help residents thrive. This will amount to a one-off set up cost of c£50k in the first year. In addition, there will be office running costs of c£10k per year. Actual costs may be lower once a survey has been carried out to identify requirements. This will equate to the rooms used directly by the Council. Further monies have been requested from the funder for the infrastructure costs of other partners.

Wellbeing Fund (cash)

18. The front-line employees in the previous PSR prototypes have been able to access funds for everyday items that are needed quickly and can make a big difference to someone's situation and their ability to ultimately receive and benefit from help.
19. Such items might include some help with food, travel, accessing exercise facilities or help to prepare for a job interview. This is not a permanent arrangement but a means by which people can move on. Part of empowering the front line is to allow this to happen in line with a principle of acting proportionately but in a bespoke manner, rather than to a fixed protocol where there are inevitably winners and losers. This means good, common sense things can happen fast. We have learned that this can make a huge difference to people.
20. It is proposed that the Council provides a fund for the front line employees to access amounting to £12k per annum over the five years.

PSR Integrated Support Team (In kind)

21. The PSR programme will provide four front line colleagues who will be equipped with the skills, knowledge and authority to help people with a wide variety of problems. These new roles will have been developed from the earlier stages of the PSR prototypes and represent a rethink in how we train and empower those that work directly with citizens and communities.

Programme Support (In kind)

22. Ongoing support for the PSR staff will be required throughout the existence of the project along with data collection, monitoring, evaluation and administrative support. Liaison across other council departments will be key along with sharing the learning within the council as the project develops.

Public Health Consultant (In kind)

23. After a recent review of purpose, principles and priorities to ensure alignment with the Council's Thrive agenda, the Public Health Team will support and work alongside colleagues on TIBLE and the Public Service Reform agenda more widely. The approach is currently being developed but could involve Public Health advice and analysis on key issues such as health inequalities, and local initiatives on key drivers of this such as tobacco and alcohol harm. There are also opportunities to explore how system approaches to complex issues such as healthy weight might complement the work on TIBLE.

Public Health Researcher (In kind)

24. Public Health have also agreed to fund an external embedded researcher for one year to evaluate the impact of the approach, which we hope will result in a published academic report. Newcastle University are also part of the Public Service Reform agenda, evaluating the work of the Thrive team, and bringing learning to the project from systems change examples across the UK and beyond.

Recommendations

25. It is recommended that Cabinet agrees the Council's support the emerging Beacon Lough East partnership and the in-development National Lottery Community Fund bid being led by Edberts House. This support would consist of £160,000 in cash, although further discussion with all partners to understand the full requirements in relation to IT/office costs and support budget will be sought. In addition to the financial support, £910,000 of in-kind resource over a 5 year period, as shown Appendix 4.

For the following reasons:

- It epitomises the Council's strategic approach *Making Gateshead A Place Where Everyone Thrives* - this project seeks to tackle health and social inequalities, which have been exacerbated by austerity, by working with communities and other agencies to radically rethink the way that communities are resourced, money is spent, and how the Council relates and interacts with partners. Ultimately it explores a new way of working for delivering bespoke outcomes that is intended for replication.
- The Public Service Reform work and learning is rooted in reducing demand into acute services by helping people to thrive. This proposal gives us the opportunity to combine and pool resources differently, build networks that work for people, empower front line staff to work across sectors without filter and to fundamentally change the ecosystem of services and communities for the better.

CONTACT: Stephen Ward, extension 3148

Policy Context

1. The National Lottery Community Fund proposal fully aligns with the Council's strategic approach *Making Gateshead A Place Where Everyone Thrives* and especially on the following pledges
 - Put people and families at the heart of everything we do
 - Tackle inequality so people have a fair chance
 - Support our communities to support themselves and each other
 - Work together and fight for a better future for Gateshead
2. The Council is looking at how Public Service Reform (PSR) can reduce demand into acute services by helping people to thrive. The early stages of this work have focused upon methods and roles that help individuals, but the key stage of this work is learning how to help people in the context of their homes, families and communities.
3. The proposed letting accords with the provisions of the Corporate Asset Strategy and Management Plan 2015-20, in particular, making best use of assets and supporting the community.

Background

4. The "Thrive in Beacon Lough East" (TIBLE) community project is an innovative partnership that includes residents of Beacon Lough East, Gateshead Council, several Gateshead based charities, Larkspur Primary School and a number of public sector partners.
5. Following an invitation by The National Lottery Community Fund to formulate a proposal, Edberts House is leading a bid to the National Lottery Communities Fund – Partnerships programme which has three funding priorities:
 - Bring people together and build strong relationships in and across communities
 - Improve the places and spaces that matter to communities
 - Enable more people to fulfil their potential by working to address issues at the earliest possible stage.
6. The funding is specifically designed to support collaborative working, starting with shared goals and values between different organisations and an understanding of a collective bigger picture.
7. The Index of Multiple Deprivation (IMD) and Local Index of Need (LIoN) were used to provide a picture of the challenges present in Beacon Lough East (Appendix 2).

Consultation

8. Several community-based consultation events have been undertaken over the last 12 months which has helped to develop and inform this proposal:
 - A "World Café" consultation event in March 2018 to understand how the council, Northumbria Police and residents could work more closely together, partnering with Open Lab (a department of Newcastle University).
 - Following the World Café event, a group of residents came together over an 11 month period, agreeing to work with council officers to explore the issues raised and potential solutions.
 - A subsequent request was made by Beacon Lough East residents to Edbert's House to be part of their journey which has resulted in their discussions being

supported by a partnership of statutory and voluntary organisations – collectively the TIBLE partnership.

9. More recently (February 2019), residents created their own community event at Larkspur school which attracted 50 residents plus stakeholders to share their project aspirations and to get support. Residents were extremely supportive of the aims.
10. Ward Councillors for High Fell and the portfolio holder for Communities and Volunteering have been consulted in the preparation of this report and are supportive of the proposal.

Alternative Options

11. The alternative option is to reduce or not recommend the contribution requested to the proposal submitted by Edbert's House. Reducing the amount of support would affect the learning on how to help people in the context of their homes, families and communities. Not supporting the proposal at all would be a missed opportunity to help inform and influence the Council's strategic approach *Making Gateshead a Place Where Everyone Thrives*.

Implications of Recommended Option

12. Resources

- a) **Financial Implications** – The Strategic Director, Corporate Resources confirms that the financial implications of the proposals as outlined in the report will be accommodated within 2019/20 revenue budget resources agreed by Council on 21 February 2019. In addition, all future financial commitments will be incorporated within the overall financial position identified in the Council's Medium Term Financial Strategy that will be reviewed and agreed by Cabinet in July 2019.
 - b) **Human Resource Implications** – The staffing resource required for the project will be met from existing resources and budgets.
 - c) **Property Implications** – The Council uses its land and buildings to support its policy priorities. In this instance, letting the property will support communities to help themselves and each other and tackle inequality. Letting the property to the organisation will also bring a vacant property back into use.
13. **Risk Management Implications** – There are no risk management implications arising directly from this report.
 14. **Equality and Diversity Implications** – There are no direct equality and diversity implications arising from this report.
 15. **Crime and Disorder Implications** – The partnership believes that the disused properties at Boxlaw are key to targeting the wider community, in tackling the wider ASB issues that occur in this part of the estate, along with creating space that brings people together positively.
 16. **Health Implications** – This proposal will improve people's health, especially their mental health.

17. **Sustainability Implications** - There are no direct sustainability implications arising directly from this report.
18. **Human Rights Implications** - There are no direct human rights implications arising directly from this report.
19. **Area and Ward implications** – Beacon Lough East is located in the High Fell Ward and the learning from this prototype could be applied to other areas in the future.

Background Information

20. There is no background information.

Why Beacon Lough East?

When local people from Beacon Lough East started to meet together to take action, we quickly realised that working as a partnership alongside them would enable them to achieve some of their dreams and aspirations. There are high levels of complex needs on the estate and learning to work together to tackle these more effectively is the focus of Thrive.

The population of Beacon Lough East is around 1,600¹, and is characterised by a higher than average proportion of children and young people under the age of 15 (27% compared to a borough average of 18%), and a lower than average proportion of people aged 45 or over (36% compared to a borough average of 46%).

The ethnic make-up of the area is largely White British (95.7%), which is slightly higher than the borough average (94%). 1% of the population are from White Other, 0.8% from Mixed, 1.6% from Asian, and 0.7% from Black and other ethnic groups.

There are around 750 residential properties² in the area. The majority of these (61%) are rented from the Gateshead Housing Company, with 27% owner occupied, 10% private rented and 2% rented through a registered social landlord.

The Index of Multiple Deprivation³ demonstrates that there is an extremely high level of deprivation in the area, with the overall IMD, together with the Income; Employment; Education, training and skills; and Health deprivation and disability domains all within the most deprived 5% of areas in England.

Beacon Lough East is within High Fell ward. Life expectancy⁴ in High Fell is 74 years for men and 78 years for women, which is around 3 to 4 years lower than for Gateshead as a whole, and a further 2 years lower than the England average⁵.

Healthy life expectancy⁶ is 54 years for men and 55 years for women, which is around 5 years lower than for Gateshead as a whole, and a further 3 to 4 years lower than the England average.

High Fell ward has one of the highest rates of hospital stays for self-harm in Gateshead, and a rate that is twice the England average⁷.

The council's Local Index of Need (2018) also identifies Beacon Lough East as one of the areas in the borough with the highest levels of need.

The median annual household income⁸ in the area is around £13,800, which is the lowest in the borough and significantly lower than the Gateshead median of around £24,500 and the national median of around £31,000.

¹ ONS, Mid 2017 population estimate and ONS, Census, 2011

² Gateshead Council, Apr 2017

³ DCLG, Indices of Deprivation, 2015

⁴ ONS, Ward Life Expectancy, 2011-15

⁵ ONS, Life expectancy at birth, 2014-16

⁶ ONS, Ward Healthy Life Expectancy, 2009-13

⁷ NHS Digital, Hospital Episode Statistics, 2011/12 – 15/16

⁸ © 1996 – 2017 CACI Limited. This report shall be used solely for academic, personal and/or non-commercial purposes.

One in four adults of working age (24%) are in receipt of out of work benefits⁹, the highest proportion in the borough, over twice the Gateshead average (11%), and three times the national average (8%).

Almost half (46%) of children aged 16 or under are living in poverty¹⁰, compared with 20% for Gateshead and 17% for England.

More than one in three (35%) adults have no formal qualifications¹¹, compared with 28% for Gateshead and 22% nationally. Only one in six (17%) are qualified to Level 3 or above, compared with 33% for Gateshead and 40% nationally.

Pupil attainment levels are amongst the lowest in the borough, with an average pupil Attainment 8 score of 33 out of a possible 80¹², compared with 49.9 for Gateshead and 48.5 for England.

Based on the characteristics of the local population, it is estimated that the area has the highest levels of adults that smoke (42%) and are obese (27%) in the borough¹³.

The area experiences high levels of crime. It had the highest rate of domestic incidents¹³ and victims of crime¹⁴ in the borough.

Gateshead Social Services (part of our partnership) tell us that on our estate there are 32 children who have CIN/CP or LAC status, and 32 children who are receiving help from the Early Help team.

Below is an extract of the higher rent arrears cases by street in Beacon Lough East, provided by The Gateshead Housing Company. Beacon Court is at the top of the list for that area

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⁹ DWP, Benefit claimants – working age client group, Nov 2016

¹⁰ HMRC, Children in low income families, 2015

¹¹ ONS Census, 2011

¹² DfE National Pupil Database, 2016 ¹³ © Acorn
2016 CACI Limited.

¹³ Northumbria Police, 2016/17

¹⁴ Northumbria Police, 2014-17

Street	With rent arrears of £500 or more	Average arrears of those with arrears of £500 or more	With rent arrears of £1000 or more	Average arrears of those with arrears of £1000 or more
BEACON COURT	11	£973	3	£1,663
FELL COURT	10	£818	2	£1,320
LARKSPUR	9	£1,021	3	£1,658
GORSEHILL	7	£1,169	4	£1,503
CRANESVILLE	6	£930	2	£1,528
LINDEN	6	£1,740	3	£2,736
LOUGH COURT	6	£1,118	2	£1,937
BALMLAW	5	£1,239	3	£1,589
HEATHERLAW	5	£1,733	2	£3,326
LINGCREST	5	£1,104	4	£1,242
STONECROP	4	£1,521	3	£1,754
WHINLAW	4	£925	2	£1,292
BRACKENLAW	3	£773	1	£1,152
FERNLOUGH	3	£1,791	3	£1,791
ASPENLAW	1	£746	0	£0
BROOMLAW	1	£1,854	1	£1,854
SPEEDWELL	1	£534	0	£0

Contributors and Funding Requested (1st Phase submission)

Funding requested from Partners			National Lottery Community Fund Request	
Item	Cost	Source	Item	Cost
Community Support Officer (Police) for 1 day per week for 5 years	£23,500	Police	Building Refurbishment	£130,000
Integrated Support Team (Council) for 5 years	£600,000	Gateshead Council	Edberts House Community Development Staff, including recruitment and training	£315,759
Community Linking Project Management (3 year funding)	£70,000	Department of Health	NECS Counselling adviser	£140,000
Community Link Workers (3 year funding)	£90,000	CCG	Citizens Advice Gateshead Social Welfare Advice Worker	£62,543
Public Health Embedded Researcher	£30,000	Public Health	Community Building Running Costs	£34,000
Programme Management/Admin Salary	£250,000	Gateshead Council	Exclusive community space in Larkspur Primary	£15,000
Public Health consultant support	£30,000	Public Health	Grant Management/Admin	£50,000
Hub relocation costs/IT infrastructure/office on costs	£100,000	Gateshead Council	Activity budget	£50,000
Wellbeing pot	£60,000	Gateshead Council	Commercial grass cutter	£23,000
Money Advice Worker 1 day per week Training and quality assurance support	£38,254	Citizens Advice Gateshead		
Total Match Funding	£1,291,754		Total Requested from National Lottery Community Fund	£820,302

Gateshead Council Contribution

	Year 1 £000	Year 2 £000	Year 3 £000	Year 4 £000	Year 5 £000	Total £000
CASH CONTRIBUTION						
IT Infrastructure/ Office costs	60	10	10	10	10	100
Support Costs (Wellbeing fund)	12	12	12	12	12	60
IN KIND CONTRIBUTION						-
PSR - Integrated Support Team	120	120	120	120	120	600
Programme support	50	50	50	50	50	250
Embedded Researcher (Public Health)	30	0	0	0	0	30
Public Health Consultant Support	6	6	6	6	6	30
OTHER						
Boxlaw Property	0	0	0	0	0	0
Total Gateshead Council contribution						1,070

TITLE OF REPORT: Local Transport Plan: Capital Programme update

REPORT OF: Tony Alder, Acting Strategic Director, Communities and Environment

Purpose of the Report

1. The report sets out the Council's future programme of investment in the local transport network, including funding received through the Local Transport Plan (LTP) process. The proposed 2019/20 integrated transport (IT) and roads maintenance programmes are included for approval along with a further four years of indicative allocations.

Background

2. The LTP provides an important source of capital funding for local transport improvements. This includes both structural maintenance of highways and structures and integrated transport improvements. The latter covers a range of works including bus priority, new and improved cycleways, better facilities for pedestrians and disabled people, safer routes to school, traffic calming and road safety improvements. This funding is supplemented wherever possible by funding from Council or other sources such as developer contributions and external capital grants.
3. Investment in the Council's highways infrastructure is identified and prioritised in accordance with the principles outlined within the Council's agreed Highways Asset Management Plan and helps to deliver the LTP priorities.

Proposal

LTP funding

4. The LTP Integrated Transport (IT) allocation for 2019/20 saw £9.465m allocated to Tyne and Wear. Gateshead is set to receive £1.233m of this allocation after a 'top slice' contribution has been removed to cover operating costs associated with the North East Combined Authority (NECA) and Tyne and Wear Urban Traffic Management Control (UTMC) Centre.
5. The LTP maintenance allocation for Gateshead for 2019/20 will be £2.663m. The Council, as part of a self-assessment process and agreed through internal auditors, has achieved the highest band 3 status for the second consecutive year as part of the DfT's performance based approach to

maintenance funding. The funding is made up of a £2.204m standard 'needs' element and a further £459k of 'incentive' funding. Achievement of Band 3 has resulted in securing an additional £229k funding when compared to the Band 2 rating and £413k when compared to band 1.

External grant funding

6. A central government grant for 2018/19 and 2019/20 was secured via the National Productivity Investment Fund towards the creation of a new bus, cycle and pedestrian link between Sunderland Road and Gateshead High Street. The grant of £2.341m has already been matched by £750k Council borrowing in 17/18. The works will be completed in 2019/20 using the grant along with £80k match funding received through the planning process and £100k LTP. The remainder (£48.9k) of a revenue DEFRA Air Quality grant received in 2017/18 and not previously allocated will be used to upgrade the National Cycle Network. New funding has also been identified from Newcastle City Council for a cycle scheme on the Gateshead side of the High Level Bridge linked to a scheme that Newcastle City Council has implemented on the north side of the bridge. A Department for Transport grant of £15k has been received for a study into cycling and walking in the Felling, Deckham and Birtley areas.
7. A major area of potential funding in 2019/20 and the four subsequent years is the Central Government Transforming Cities Fund, which has been split into a tranche 1 and tranche 2 process. A joint tranche 1 bid has been submitted to central government through the North East Joint Transport Committee for a cycle route improvement scheme on New Road/Lingey Lane in Wardley and works are currently underway to develop a tranche 2 bid, which will be submitted summer 2019. The total value of the Gateshead element of the bid could be tens of millions and include major sustainable transport improvements. Any successful bid would require match funding through the LTP grant and/or Council borrowing and consideration as to the affordability of this will be assessed prior to the submission of the full funding bid. As such, and to ensure Gateshead is well placed to progress the schemes; the 2019/20 programme includes investment into design and development. If the bids are unsuccessful or assessed as unaffordable in terms of match funding, the design and development works undertaken will be retained and used at a future date when necessary levels of funding become available.

Council borrowing (prudential borrowing)

8. In addition to the Council borrowing referred to above several other schemes will be supported through prudential borrowing in 2019/20. This includes;
 - Gateshead Quays Transport Improvements to support the ongoing development of the area. Some design and modelling will take place in 2019/20 but significant construction works are unlikely to commence until 2021/22 at the earliest.
 - £310k to replace the expansion joints on Scotswood Bridge was provisionally allocated in 2018/19 but due to other factors such as the

emergency closure of Newburn bridge and the works on Blaydon roundabout the works were delayed and the majority of the funding will now roll over into 2019/20. Since the 2019/20 Capital budget was reported in February an estimated scheme cost of £530k has now been agreed. The increase being due to the bespoke nature of the work. It has been agreed that Gateshead will fund 42% (£212k) of this with remainder from Newcastle City Council. An estimated £52k of this will be spent in 2018/19.

- £750k of borrowing will continue to be allocated to strategic maintenance of the highway. This will assist in meeting the funding gap of £2.5m as identified in Gateshead Highways Asset Management Plan (HAMP) needed in order to maintain the highway at a steady state.
 - £1m will be made available for the purposes of street lighting column replacement and improvement works. This is a necessary due to the high percentage of columns, which are over 10 years old and/or are of a concrete construction. The column replacement programme not only ensures the columns are structurally sound but also ensures that they are operating efficiently.
 - £450k of borrowing has been made available for the ongoing upgrade of traffic signals equipment. Similar to street lighting columns the equipment in place is increasingly old and requires replacement to ensure structural safety and to ensure the internal controllers do not become obsolete.
9. Appendix 1 provides further background to the above together with details of other external funding that has been secured for use in conjunction with the LTP funding.
10. The overall funding and investment plan for 2019/20 is summarised at Appendix 2 and 3 with the proposed 2019/20-2023/24 IT programme attached as Appendix 4. Appendix 5 sets out the roads maintenance programme for 2019/20-2023/24. Appendix 6 shows the proposed Highway Structures schemes for 2019/20. Appendix 7 sets out the indicative list of schemes being proposed as part of the bid for Transforming Cities funding.
11. The initial programme will be under constant review during the course of the financial year and may be subject to change depending upon progress and the outcome of consultation.

Recommendations

12. It is recommended that Cabinet:
- (i) Approves the proposed programme for 2019/20 as set out in Appendices 2 to 6, noting that there may be a need to review scheme priorities during the course of the financial year in line with the available resources.
 - (ii) Approve the indicative schedule of schemes for the Transforming Cities Fund, Tranche 2 bid as set out in Appendix 7.

- (iii) Authorises the Service Director, Development, Transport and Public Protection to award the relevant works to the Service Director, Street Scene under the terms of the Highways, Drainage & Street Lighting Maintenance Contract.
- (iv) Authorises the Service Director, Development, Transport and Public Protection to make changes to the approved indicative programme following consultation with the Cabinet Member for Environment and Transport as and when the need arises.

For the following reason:

To enable the design and implementation of transport schemes in support of the Tyne and Wear Local Transport Plan and the Council's policy objectives.

CONTACT: Anneliese Hutchinson ext 3881
Martin Kelly ext 3083

Policy Context

1. The proposals are in line with the vision for transport as outlined in the Gateshead Sustainable Community Strategy, Vision 2030 and support the pledges within Making Gateshead a Place Where Everyone Thrives. They also support the Core Strategy and Urban Core Plan, the aims and objectives of the Tyne and Wear Local Transport Plan 3 and the Gateshead Highway Asset Management Plan. Furthermore, the indicative programme supports funding received through specific government grants as well as the proposed use of Council resources.

Background**Local Transport Plan funding**

2. Separate Local Transport Plan (LTP) allocations are received from Government for maintenance and (via North East Combined Authority) Integrated Transport (IT). Although not ring fenced, proposals are maintained in line with the allocations and are considered to be reflective of the pressures and priorities facing the network. While maintenance of the existing road network is the overall priority, it remains important to retain a level of funding for improvements to support future growth and other important Council priorities. In accordance with principles within the Highways Asset Management Plan, synergies between the two funding streams are maximised wherever possible in the planning and implementation of programmes.

2019/20 programme***Integrated Transport (IT) programme***

3. The financial year 2019/20 is the ninth year of LTP3, which is the third Local Transport Plan for Tyne and Wear and covers the period from 2011 to 2021. The main priorities of LTP3 are; to maintain and develop the transport networks; support the growth of the economy of Tyne and Wear; reduce transport carbon emissions; and contribute to making communities in Tyne and Wear healthier and safer.
4. Gateshead's integrated transport (IT) settlement in 2019/20 will be £1.328m. From this a 'top slice' contribution will be taken at source for the operation of the Urban Traffic Management Control (UTMC) unit (£67k) and for the operational costs of the regional transport team (£62k). This leaves a budget of £1.233m.
5. The limited level of funding available through the IT budget has a serious impact on the Council's ability to undertake small scale transport schemes. These are often of particular importance in resolving day to day problems on the transport network, and supporting important economic, health,

environment and community objectives at a local level. Some of the larger schemes supported previously through this budget (for example corridor improvements) have become difficult and in certain cases impossible to fund solely through this source, with the Council having to rely on securing funding through external funding bids, or through the increased use of Council resources which will, in turn, have revenue implications.

6. The limited funding available through the LTP for transport improvements underlines the need to focus attention on alternative sources and the Council has been successful in this area in recent years, with funding in 2019/20, including significant National Productivity Investment Funding for the Sunderland Road to High Street sustainable transport link.
7. The proposed programme as identified in Appendix 4 has been developed based on the guidelines agreed at a Tyne and Wear level and to reflect local priorities identified in Vision 2030, and the pledges within the Thrive corporate strategy. It also supports the principles outlined within the Council's Highway Asset Management Plan (HAMP), particularly where integrated transport and maintenance requirements coincide. The programme includes a level of over programming to allow for a degree of delay to some schemes during the financial year.
8. Past experience has proven that a degree of over programming is needed to ensure that the LTP grant is fully utilised during the course of a financial year. Delays to some certain schemes can occur for a variety of reasons but are often linked to the consultation process or difficulties during construction due to unforeseen circumstances. This flexibility in the programme means that certain schemes can slip into the following financial year.
9. Priorities have been defined having regard to the three areas identified by the LTP and cover the following:

Economic Development and Regeneration – schemes aimed at improving strategic accessibility, making journey times more reliable, providing information to people and reducing public transport journey times.

Climate Change – schemes that will help achieve a less congested network that will generate less CO₂ and will encourage or enable mode shift to less polluting forms of transport. These schemes are directly associated with improving the environment and therefore will be crucial in moving towards a more sustainable Gateshead, and also in promoting active and healthy travel.

Safe and Sustainable Communities – Schemes that will improve accessibility at a community level and enhance health and wellbeing (including better road safety and air quality and increased active travel). Such schemes will empower all levels of communities and supports all of the Council priorities.

10. Although individual schemes have been allocated to one of the specific categories above, in practice many meet more than one of the objectives and some judgement has been taken in order to fit them into this categorisation.

11. The 2019/20 programme as presented in Appendix 4 provides a breakdown of the schemes to be delivered throughout the course of the financial year. It also identifies where LTP funding will be used as a local contribution (match funding) to secure external funding, and where the use of Council funding, particularly prudential borrowing, is proposed to supplement the externally funded elements of the programme in order to meet investment priorities. The proposed sources of funding for 2019/20 are shown in Appendix 2.
12. The overall focus of the Integrated Transport programme remains the improvement of sustainable transport. This has important economic, social and environmental benefits through reductions in congestion, and pollution, and in encouraging healthy and active lifestyles. Important elements in this include:
- Urban Core/Quays Access - Improving access for sustainable transport to and through central Gateshead and Gateshead Quays, including further work to the main Durham Road corridor. This will help provide the access needed to support the growth of central Tyneside as the economic hub of the North East;
 - Traffic Management - Small scale schemes to tackle day to day problems, often of major importance to local residents and supporting the aim of creating safe and sustainable communities.
 - 20mph Zones - Rolling out a programme of lower speed limits across primarily residential areas, reducing the threat of excess speed to more vulnerable road users and encouraging people to walk and cycle more;
 - Sunderland Road Link- A new signalised at grade link for buses, pedestrians and cyclists between Sunderland Road and High Street.
13. Funding has also been assigned to allow for scheme development. This allows preliminary works including investigation, design and consultation to commence on schemes that have already been identified but were either a lower priority than those in the current programme or were beyond the scope of the available funding resource. Secondly, it means a portfolio of larger schemes can be developed, leaving the Council better placed to bid if potential sources of external funding become available.

National Productivity Investment Fund

14. A further round of bidding for National Productivity Investment Fund money took place in 2017/18 and the Council was successful in its bid. A total of £2.341m has been granted towards a scheme to create a new bus, cycle and pedestrian link between Sunderland Road and the High Street. The scheme will improve bus punctuality whilst also providing better access to the High Street from the east by replacing the existing subway with an at-grade signalised crossing. This funding relates to the 2018/19 and 2019/20 financial years. The majority of the Council contribution of £903k was brought forward to 2017/18 to enable the commencement of the necessary major utilities

works. The grant along with further £80k of developer contribution secured through planning will be utilised to complete the scheme in 2019/20.

Transforming Cities Fund

15. The Transforming Cities Fund provides a major potential opportunity to secure additional investment in sustainable transport infrastructure. This work is being co-ordinated through the North East Joint Transport Committee. The bidding has been split into tranche 1 (to 2019/20) and tranche 2 (to 2023).
16. A tranche 1 bid submitted at the start of January included improvements to the cycle route alongside the A195/Lingey Lane in Wardley. This will improve sustainable links to the expanding Follingsby Park on the borough boundary with South Tyneside and Sunderland.
17. A much larger tranche 2 bid, with funding spanning 4 financial years, is currently being developed ahead of a submission deadline in the summer of 2019. If successful, the overall funding could be significant and will require match funding from LTP and/or Council borrowing. Appendix 7 includes an indicative list of potential Gateshead schemes for the Tranche 2 bid including:
 - a rail based park and ride link at Follingsby
 - sustainable transport improvements to support access to development sites at Metro Green and Askew Road;
 - strategic cycle routes improvements, including a possible new bridge across the Tyne and Blaydon;
 - redevelopment of existing public transport interchanges

It is envisaged the initial tranche 2 submission will be made towards the middle of the year. Further assessment and evaluation work will be undertaken through the Joint Transport Committee to refine the list of candidate schemes.

18. Participation in the Transforming Cities process will also provide an opportunity to bid into a further fund for a Future Mobility Zone. Little is currently known about this, but it is anticipated that it will look at the deployment of new technologies to support improved access and new types of transport.

Maintenance

19. The LTP maintenance funding allocation for Gateshead for 2019/20 is £2.663m. This includes a 'needs' allocation of £2.204m and incentive funding of £459k.
20. The LTP maintenance allocation is based on the Council achieving band 3 status (1 being the worst and 3 being the best) in the Department for Transport incentive funding process and reflects both last year's status and this year's submission. Highway Authorities not achieving a band 3 status will receive a year on year reduction in maintenance funding – for Gateshead this

would have resulted in £229k less funding for band 2 and £413k for band 1 in 2019/20

21. The proposed roads maintenance programme for 2019/20 was approved by Cabinet in November 2018. This seeks to use available resources to greatest effect in line with the approach of the updated HAMP.
22. Priority in the HAMP is given to urgent repairs such as safety barriers and landslips with any remaining funding put towards programmed maintenance and renewal. Given that the planning and delivery of maintenance schemes is usually more predictable, and that the identification of substitute schemes simpler where problems do arise, no over programming has been allowed for in the proposed programme.
23. Road condition survey information, bridge inspection reports and the lists of outstanding schemes have been used to prepare a detailed programme of works in line with the allocations set out in Appendix 2.
24. The latest local carriageway condition survey data indicates that approximately 9% of Gateshead's roads require structural repairs (resurfacing). The proposals seek to ensure that roads and footways are maintained in compliance with the statutory duty (Highways Act 1980 Section 41) to maintain adopted highway.
25. In line with the requirements of the HAMP a longer term approach to maintenance investment is under development with a two year detailed programme set out in Appendix 5 and a further three year programme in development. However, given that funding levels have only been set out to 2020/21 and the continued use of an incentive funding system casts some doubt over the level of funding the Council will receive, any future programming is open to change.
26. In addition to roads the budget is also used for the maintenance of highway structures. This is split over general inspection and repair of road and rail bridges, as well as geotechnical assets. Where specific need is identified higher levels of funding are allocated for major repairs. In 2018 such works were identified as being necessary on Scotswood Bridge and additional funding was allocated within the Capital Programme to support this work. The works on the bridge will commence late 2018/19 but will largely run over into 2019/20. Where necessary the Council works closely with Newcastle City Council to undertake joint bridge repairs. The Structures maintenance programme for 2019/20 is included below as Appendix 6.
27. Separate budgets have also been set out for the maintenance of road markings, footways, strategic patching and vehicle restraint systems.

Other funding

30. The remainder (£48.9k) of a revenue DEFRA Air Quality grant received in 2017/18 (not previously allocated) will be used to upgrade the National Cycle Network. New funding has also been identified from Newcastle City Council

for a cycle scheme on the Gateshead side of the High Level Bridge linked to a scheme Newcastle City Council has implemented on the north side of the bridge. A Department for Transport grant of £15k has been received for a study into cycling and walking in the Felling, Deckham and Birtley areas.

Experience suggests that opportunities for additional funding may arise during the year and the Council will continue to identify and submit bids where appropriate. Any additional funding received will be highlighted in future updates as necessary.

Consultation

31. Extensive consultation across Tyne and Wear was carried out during the preparation of the Local Transport Plan. This included household questionnaires and discussions with key interest groups as well as focus groups with Gateshead residents to discuss transport problems and solutions. The outcome from the consultation helped shape the LTP strategy and subsequent spending programmes. The Cabinet Members for Environment and Transport have been consulted on the proposed programme. Individual schemes within the programme have and will continue to be subject to local and stakeholder consultation as appropriate.
32. The identification of maintenance schemes includes the assessment of feedback from members of the public. In many cases small scale repairs are carried out but, where appropriate, suggestions are fed into programmes of planned capital renewal.
33. Many Integrated Transport schemes will include consultation with Ward Members, Stakeholders and members of the public as part of the design process.

Alternative Options

34. The allocations outlined as part of the 2019/20 programme are those considered to be deliverable and which best meet the objectives of the Local Transport Plan while supporting more local priorities.

Implications of Recommended Options

35. **Resources:**

- a) **Financial Implications** – The Strategic Director, Corporate Resources confirms that the proposed capital investment is accommodated from within the Council's approved Capital Programme.

Within the provisional 2019/20 LTP Programme there is a level of over programming which will be monitored throughout the year to ensure schemes are delivered within available resources.

- b) **Human Resources Implications** – There are no human resources implications.

c) **Property Implications** – No property implications have been identified.

36. **Risk Management Implications** – The main risk associated with the programme is that any significant under spend may lead to a loss of funding. Failure to deliver schemes that have external funding linked to them is likely to mean the loss of that external funding source and may also jeopardise the potential to secure additional funding in future years. Development of programmes takes into account risks relating to safety, delay and longer term issues such as growth, pollution and health in determining priorities.
37. **Equality and Diversity Implications** – Implementation of the integrated transport capital programme will assist in reducing social exclusion by improving access for the young, elderly, unemployed/low waged and people with disabilities.
38. **Crime and Disorder Implications** – Proposals within the Integrated Transport programme will assist in improving safety and security for the travelling public.
39. **Health Implications** – The Integrated Transport capital programme is vital in reducing levels of casualties in road accidents and also in achieving an ‘Active and Healthy Gateshead’. The latter aims to make sustainable travel, including walking and cycling more attractive to the residents of Gateshead. Specifically, the aims are to provide the infrastructure and education to encourage healthier living through: improving streets and rights of way; removing unnecessary traffic; reducing traffic; providing training through the safer routes to schools programme and travel planning. Increases in sustainable and active travel will also have positive air quality outcomes.
40. **Sustainability Implications** – The Integrated Transport capital programme is an important element in providing the basis for a sustainable transport system capable of supporting the borough’s environmental, social and economic objectives sustainably. In particular it seeks to reduce car dependence, thereby contributing to the reduction of carbon emissions.
41. **Human Rights Implications** – The construction of transport and traffic facilities can have an effect on the amenities of some residents. Consultation on specific proposals will be held with residents, ward members and relevant stakeholders.
42. **Area/Ward Implications** – All wards will be affected.

Background Information

43. Further background information is contained in:
- Report to Cabinet, 20th November 2018 LTP mid-year update on the LTP programme
 - Report to Cabinet, 20th November on Gateshead Highway Asset Management Plan

Appendix 2- 2019/20 budget allocations

2017/18 Capital Investment: Highways Infrastructure	Total (£'000)
In-year Funding Allocations:	
LTP: Maintenance	2,663
LTP: Integrated Transport	1,233
National Productivity Investment Fund	2,341
S106 Developer Contributions	215
DEFRA air quality grant	48.9
DfT- Local cycling and walking infrastructure	15
Newcastle City Council	332.4
Council Resources (Borrowing)	
Street Lighting Column Replacement	1000
Strategic Transport / Maintenance	750
Traffic Signal Renewal	450
Gateshead Quays transport improvements	4104
Scotswood Bridge repairs	160
Total Investment in Highways Infrastructure	13,312.3

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Appendix 3: 2019/20 Proposed Highway Infrastructure Investment

£000	LTP	Match	Total	Match details	Comments
Integrated Transport					
Safe & Sustainable Communities	902	2476	3378	NPIF/Developer/ DfT	See Appendix 4 for scheme detail
Climate Change Total	500	118.9	618.9	DEFRA	See Appendix 4 for scheme detail
Economic Development & Regeneration	384	4139	4523	Developer/Council	See Appendix 4 for scheme detail
Total Integrated Transport	1,786	6,733.9	8519.9		
Maintenance					
Planned road maintenance:					
<i>Classified roads</i>	1087	0	1087		
<i>Unclassified roads</i>	529.5	0	529.5		
<i>Back lanes/Surface dressing/Technical costs</i>	200	0	200		
Planned road maintenance (total)	1816.5	0	1816.5		
Bridges/structures - planned maintenance	546.5	0	546.5		
Scotswood Bridge joint replacement	0	467.4	467.4	Council/Newcastle	Recharge 58% of total cost to Newcastle City Council
Traffic signal renewal	0	500	500	Council/Developer	
Street lighting column replacement	250	1000	1250	Council	
Planned minor works/strategic maintenance	0	750	750	Council	£125k road markings, £125k Vehicle restraint systems, £200k footways, £175k strategic patching, Street lighting £125k
Monitoring/development	50	0	50		
Total Highways Maintenance	2,663	2,717.4	5,380.4		
Total Highways Infrastructure Investment	4449	9,451.3	13,900.3		Projected IT- £553k (Over) Maintenance £0k

Appendix 4: 2019/20 Integrated Transport capital programme and indicative funding allocations 2020-2024

	LTP (£'000)	Match funding (£'000)	Est scheme value (£'000)	Match details	Comment
Safe and Sustainable Communities					
Public rights of way	80	0	80		Public Rights of Way improvements
Car Park improvements	10	0	10		
Traffic Management Ward Issues	250	0	250		Various small scale schemes
Sunderland Road Bus Link	100	2421	2521	NPIF (2341) Developer (80)	
Deckham/Felling/Birtley cycling and walking improvements	0	15	15	DfT	Study into possible improvements
Pinewoods 40mph Zone	7	8	15	Developer	
First Avenue pedestrian crossing	0	10	10	Developer	
QE Hospital residents parking	0	22	22	Developer	
20mph Zone Schemes					
Winlaton	300	0	300		
Watermill Lane	75	0	75		
Heworth/Leam Lane	60	0	60		
Whickham 20mph Zone review	20	0	20		
Safe & Sustainable Communities Total	902	2476	3378		
Climate Change					
Bus shelter improvements	10	10	20	Developer	
Bus lane enforcement	20	0	20		
NCN725 Ph 4	205	48.9	253.9	DEFRA	
Felling bypass cycleway- Ph 1	215	35	250	Developer	Potential Transforming Cities Fund scheme

	LTP (£'000)	Match funding (£'000)	Est scheme value (£'000)	Match details	Comment
Wardley Cycle improvements	30	0	30		
High Level Bridge Cycleway	0	25	25	Newcastle City Council	
Civic Centre- Sustainable transport facilities	20	0	20		
Climate Change Total	500	118.9	618.9		
Economic Development & Regeneration					
Regeneration areas	50	0	50		
Scheme development	95	185	280	Council	
Development and Monitoring	25	0	25		
Gateshead Quays transport infrastructure	0	3954	3954	Council	
Coatsworth Road	200	0	200		
Mill House roundabout MOVA	14	0	14		
Economic Development & Regeneration Total	384	4139	4523		
Integrated Transport total	1,786	6,733.9	8,519.9		

Indicative Integrated Transport funding allocations 2020-2024

	Economic Dev/Regeneration			Safe and Sustainable			Climate Change			
	LTP	Match	PB	LTP	Match	PB	LTP	Match	PB	Total
2020/21	75	564	4564	540	0	0	1170	75	0	6988
2021/22	100	754	552	540	0	0	1070	0	0	3016
2022/23	150	0	0	790	0	0	910	0	0	1850
2023/24	305	45	0	1040	0	0	445	0	0	1835

*Assumes LTP funding will remain at 2019/20 levels

Appendix 5- Roads Maintenance programme 2019/20 and indicative funding allocations 2020-2024

Table 1 - Classified & Bus Routes (non-residential roads)

Scheme No.	Location	Ward	Area	Description of Works	Cost £k
Principal Roads					
2019/SMP/01	A167 Tyne Bridge Approach Road , Gateshead	Bridges	Central	Reconstruct / resurface carriageway	42
2019/SMP/02	A692 Gateshead Road , Sunnyside	Whickham South & Sunnyside	Inner West	Reconstruct / resurface carriageway	38
2019/SMP/03	A694 Lockhaugh Road , Rowlands Gill	Chopwell & Rowlands Gill	West	Reconstruct / resurface carriageway	61
2019/SMP/04	High Speed Skid Improvement	-	-	Carriageway surface treatment	100
2019/SMP/R01	A167 Durham Road , Birtley	Lamesley	South	Reconstruct / resurface carriageway	100
Subtotal 1					341
Other Roads					
2019/SM/01	C302 Lead Road , Greenside	Crawcrook & Greenside	West	Reconstruct / resurface carriageway	56
2019/SM/02	B6317 Main Road , Ryton	Ryton, Crookhill & Stella	West	Reconstruct / resurface carriageway	70
2019/SM/03	C327 Hollinside Road , Metrocentre	Whickham North	Inner West	Reconstruct / resurface carriageway, kerbs	48

Table 1 - Classified & Bus Routes (non-residential roads) continued

Scheme No.	Location	Ward	Area	Description of Works	Cost £k
2019/SM/04	C322 Hawks Road , Saltmeadows	Bridges	Central	Reconstruct / resurface carriageway	81
2019/SM/05	Coatsworth Road , Bensham	Saltwell, Bridges, Lobley Hill & Bensham	Central	Resurface carriageway	75
2019/SM/06	C330 Portobello Road , Vigo	Birtley	South	Reconstruct / resurface carriageway	63
2019/SM/07	B1288 Leam Lane , Leam Lane	Windy Nook & Whitehills	East	Reconstruct / resurface carriageway	53
2019/SM/08	Structural Patching	-	-	Carriageway repairs near resurfacing schemes	100
2019/SM/09	Highway Drainage Works	-	-	Drainage repairs near resurfacing schemes	50
2019/SM/10	Minor Works (various – poor weather failures)	-	-	Resurface carriageway	50
2019/SM/R01	C303 Newburn Bridge Road , Stella	Ryton, Crookhill & Stella	West	Reconstruct / resurface carriageway	100
Reserve Schemes (to be included if the main programme cannot be completed)					
2019/SM/R02	High Street , Gateshead	Bridges	Central	Reconstruct / resurface carriageway	-
				Subtotal 2	746
				Subtotal 1	341
Total					1087

Table 2 - Unclassified (residential roads & non-bus routes)

Scheme No.	Location	Ward	Area	Description of Works	Cost £k
2019/MP/01	Albert St / Alexandra St Access , Victoria Garesfield	Chopwell & Rowlands Gill	West	Reconstruct / resurface carriageway	40
2019/MP/02	Dyke Heads Lane , Greenside	Crawcrook & Greenside	West	Resurface carriageway	14
2019/MP/03	Caledonia , Winlaton	Winlaton & High Spen	West	Resurface carriageway	11
2019/MP/04	Northlands , Blaydon	Blaydon	West	Resurface carriageway	9
2019/MP/05	North View , Whickham	Whickham North	Inner West	Reconstruct / resurface carriageway	25
2019/MP/06	Burnthouse Lane , Whickham / Sunnyside	Whickham South & Sunnyside	Inner West	Resurface carriageway	45
2019/MP/07	Orchard Road / Duckpool Lane , Whickham	Dunston Hill & Whickham East	Inner West	Reconstruct / resurface carriageway	39
2019/MP/08	First Avenue , Team Valley	Lobley Hill & Bensham	Central	Resurface carriageway	40
2019/MP/09	Salcombe Gardens , Chowdene	Chowdene	South	Refurbish footways	45
2019/MP/10	Dryden Road / Durham Road Link Road , Low Fell	Low Fell	South	Resurface carriageway	19
2019/MP/11	Pottersway , Carr Hill	Deckham	Central	Resurface carriageway	54
2019/MP/12	Shincliffe Gardens , Wrekenton	High Fell	South	Resurface carriageway	43

Table 2 - Unclassified (residential roads & non-bus routes) continued

Scheme No.	Location	Ward	Area	Description of Works	Cost £k
2019/MP/13	Holly Hill , Felling	Felling	East	Resurface carriageway	17
2019/MP/14	Montrose Drive , Wardley	Wardley & Leam Lane	East	Resurface carriageway	45
2019/MP/15	Minor Works (various – poor weather failures)	-	-	Resurface carriageway	50
2019/MP/R01	Engine Lane , Low Fell	Low Fell	South	Resurface carriageway	33.5
Reserve Schemes (to be included if the main programme cannot be completed)					
2019/MP/R02	St Bedes Drive , Gateshead	Bridges	Central	Refurbish footways	
2019/MP/R03	Coldwell Park Drive , Felling	Felling	East	Resurface carriageway	
2019/MP/R04	Seaburn Gardens , Wrekenton	High Fell	South	Resurface carriageway	-
Total					529.5

Table 3 - Back Lanes

Scheme No.	Location	Ward	Area	Description of Works	Cost £k
2019/BL/01	Margaret Terrace / Nell Terrace , Highfield	Chopwell & Rowlands Gill	West	Overlay carriageway	22
2019/BL/02	Napier Road / Park Terrace , Swalwell	Whickham North	Inner West	Resurface carriageway	17
2019/BL/03	Church Street / Glamis Terrace , Marley Hill	Whickham South & Sunnyside	Inner West	Overlay carriageway	10
2019/BL/04	Johnson Street / Keppel Street , Dunston	Dunston & Teams	Inner West	Resurface carriageway	11
2019/BL/05	Moore Avenue / Whickham Avenue , Dunston	Dunston Hill & Whickham East	Inner West	Resurface carriageway	9
2019/BL/06	Donside , Leam Lane	Windy Nook & Whitehills	South	Resurface carriageway	12
2019/BL/07	Duke Street / York Street , Pelaw	Pelaw & Heworth	East	Resurface carriageway	15
Reserve Scheme (to be included if the main programme cannot be completed)					
2019/BL/R01	Simpson Street / Coronation Street , Crookhill	Ryton, Crookhill & Stella	West	Resurface carriageway	-
2019/BL/R02	Coatsworth Road , Shipcote	Saltwell	Central	Resurface carriageway	-
2019/BL/R03	Meresyde / Fossefeld , Leam Lane	Pelaw & Heworth	East	Resurface carriageway	-
Total					96

Table 4 - Surface Dressing

Scheme No.	Location	Ward	Area	Description of Works	Cost £k
2019/SD/01	C312 Lamesley Road, Lamesley & Birtley	Lamesley	South	Prepatch & surface dress	88
2019/SD/02	Thornley Lane, Winlaton Mill	Winlaton & High Spen	West	Prepatch, surface dress & highway drainage	16
Total					104

Table 5 - Costs Summary 2019/20

Works	Cost £k
Classified & Bus Routes	1087
Unclassified	529.5
Back Lanes	96
Surface Dressing	104
Technical Costs	50
Total	1866.5

Indicative Road Maintenance Funding Allocations 2020-2024

Works	20/21	21/22	22/23	23/24
Classified & Bus Routes	790	790	790	790
Unclassified	605	605	605	605
Back Lanes	145	145	145	145
Surface Dressing	80	80	80	80
Technical Costs	30	30	30	30
Total	1650	1650	1650	1650

* Assumes funding will remain at 2019/20 levels

Appendix 6 – Indicative Structures Maintenance programme 2019/20

Structure name/scheme	Activity	Budget (000's)
Scotswood Bridge	Comb expansion joint replacement	478
Swing Bridge	Road deck repairs	31.5
Gateshead Viaduct	Special inspection	40
Chainbridge Road	Concrete repairs	250
Derwenthaugh Road	Expansion joint replacement	75
Principal inspections- Road bridges	Inspections	75
Principal inspections- NR overbridges	inspections	25
Post-tensioning special inspections	inspections	50
Total		1024.5

Appendix 7- indicative Transforming Cities Fund schemes

Ref	Name	Description
1	West Tyneside cycle route (upgrading existing routes)	Upgrading of existing strategic cycle routes along A1 corridor
2	West Tyneside cycle route (bridge over ECML)	New bridge over East Coast Main Line between Chowdene and Team Valley
3	West Tyneside cycle route (new Tyne crossing)	New bridge over River Tyne between Blaydon and Newburn
4	Dunston Hill bus facilities	Upgrading of bus facilities in association with new development
5	Metro Green sustainable access	Sustainable transport package to support development around the Metro Centre
6	Urban core sustainable transport improvements	Upgrading of pedestrian, cycle and public transport environment on key link to Tyne Bridge
7	Askew Road	Provision of new pedestrian cycle facilities to provide access to housing development sites.
8	Gateshead Quays sustainable access	Sustainable transport package to support development at Gateshead Quays
9	A167 Birtley to Eighton Lodge	Upgrading of cycle links on main Great North Cycle Route corridor
10	A184 cycle route	Creation of new cycle route along north side of A184

12	A195 bus lane	Northbound bus lane on A195 north of A194(M)
13	Follingsby rail based p&r	Rail based park and ride site at Follingsby
14	Keelmans Way improvements	Upgrading of main east-west cycle route
15	Durham Road, Low Fell	Sustainable transport improvements along Durham Road corridor in Low Fell
16	Gateshead Interchange	Redevelopment of existing interchange
17	Heworth Interchange	Redevelopment of existing interchange and park and ride, with links to potential housing site nearby.

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TITLE OF REPORT: **Salix Energy Efficiency Programme 2018/19 to 2019/20**

REPORT OF: **Tony Alder, Acting Strategic Director, Communities and Environment**

Purpose of the Report

1. To seek approval to the proposed programme of works to various existing Council premises to enable energy efficiency savings
2. To approve contract award for works to the Gateshead Housing Company (TGHC)

Background

3. The Council continues to reduce its energy consumption, energy costs and carbon dioxide emissions, to meet agreed corporate indicators and targets.
4. As of March 2018, the Council had reduced carbon emissions by 40% compared to the baseline year of 2007/8. The Council aims to achieve 50% reduction by March 2020.
5. Since 2009, an annual programme of energy efficiency works has contributed to reducing energy and carbon emissions. The programme includes surveys of appropriate Council properties, viability calculations, design schemes and construction works. The works are included within the Councils' Capital Programme and financed through either prudential borrowing or Salix grant funding. Salix Finance is a government back funding body, that provides grants and loans to support public sector energy efficiency schemes.
6. A budget of £250k was included for both 2018/19 and 2019/20 Capital Programme for Salix finance compliant projects but due to the success of projects to date and to enable additional works to be completed to benefit the Council this has been matched with grant funding from Salix Finance of £250k in 2018/19 and a further £250k in 2019/20, to create a budget of £500k per annum for these years.

Proposal

7. To achieve prioritised budget spend in 2018/19 and 2019/20 it is proposed to approve the award of contracts for the works programme to the Gateshead Housing Company.
8. It is also requested that Cabinet approve delegated powers to the Strategic Director, Communities and Environment, to negotiate the detailed terms and cost of works up to a total value of £1.0m for works to be delivered in 2018/19 and 2019/20.

9. Schemes listed in the Appendix 2 have been identified and prioritised with each Service within the available budget.

Recommendations

The Cabinet is recommended to:

- (i) Agree the proposed Salix programme of works as identified in Appendix 2, and approve the award of contracts for these works to the Gateshead Housing Company; and
- (ii) Authorise the Acting Strategic Director, Communities and Environment to agree the final terms and costs of contracts with the Gateshead Housing Company within the agreed overall budget limit.

For the following reasons:

- (i) In order to meet the Council's targets for the reduction in energy, carbon emissions and costs through energy efficiency improvements.
- (ii) In order to improve the internal environment in the Council's buildings.

CONTACT: Jim Gillon Ext. 3923

Policy Context

1. On a local level, the proposals will contribute to the delivery of many targets within the Thrive Agenda “Making Gateshead a Place Where Everyone Thrives”, Vision 2030, the Council’s Climate Change Strategy and other Council strategies and commitments, specifically:
 - Support our communities to support themselves and each other
 - Invest in our economy to provide sustainable opportunities for employment, innovation and growth across the borough
 - Reducing energy consumption and carbon emissions of homes and public buildings in the borough.
 - Reducing carbon emissions of homes and public buildings.
 - Sustainable Gateshead - Improving how we use energy and resources as well as working towards a sound economic future.
2. The proposal also generates savings to the Council’s revenue budgets, contributing to closing the budget gap, and so supporting the Thrive Agenda by increasing resources available to invest in public services where they are most needed.
3. The proposal will also accord with the provisions of the Corporate Asset Strategy and Management Plan 2015 – 2020. In particular; ensuring that the Council’s properties are fit for purpose and the continuous improvement of the sustainability of the Council’s assets;

Background

4. Salix Finance is a not-for-profit organisation funded by Business, Energy and Industrial Strategy and the Department for Education.
5. Salix enables public sector organisations across England, Scotland, Wales and Northern Ireland to take a lead in tackling climate change by increasing their energy efficiency. Salix provides capital grants for the public sector to reduce their energy costs by enabling the installation of modern, energy efficient technologies and replacing dated, inefficient technologies.
6. Between 2009-11, Gateshead Council received £325k grant funding from Salix Finance, which was matched by £325k of Council capital funding, to create a ring-fenced budget to fund energy efficiency works. To date, circa. £3M has been invested in Council buildings under the Salix scheme. Performance of the Salix scheme is report annually to Overview and Scrutiny committees (as part of both Carbon Emissions progress reports and Property Performance Reports).
7. Its estimated that through Salix schemes to date, the Council has reduced energy costs by £603k per year and carbon emissions by 2,722 tonnes per year.
8. Aside from the energy savings accrued through these projects, there are additional benefits of reduced maintenance resource and cost, e.g. LED lighting lasts longer than traditional fluorescent lighting and visible improvements to the internal environment through improved lighting quality. Schemes are thus aligned with the

Strategic Maintenance and other programmes to ensure the most effective project selection to benefit the overall council investment and corporate direction.

9. The Council has been recognised by Salix Finance as one of the top performing Salix Fund operators, out of more than 115 participating councils, hospitals, universities, and have remained in their top 5 performing participants since 2012.
10. All schemes are designed, procured and managed by Council Housing Design and Technical Services. As well as providing savings to Council energy budgets, the programme provides a reliable income stream for the Council's Facilities Management service, and the Gateshead Housing Company.
11. A budget of £250k per year was already included in the 2018/19 and 2019/20 Capital Programme for Salix finance compliant projects. Due to the success of projects to date and an increasing pipeline of projects, the Council successfully requested an additional £500k grant from Salix finance, to create an annual budget of £500k for 2018/19 and 2019/20.
12. With the annual budget for works increasing to £500k per year, the scale and volume of works has increased significantly. A two year rolling programme of works is now being proposed, to streamline and improve approvals and delivery of works.

Proposal

13. Table 1 in Appendix 2 outlines the current programme of Salix energy efficiency works for 2018/19 and 2019/20. Due to the scale of some schemes, and timescales for design and construction, many schemes must be delivered across financial years.
14. At present, the pipeline of schemes for 2019/20 exceeds the £0.5M budget. It is expected that some schemes will be completed in 2020/21, and an update will be provided annually in March for future programmes.
15. Schemes have been identified from Service requests, consideration of major energy users, coordination with the Strategic Maintenance programme of works. Consultation with Corporate Asset Strategy confirms projects are only approved for buildings that have a useful life. .
16. Each of the schemes is surveyed and energy savings calculated, with a requirement that schemes pay back their construction cost in 10 years or less. Once a scheme has passed the Council tests of payback and viability a full design and tender exercise is carried out followed by a submission to Salix with supporting technical & financial evidence for their review and approval.
17. Annual savings are monitored through revenue energy budgets for all schemes to ensure that the installations continue to perform as designed and to allow intervention should that not be the case, either through product fault or change of operational use.
18. All priorities for works within this budget have been agreed with each of the relevant Services, with as much flexibility as is possible, to retain and to react to, revised priorities as strategies develop and specific needs arise.

19. Except for two small projects that are to be delivered by the Council's in-house Facilities Management service, all other projects are proposed to be awarded to the Gateshead Housing Company. This will ensure the targeted programme is delivered to time and budget.
20. To allow the programme to be developed into specific costed and tendered projects, Cabinet is also request to approve delegated powers to the Acting Strategic Director, Communities and Environment to agree the final terms and costs of contracts with the Gateshead Housing Company up to a total value of £1.0m (the sum of works programmed for 2018/19 and 2019/20).

Consultation

21. Consultation has taken place with the Cabinet Members for Environment and Transport.
22. Consultation has taken place with the Gateshead Housing Company to confirm their ability to carry out this programme of works with their resources and with knowledge of other works being undertaken.

Alternative Options

23. **External procurement.** The Council could choose to delivery these works through open tendering and contract award to external contractors. However, this either wouldn't be in accordance with the Council Constitution, or would reduce potential income generated by delivery by internal services or the Council's associated company

Implications of Recommended Option

24. Resources

a) Financial Implication - The Strategic Director, Corporate Resources confirms that budgetary provision exists for the funding of the works within the 2018/19 and 2019/20 Capital Programme.

b) Human Resources Implications - Nil

c) Property Implications – The works will sustain Council property.

25. **Risk Management Implication** - Budget costs are identified in the surveys based on historical works and tenders and are used to develop the approved capital budget. Monitoring and approval processes have been put in place to ensure that although negotiated tender values of individual schemes may exceed their indicative budget costs, the overall project/programme annual budget has been fixed so that overspend of this approved budget will not occur. Tendered schemes may not progress with resultant abortive work and costs. Vision for the property Asset may change with resultant abortive work and costs.

26. **Equality and Diversity Implications** – Nil.

27. **Crime and Disorder Implications** – Nil.

- 28. **Sustainability Implications** – These works are being carried out to improve sustainability within Gateshead, within Council buildings and property.
- 29. **Human Rights Implications** - nil.
- 30. **Area and Ward Implications** – These proposals will have an impact in all wards.
- 31. **Background Information** - None.

Appendix 2. Proposed SALIX Energy Efficiency works programme

SALIX Energy Efficiency Programme of Works 2018/19 and 2019/20	Delivery contractor	2018/19	2019/20	Total
		£000	£000	£000
Blaydon Business Centre	Facilities Management	0	25	25
Civic Centre Specific Use Areas LED Lighting	TGHC	125	100	225
Civic Centre members foyer & upper landing LED lighting	Facilities Management	30	0	30
Park Road Depot LED Lighting	TGHC	220	145	365
GIBC LED Lighting, BMS & Heating	TGHC	35	50	85
Birtley Leisure Centre LED, Htg, Vent, BMS	TGHC	10	205	215
Birtley Swimming Centre	TGHC	10	190	200
Central Library LED Lighting (Phase II)	TGHC	70	0	70
	500	500	715	1,215

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TITLE OF REPORT: Heat Tariffs for Gateshead HEIGHTs Project

REPORT OF: Tony Alder, Acting Strategic Director, Communities and Environment

Purpose of the Report

1. To update Cabinet on the completion of the Gateshead HEIGHTs project and to approve the heat tariffs chargeable to residents of the Gateshead HEIGHTs project for 2019/20.

Background

2. The Gateshead HEIGHTs (High Rise Energy Infrastructure for Gateshead Housing Tenants) project has installed new district heat and/or power systems to 7 High Rise Housing blocks in the Town Centre and Harlow Green.
3. Under heat supply agreements with residents, the Council is required to revise heat tariffs annually from 1st April, in line with energy price inflation.

Proposal

4. The heat tariffs for customers within the HEIGHTs project for 1 April 2019 to 31 March 2020 are due to decrease, and have been set as follows:
 - Regent Court – 4.405 p/kWh (an 11% reduction)
 - Barford, Stretford, Ripley, Willerby, Acomb and Bedale Courts – 7.595 p/kWh (a 5% reduction)
 - No standing charges are proposed and all tariffs are inclusive of VAT

Recommendations

5. It is recommended that the heat tariffs set out in paragraph 4 above be approved.

For the following reasons:

- (i) To comply with heat supply agreements in place with customers
 - (ii) To ensure the HEIGHTs scheme recovers its operating and construction costs over its lifetime
-

CONTACT: Jim Gillon **Extension:** 3923

Policy Context

1. On a local level, the proposals will contribute to the delivery of many targets within Vision 2030, strategic interventions within the Council's Thrive Agenda, the Council's Climate Change Strategy and other Council strategies and commitments, specifically:
 - Helping to alleviate fuel poverty for residents, by providing lower cost heat;
 - Reducing energy consumption and carbon emissions of homes and public buildings in the borough;
 - Reducing carbon emissions of homes.

Background to Gateshead HEIGHTs

2. The Gateshead HEIGHTs project has installed low-carbon heat and power generation plant in 7 high rise blocks in Gateshead, to reduce carbon emissions of those homes, and reduce energy costs for residents, as follows:
 - Regent Court – heat only supplied direct to tenants from town centre district energy scheme.
 - Ripley, Willerby, Acomb, Bedale, Angel courts – heat only, supplied from Ground Source Heat pumps.
 - Stretford, Barford – heat and power supplied direct to tenants, from combined heat and power generation plant.
3. The project was funded by the Council's Housing Revenue Account, using £4.5m grant from the European Regional Development Fund.
4. As a result of the Council's objectives for the project, and the terms of the funding:
 - EU funding rules mean the scheme cannot make a profit.
 - The Council wants to reduce tenants and leaseholders energy costs by at least 10%
 - The Council needs to fully recover its investment in the scheme, over the lifetime of the scheme
5. New heating systems were installed, with heat supply to residents commencing from May 2018 and completing in December 2018. A total of 620 homes now receive heat under the Gateshead HEIGHTs scheme.

Updated scheme costs

6. The HEIGHTs project was funded from a number of sources:
 - a. Housing Revenue Account for fabric improvement works
 - b. External grant funding
 - c. Contribution from Right to Buy receipts.

7. Appendix 2a shows the final capital cost of the HEIGHTs project, which includes both the heating works, and fabric improvement works (roof replacement, window installation and façade replacement).
8. Scheme construction costs increased from the budgeted £19.6m to £22.4m, due to a number of factors:
 - a. Additional enabling costs for the heating installation. This largely reflected extra costs of retrofitting heating into customer properties, which were unforeseen at the start of construction;
 - b. A decision to incorporate additional fabric improvements, which were more cost effective whilst on site, e.g. roof replacements, concrete repairs, enhanced decoration finishes to homes following the works; and
 - c. Additional works identified during the project to improve health and safety of the premises, by removing / treating asbestos wherever found, upgrading fire ratings of the blocks and specifying non-combustible roof and façade insulation.
9. To offset this, income received to fund the scheme was increased by:
 - a. Contributions from leaseholders of £0.78m that were not included in the budget at scheme outset; and
 - b. The Council secured a further £0.44m of Energy Company Obligation funding from Agility Eco.
10. The net effect of the increased costs and income is as follows:
 - a. Housing Revenue Account has incurred an additional £1.0m cost, due to additional fire safety works, asbestos removal, and other fabric; and improvements to the structure and internal condition of the blocks
 - b. An extra £0.5m is required to fund the additional costs of the heating works, to be funded from Right to Buy Receipts.

Updated scheme financial model

11. Appendix 2b updates the financial business model for the heating scheme. The principle applied at the outset has always been that the Council would seek to recover the additional investment made to the scheme, from Right to Buy receipts.
12. Whilst the project has yet to operate for a full year, the operating model has been updated with actual performance and costs observed to date, extrapolated for the life of the scheme. At present, the model indicates:
 - a. All operating costs are covered; and
 - b. Up to £3.4m of Right to Buy receipts are repaid over the life of the scheme, with a shortfall of £1.5m.
13. The reasons for this are as follows:
 - a. Increased capital costs. As outlined above, an extra £0.5m funding from RTB receipts was required.
 - b. Heat consumption. Residents are currently using less heat than estimated to achieve a comfortable home. This indicates residents are still under-heating their homes due to financial constraints, or unfamiliarity with the new heating

system, or that with new smart heat meters, they are monitoring and reducing their heat consumption more than previously

- c. Heat losses. The distribution pipework within blocks to each flat loses more heat than modelled at design stage. Whilst the lost heat will warm communal areas, it doesn't generate income.

- 14. As the scheme continues, the Council will continue to explore ways to mitigate these issues, as follows:
 - a. Running awareness raising sessions on the new heating systems, to help understand how to operate and budget;
 - b. Optimising the system to reduce heat losses;
 - c. Optimising the system to reduce operating costs;
 - d. Exploring the business case for using spare capacity to supply heat to other nearby homes and public buildings, to increase income; and
 - e. Considering alternative tariff structures for next year, that could help residents use the scheme more – for example, lower tariffs may actually increase usage, and generate additional income (from electricity sales, or renewable subsidies) that offset the lower tariff rates.

Lessons learnt and project success

- 15. The Gateshead HEIGHTs project has been the Council largest single investment in energy efficiency improvements to date. The scheme has faced many challenges, but has provided many successes and lessons learnt, should the Council decide to embark on further energy efficiency and generation schemes.
 - Resident feedback – already, the scheme has received considerable positive feedback from residents (see Appendix 2c)
 - Grant funding – the scheme secured £4.5m of ERDF grant funding, and was successfully audited, and has been completed with no grant clawback.
 - Project management – the Energy Services team were trained to take on the project management role, and successfully managed the scheme, which completed to time, with no delays, and with no ongoing disputes. Learning around unforeseen costs, that can be included in future project business cases.
 - Procurement – the Council's choice to appoint Wilmott Dixon Construction through the SCAPE framework proved a success, with a competent, safe contractor delivering the scheme on time, and delivering additional community benefits (see appendix 2c).
 - Health and Safety – the scheme, which was on site during the Grenfell disaster and experienced a fire during works at Regent Court, has led to many fire safety improvements (removing wooden façade and removing gas supplies at Regent Court), as well as reducing/removing asbestos risks.
 - Carbon emissions – the scheme secured an additional £0.44m grant funding for its carbon emissions savings, estimated at 31,600 tonnes saving over

scheme life. Learning around compliance issues, which can benefit future schemes.

- Given the challenges and success, the project has been submitted for the Social Housing Project of the Year, within the National MJ Award scheme.

Proposed Heat Tariffs

16. In March 2018, the Council set the first heat tariffs for the HEIGHTs project, as follows:

Acomb, Bedale, Barford, Stretford, Ripley and Willerby Courts

- Customers receive heat at a price set 5% below the average night-rate electricity tariff (which was their previous heating fuel)
- Customers would further benefit from switching away from the expensive day rate economy 7 tariff
- No extra standing charge is proposed as part of the heat supply

Regent Court

- Customers receive heat at the same price as their current cost of heat, from a gas boiler (which was their previous heating fuel),
- Gas supplies were disconnected, to remove the gas standing charge,
- No extra standing charge is proposed as part of the heat supply

17. Under the terms of the heat supply agreement between the Council and each customer, heat tariffs are to be revised annually on 1st April, in line with changes – whether increase or decrease – to their previous heating fuel.
18. For Regent Court, as shown in Appendix 3, average gas prices for the Big Six have decreased by 11%. Hence the proposed heat tariffs for Regent Court are:
- Regent Court – 4.405 p/kWh (a reduction from 4.94 p/kWh last year)
19. For other blocks, the benchmark tariff, Economy 7, has increased by 14%, but it is noted that there is large variability in Economy 7 tariffs (between 7.5 – 12.2 p / kWh). In comparison, other tariffs (single rate, day rate) have seen a decrease. The Council has various options:
- f. Inflate prices by 14% in line with the benchmark tariff, which would increase tenant costs far more than operating costs would increase
 - g. Match the cheapest big Six economy 7 tariff, which would be a reduction of 5%
 - h. Change the benchmark tariff to Single Rate, which shows much less variability, and would be a reduction of 1%.
20. Option b. is proposed to avoid unnecessary increases in the heat tariff, but also to keep to the principle applied last year, to ensure residents are on a tariff that compares to the cheapest on the market. The proposed heat tariffs are as follows:

- Acomb, Bedale, Barford, Stretford, Ripley and Willerby Courts – 7.595 p/kWh

21. The Council will also maintain the policy of not levying a standing charge.

22. Full details of the calculation of tariffs are given in the table in Appendix 3.

Alternative Options

23. **Set lower tariffs.** The Council could be in a position to set lower tariffs than inflation, if it chooses to, however given current projections, this would further increase the shortfall in recovering Right to Buy receipts.

24. **Set higher tariffs.** In this scenario, the Council would be able to recover the shortfall. However, this would be against the terms of the heat supply agreement, reduce or remove any savings to residents, and severely impact on the satisfaction that residents would have for the scheme.

Consultation

25. The Cabinet Members for Environment and Transport and ward councillors have been consulted on these proposals, and supported them.

Implications of Recommended Option

26. **Resources:**

a) **Financial Implications** – The Strategic Director, Corporate Resources, confirms that the heat tariffs proposed represent the optimal way for the Council to meet its objectives.

To comply with the ERDF funding conditions, the Council will be monitored to confirm that no net revenue will be generated through the first three years of operation. This is expected, as any revenue remaining after covering operating costs is required to repay loans from the Right to Buy receipts.

b) **Human Resources Implications** – Scheme administration will be provided by existing staff within Energy Services, and specialist services have been procured.

c) **Property Implications** - The scheme is to provide a modernised heating system for 7 tower blocks, including new wet distribution systems, radiators and heat meters within resident's flats. It will also provide low carbon heat and power.

27. **Risk Management Implications** – none.

28. **Equality and Diversity Implications** – none

29. **Crime and Disorder Implications** – None.

30. **Health Implications** – The quality and standard of maintenance of the properties and the heating scheme will contribute to the health and wellbeing of the tenants.

- 31. Sustainability Implications.** - The scheme will reduce domestic carbon emissions in Gateshead by reducing energy consumption and replacing existing heating with lower carbon alternatives.
- 32. Human Rights Implications** - Nil
- 33. Area and Ward Implications** - The schemes are in Bridges Ward and Chowdene Ward.

Background Information

ERDF Low Carbon grant funding applications, Cabinet Report, July 2016. ERDF grant award, Nov 2016, Fabric Scheme contract award, March 2017. Heat tariff setting, Feb 2018. Licenced supplier contract award Dec 2018

Appendix 2a. HEIGHTs capital costs

SUMMARY TABLE (£000)	HEIGHTs	FABRIC	Total	Original
MAIN SCHEME COST	£14.95	£6.45	£21.40	£19.69
Grants	£4.81	£0.19	£5.00	£4.56
Leasehold contribution	£0.25	£0.53	£0.78	-
Net cost to HRA	£9.90	£5.73	£15.63	£15.13
HRA budget initially	£2.18	£8.55	£10.73	£10.73
RTB funding to repay	£7.72	-£2.82	£4.90	£4.41
OTHER HRA COSTS				
Asbestos	£0.19	-	£0.20	-
Fire Safety	-	£0.20	£0.20	-
Condition / decoration	£0.41	£0.21	£0.62	-
Total other costs	£0.61	£0.41	£1.02	-

Appendix 2b. HEIGHTs business model

	Ripley, Willerby, Angel	Streford Barford	Acomb, Bedale	SubTotal	Regent Court	Total Scheme
Costs	GSHP	CHP	GSHP		District Heat	
Plant Refurbishment	0	175	0	175	0	175
RTB repayments				0		4,902
Gas	364	1,454	304	2,122	897	3,019
Electricity	1,178	1,144	839	3,160	114	3,274
Maintenance	629	936	629	2,193	543	2,736
Total	2,170	3,708	1,771	7,650	1,554	14,106
Income						
Heat Sales	-1,316	-971	-971	-3,257	-829	-4,087
HRA Savings					-386	-386
RHI Income	-3,078	0	-2,203	-5,281	0	-5,281
Electricity Export	0	-2,638	0	-2,638	0	-2,638
Leaseholder contributions	-140	-47	-66	-253	0	-253
Total	-4,535	-3,655	-3,239	-11,429	-1,215	-12,644
Overall Net (Surplus)/Deficit	-2,364	53	-1,468	-3,779	339	1,461

Appendix 2c. Customer feedback and Contractor community support

At recent Service Improvement Groups for tenants and leaseholders in January 2019 residents made the following comments about the scheme:

- “Life-changing, I can now heat the whole flat rather than just a couple of rooms. I think it costs about 65p for two hours of heating and then I have to turn it off because the flat is lovely and warm.”
- “Whoever put this project together, especially getting the funding from Europe, is to be commended.”
- “I’m a pensioner and I think I’ll save about £400 a year which will make a huge difference to me.”
- “Before the project I went on price comparison websites and I couldn’t get anything near 8p/kWh for Economy 7, so I think the tariff is very good value.”
- “The new windows are brilliant.”
- “Heating is first class.”
- “The new façade [at Regent Court] looks great.”

From site walk arounds and events, customers at Regent Court have also commented as follows

- One residents commented that she has a disabled access shower, but the old system wasn’t great. With the new system, the water pressure is so much better and makes her showers much nicer
- Another commented that, with the heat meter, he can see how much it costs to run a full bath – only 20p. If he wants to treat himself, he sometimes has a 25p bath.

The construction works themselves, while disruptive and challenging at times, has provided opportunities to improve peoples lives. Willmott Dixon in particular went the extra mile to support communities and people in need, for example:

- Finding a resident with no carpets or furniture in one flat in Harlow Green, they managed to source a carpet, sofa and other furniture to turn her empty flat into a home. The lady was incredibly grateful, cooking the workers a curry in return!
- They also accessed funding to support the employment of 2 Apprentice Resident Liaison Officers, one of which is now planning to pursue a career in the Construction industry.
- They donated a defibrillator, from the working cabins to a nearby sheltered housing unit.
- They held a number of customer tea parties, to say thanks for the residents’ tolerance and patience with the works, which were well attended, and provided further opportunities for Council staff to gauge feedback and pick up issues.

Appendix 3. Heat tariff calculation 2019/20

	Harlow Green			Regent Court
Benchmark	Single rate	Day rate	Economy 7	Gas
npower	16.01	17.76	12.23	3.57
British Gas	17.89	21.65	10.06	3.57
SSE	16.85	19.21	10.08	3.84
EDF	15.88	20.26	7.57	3.56
Eon	14.92	17.17	8.84	3.30
Scottish Power	14.93	18.21	8.93	3.35
Average 2019/20 benchmark	16.08	19.04	9.62	3.52
Average 2018/19 benchmark	16.28	20.02	8.40	3.95
% change	-1.2%	-4.9%	14.4%	-10.8%
2018/19 tariff	7.985	7.985	7.985	4.940
2019/20 tariff	7.887	7.595	9.139	4.405



REPORT TO CABINET
19 March 2019

TITLE OF REPORT: **Gateshead Innovation and Development Fund**

REPORT OF: **Tony Alder, Acting Strategic Director, Communities and Environment**

Purpose of the Report

1. This report outlines recommendations to Cabinet from the Gateshead Innovation and Development Fund Panel, concerning applications made by organisations seeking support from the Fund.

Background

2. At its meeting in June 2018, Cabinet approved the establishment of the Innovation and Development Fund, its operation framework and criteria, as the mechanism by which the Council would help allocate the £500,000 Voluntary Sector Reserve established by the MTFS in 2017 (Minute C17 refers).
3. The approach and criteria for the Fund, which acts as a complementary offer alongside the Gateshead Thrive Fund, was based upon surveys and research carried out by the Council, Newcastle CVS and the Community Foundation for Tyne & Wear and Northumberland. It aims to support organisations to take a 'step change' and think differently about how they operate, generate income and deliver services or activities which meet the needs of residents and neighbourhoods in greatest need, and therefore supporting the Council's Thrive agenda. It also represented a new way of delivering financial support to community organisations in Gateshead, both in terms of the application process, the potential funding available, and the type of project ideas the Fund is looking to invest in.
4. The Fund was opened for the submission of Expressions of Interest in September 2018, and by the end of the application submission window in November 2018 over 20 submissions had been received, with a total funding request representing an oversubscription against the available funding of nearly 100%. Following an assessment process involving officers from across the Council, partner colleagues from social investor North Star Ventures and the Community Foundation, a shortlist of 11 organisations was created and invited to present to one of two Fund Advisory Panel sessions on 1st and 6th March 2019. The invited organisations were as follows:
 - The Comfrey Project
 - Oasis Community Housing
 - North East Young Lads and Dads

- The Millin Charity
 - The Recovery Collective Ltd.
 - Citizens Advice Gateshead
 - Gateshead District Scouts
 - Jewish Community Council of Gateshead
 - Best of Bensham Partnership
 - Gateshead Older People's Assembly
 - The Teams Life Centre (Dunston Family Church)
5. The Panel sessions were chaired by the Deputy Leader, supported by representatives drawn from the Commissioning and Neighbourhoods Service, the Gateshead branch of Handelsbanken Bank, and the Community Foundation. Organisations were provided with up to 20 minutes to present their project idea to the Panel, followed by a question and answer session.
 6. Set out at Appendix 2 to this report is a summary of the projects as presented and considered by the Panel, and the advice of the Panel regarding the funding to be offered to the recommended organisations. This represents 8 organisations receiving support totalling £272,303.
 7. The first round of the Innovation and Development has proved to be of great interest to the voluntary sector, given the level of oversubscription, whilst at the same time enabling the Council to support some exciting and potentially impactful approaches to delivering Thrive in Gateshead.
 8. As part of the approved approach to the Fund, there is a ring-fenced allocation of £50,000 to support delivery of a leadership programme to support organisations receiving support from the Fund with some additional training and development to aide delivery of the projects. The learning from administering the first round of the Fund will now be used by the Advisory Group to inform the approach to the use and implementation of the learning programme, which together with the remaining balance of the voluntary sector reserve will be used to support the next round of the Fund.

Recommendations

9. Cabinet is requested to consider the recommendations of the Gateshead Innovation and Development Fund Advisory Group from its 1st and 6th March 2019 sessions and to:
 - (i) Approve the recommendations for the Gateshead Innovation and Development Fund, as set out in Appendix 2
 - (ii) Authorise the Acting Strategic Director, Communities and Environment, following consultation with the Portfolio Holder for Communities and Volunteering and the Chair of Gateshead Innovation and Development Fund Advisory Panel, to determine the deferred funding applications.
 - (iii) Agree to implement a further round of the Innovation and Development Fund as outlined in paragraph 8, on a date to be agreed at a future meeting of Cabinet.

For the following reasons:

- (i) To help establish stronger, impactful organisations at the heart of Gateshead communities that are better placed to help deliver the Council's Thrive programme
- (ii) To enable appropriate due diligence to take place with successful applicants ahead of formal funding offers being made

CONTACT: Anthony Alder extension: 3880

Policy Context

1. The Innovation and Development Fund supports the Thrive agenda.

Background

2. The Fund's main principles are.
 - *Support VCS organisations in Gateshead to take a 'Step Change' and think differently about:*
 - How they operate
 - How they generate income
 - Their activity in communities - delivering creative, impactful, innovative services which meet the changing demands and needs of residents and neighbourhoods in greatest need.
 - *Support the development and delivery of services tailored to the needs of individual communities aligned to the Thrive Pledges, particularly "Support our communities to support themselves and each other".*
3. Applicants were required to demonstrate, through an evidence-based approach:
 - The issue the application was seeking to address, and its underlying evidence base
 - Detail of the proposed approach and activities, including the rationale supporting this
 - The anticipated associated outcomes, and how progress towards the outcomes will be monitored
4. In summary, the key criteria for the Fund is as follows:
 - Open to submissions from Gateshead based voluntary and community organisations, and those delivering/seeking to deliver activities into Gateshead, with charitable status or objectives.
 - Priority consideration was given to organisations with an annual income of under £250,000
 - Funding to be made available for a maximum of two years, with subject to 6 monthly reviews and payments linked to satisfactory progress.
 - No minimum or maximum grant level was indicated, but it was indicated that a request for £30,000 would not be an unreasonable one. Both revenue and capital will be supported.

Consultation

5. In preparing this report consultation has taken place with the Portfolio Holder for Communities and Volunteering.

Alternative Options

6. The alternative options include a different focus for the Fund criteria, and a more structured application process. However, the approach agreed by Cabinet in June 2018 for the Fund was based around an intelligence-led approach informed by survey findings from the VCS, and the agreed application process and approach was welcomed by representatives of the VCS that attended the Fund's launch event in July 2018.

Implications of Recommended Option

7. **Resources:**
 - a) **Financial Implications** – The Strategic Director, Corporate Resources confirms the resources will be met from the Voluntary Sector Reserve over the financial years 20108/19 and 2019/20.
 - b) **Human Resources Implications** – The Fund administration and onward project monitoring over the lifetime of the funded activity will require the involvement of the Neighbourhood Management and Volunteering Team and Corporate Finance. Capacity exists to provide this from within existing resources.
 - c) **Property Implications** – There are no property implications arising as a result of this report.
8. **Risk Management Implication** – Given the level of ambition and innovation likely to be associated with the Programme, it is quite possible that alongside examples of successful projects and activities, there may well be some projects that fail to achieve their ambitions in whole or in part. Nevertheless, the learning from both successful and unsuccessful projects is equally valuable in helping to identify what doesn't work and why, as well as the identification of new ways of working that have the potential to deliver evidenced based change, as well as approaches that can be replicated and potentially scaled up across the Borough.
9. **Equality and Diversity** – There are no implications arising from this recommendation.
10. **Crime and Disorder Implications** – There are no implications arising from this recommendation
11. **Health Implications** – There are no implications arising from this recommendation.
12. **Sustainability Implications** – It is anticipated that support from the fund will help support a more sustainable and innovative voluntary and community sector that will be less reliant or dependent on support from the Council in the future.

13. **Human Rights Implications** - There are no implications arising from this recommendation.
14. **Ward Implications** – all wards

Gateshead Innovation and Development Fund Advisory Panel

Advice to Cabinet

19th March 2019

Organisation	The Best of Bensham Partnership (a collaboration of 9 charitable organisations – Parish of Bensham and Teams, St. Chad's Community Project, Bensham & Saltwell Alive, Bensham Food Coop, Comfrey Project, Creative Youth Opportunities CIC, 22 Sheds CIC, Monkfish Productions CIC, 3 Steps CIC)
Outline of Proposal	Development of a pioneering collaborative asset-based model, aiming to establish coproduction of a neighbourhood services offer for the Bensham and Saltwell neighbourhood area that will put the active participation of residents at its heart.
Requested funding	£68,274 over 24 months
Comment of Advisory Panel	The leadership of the initiative inspired confidence, given the involvement of nationally recognised experts on assets-based community development. The proposal will help further expand an established model, with some innovation around micro-grant-making, and offers the possibility of building community resilience to the decline in public service resources in a challenged neighbourhood, and link into the Council's public services reform agenda. It is suggested that the organisation identify an alternative to interns to undertake evaluation, as the allocated funds should enable the engagement of a more experienced consultant. The style and approach to the planned micro grants programme should also be considered further.
Panel advice to Cabinet	To support the proposal
Funding offer	Year 1 £29,388 Year 2 £38,886 total £68,274

Councillor Donovan declared an interest in the Best of Bensham Partnership as chair of Bensham & Saltwell Alive CIO, played no part in the assessment and subsequent shortlisting of the submission, was entirely absent from the Panel session when the Partnership made its presentation, and was not involved in the Panel's final advice to Cabinet on the application.

Organisation	The Comfrey Project
Outline of Proposal	A 2-year feasibility project including employment of an enterprise coordinator to develop and deliver an enterprise project, and simultaneous capacity development for community entrepreneurship in

	Bensham
Requested funding	£30,834
Comment of Advisory Panel	A project idea that has potential as an enterprising activity for the charity and local residents, but in its present guise is lacking some key aspects of business planning to support the project in the requested manner.
Panel advice to Cabinet	Support the charity to identify professional support to further develop the business plan and enterprise model to support further applications for funding its development.
Funding offer	£5,000

Organisation	Citizens Advice Gateshead
Outline of Proposal	To address the current inequality of access to social welfare advice and information for Gateshead residents in key localities and communities of interest, by piloting a hub and spoke locality advice approach
Requested funding	£65,097 over 24 months
Comment of Advisory Panel	The organisation did not present a compelling and innovative model, given the issue identified. The project costings are high, particularly when compared to the current model being delivered by the charity in Blaydon.
Panel advice to Cabinet	Not to support the proposal

Organisation	Gateshead Older Peoples Assembly
Outline of Proposal	Augment the charity's staff team with a new part time project support assistant (20 hours per week) to support growth and development of the charity's services and create capacity within the organisation to better evidence the impact and outcomes of its activities associated with the wellbeing of people over 50.
Requested funding	£28,142 over 24 months
Comment of Advisory Panel	The charity built upon its submitted expression of interest and outlined a case for potential future savings on social care and build sustainability for the organisation and maximise the potential of other funding by supporting a full-time post. The Panel felt the SMART objectives and anticipated income projection provided required a little further refinement.
Panel recommendation	Support, subject to receipt of satisfactory project objections and income projections.
Funding offer	Year 1 £14,071 Year 2 £14,071 total £28,142

Organisation	Gateshead District Scout Council
Outline of Proposal	To recruit a Centre Manager, and the associated employer costs for a 12-month period, including setup costs to create a new 7-day activity programme, exploration of funding opportunities, online marketing info and booking system for the Whickham Thorns Outdoor Activity Centre
Requested funding	£30,887 over 12 months
Comment of Advisory Panel	<p>The presentation demonstrated that the organisation had a good grasp of detail, but also an ambitious but realistic vision for the site, and there was good awareness of equality issues, built on direct experience.</p> <p>Whilst an appropriate salary was indicated for the post, this project would be better served by an offer of £45,000 funding over two years. This will enable security over the funded period, allowing the new Centre Manager to focus on delivery while freeing up the committee to fundraise. This should enable the organisation to raise funds to employ a development manager at a point later in the plan.</p>
Panel advice to Cabinet	To support the proposal
Funding offer	Year 1 £30,887 Year 2 £15,000 total £45,887

Organisation	Jewish Community Council of Gateshead
Outline of Proposal	To carry out and evaluate a mental wellbeing needs survey and map existing service patronage, develop a peer network, deliver training and cultural awareness programmes to improve availability and patronage of services
Funding requested	£35,000 over 24 months
Comment of Advisory Panel	The organisation presented a compelling case for the research and associated activity, illustrating how it would build upon previous research carried out by the Council, and how it will act as a catalyst to break down the stigma of mental health issues and engage the community.
Panel Advice to Cabinet	To support the project
Funding offer	Year 1 £17,500 Year 2 £17,500 total £35,000

Organisation	The Millin Charity
Outline of Proposal	to work with women living in the most disadvantaged parts of Gateshead to run, develop and gain enterprise experience through its social business <i>the B Collective</i> . which offers ethically produced, environmentally friendly, design-led products while

	providing accredited volunteer placements and opportunities for women to gain enterprise experience & skills through participating in the running of the business.
Comment of Advisory Panel	A strong presentation was made, but focussed too much upon the creative enterprise work and products rather than the more important enterprise support work. The approach has been developed in the West End of Newcastle, and the case outlining clear transferability to Gateshead was not compelling. A more modest scheme would have been preferable to minimise the level of risk. The Gateshead Thrive Fund is already supporting enterprise work by Millin in Gateshead, and the Panel felt that whilst the approach demonstrated potential impacts and outcomes for Gateshead women, this would be better evidenced once they have evaluated learning from their Gateshead Thrive grant for enterprise delivery in Gateshead.
Panel advice to Cabinet	Not to support the proposal

Organisation	NE Young Dads and Lads
Outline of Proposal	To deliver bee keeping training to 20 NEET men, manage 15 new bee colonies in Gateshead, and sell "Staithes Honey"
Requested funding	£30,000
Comment of Advisory Panel	This project, based upon scaling up their existing success with their Staithes Honey project, outlines an impactful way of engaging young men, many from challenging backgrounds, on an enterprising pathway that would otherwise struggle to fulfil their potential. The project was presented in a clear and structured manner with the potential to generate both direct and indirect employment opportunities for young men, and to deliver key biodiversity outcomes too.
Panel advice to Cabinet	To support the proposal
Funding offer	£30,000 over 12 months

Organisation	Oasis Community Housing
Outline of Proposal	establishment of a multi-agency service hub for vulnerable / homeless people leading chaotic lifestyles where people can access advice and support regarding housing and homelessness, physical and mental health
Requested funding	£30,000
Comment of Advisory Panel	The development of a homelessness hub for

	Gateshead, with the involvement of multiple services wrapping around the client, was presented with a set of clear outcomes and project milestones and has the potential to provide a complementary model acting as an exemplar approach supporting the Council's exploration of service hubs.
Panel advice to Cabinet	To support the project
Funding offer	Year 1 £15,000 Year 2 £15,000 total £30,000

Organisation	The Recovery College Collective Ltd
Outline of Proposal	Establish a nationally significant centre of excellence for wellbeing with a community of empowered peers who will be supported to use their lived trauma and experience to help others
Funding requested	£30,000
Comment of Advisory Panel	The organisation is aiming to extend and enhance its peer led mental wellbeing services, currently based in Newcastle, for Gateshead residents by developing a hub within the Borough. It will provide a mix of indoor and outdoor activities and include opportunities for new volunteering, peer support activities as well as a drop-in for local residents. With the efficacy of its approach to wellbeing supported by academic research, the project will provide a useful addition to community based and delivered mental wellbeing services.
Panel advice to Cabinet	To support the proposal
Funding offer	Year 1 £15,000 Year 2 £15,000 total £30,000

Subsequent to the presentation the Panel consulted with the Director of Public Health, who confirmed that the presence of ReCoCo Ltd. as part of Gateshead's range of community based mental wellbeing services would be a welcome addition.

Organisation	Teams Life Centre (Dunston Family Church)
Outline of Proposal	extend the existing centre manager role to deliver an expanded activity plan, to network with key organisations and to develop a long-term funding strategy for the projects that are created. Creation of a part time post and 14hrs of sessional work each week. Develop the building to meet the needs of the plan through the production of a feasibility study.
Funding requested	£53,795 over 24 months
Comment of Advisory Panel	This is a good local project, demonstrating passion and a strong understanding of the challenges faced in Teams, but ultimately the case made by the charity was not a strong one against the fund criteria. The uplift in the manager's salary is clearly needed to ensure future sustainability. This component is not

	within the remit of this fund, but the organisation should be supported to seek this funding elsewhere.
Panel advice to Cabinet	Not to support the proposal

TITLE OF REPORT: **Gateshead Local Plan – Making Spaces for Growing Places (MSGP) (Site Allocations and Development Management Policies) – Submission**

REPORT OF: **Tony Alder, Acting Strategic Director, Communities and Environment**

Purpose of the Report

1. To request Cabinet to note the content of the Making Spaces for Growing Places (MSGP) Local Plan submission document and recommends that Full Council agrees for it to be submitted to the Planning Inspectorate for an independent examination.

Background

2. The Council has a statutory duty to prepare a Local Plan. In March 2015 Gateshead Council adopted Planning for the Future Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne 2010-2030 (CSUCP), a Local Plan document which was prepared jointly with Newcastle City Council. The CSUCP forms Parts 1 and 2 of Gateshead's Local Plan, setting out borough-wide strategic policies (including the allocation of housing and employment growth sites), while providing a detailed policy framework supporting the development of Gateshead's Urban Core.
3. Progression of MSGP, which will form Part 3 of Gateshead's Local Plan, will ensure that Gateshead has the land use policies to meet our communities' needs, and deliver the Council's strategic ambitions. MSGP includes non-strategic detailed site allocations and designations together with Development Management policies.
4. MSGP will help to create and sustain thriving communities and a more prosperous economy. Development, including provision for new homes, jobs growth and a portfolio of employment land, will be focused in sustainable locations predominantly in the built-up area. MSGP, once adopted, will complement the CSUCP by bringing forward and updating designations and allocations of land currently set out in saved Unitary Development Plan policies. Specifically, MSGP will:
 - Allocate a range of sites for housing development, further to provision within the CSUCP, to meet Gateshead's identified housing needs, including accommodation needs for Gateshead's elderly and disabled residents
 - Encourage jobs and investment through the designation of employment areas and the allocation of a range of employment sites
 - Designate the boundaries of district and local centres in Gateshead's retail hierarchy, and set a local threshold for retail impact assessments
 - Set out policies on the design and accessibility of development

- Designate Gateshead's natural and built environment assets, including, for example: Conservation Areas; Areas of Special Character; Local Wildlife Sites; and Wildlife Corridors
 - Designate settlement envelopes within the Green Belt.
 - Promote access to a healthier environment through, for example: the designation of green infrastructure and the setting of standards for open space and play facility provision; and through policies on climate change, flood risk and air quality
 - Make provision for the management of natural resources, including: minerals; the restoration of former quarry sites; and sustainable waste management
5. MSGP does not propose to include detailed policies for sites in the Urban Core (these are provided within CSUCP) or at Metrogreen (it is intended that a forthcoming Metrogreen Area Action Plan will establish a detailed policy framework for development of Metrogreen). However, some MSGP designations will apply to these areas, including some natural environment and heritage designations, and safeguarded land for transport schemes.
 6. The CSUCP allocated housing and employment growth sites (village and neighbourhood growth sites, and key employment areas, respectively), and designated a revised Green Belt boundary to reflect the extent of these allocations. In doing so, the CSUCP made other minor adjustments to the Green Belt boundary as identified through the Strategic Land Review.
 7. Further minor revisions to the Green Belt are proposed by MSGP. This follows from the recommendation of the Inspector who conducted the Examination into the CSUCP that the development potential of sites that are smaller than those considered through the CSUCP and not strategic in terms either of their effect on the Green Belt or the resulting scale of development in the relevant rural settlement, should be considered within MSGP. A call for sites was undertaken in 2015 which allowed for such sites to be submitted. Of those brownfield Green Belt sites found suitable for housing and proposed for allocation, in only two cases, at Greenside, did this require a change to the Green Belt boundary.

Preparing the Plan

8. Preparation of the Plan began in 2012 when Cabinet approved for consultation the Scoping Report on MSGP. The initial intention was to progress MSGP alongside preparation of the CSUCP. However, resources were ultimately focused on getting the CSUCP progressed and adopted, at a time of significant change in national policy and legislation.
9. A Draft Plan was prepared and published for six weeks consultation from October to December 2017, followed by the publication for consultation of a Submission Draft version of the plan for six weeks from October to December 2018. Cabinet approval was received before each period of consultation.
10. The Council implemented a number of measures in consulting on the Plan including:

- Direct mail to consultees
 - Consultation with Councillors
 - Use of the consultation Portal
 - Use of the Council website
 - An article in Council News
 - Council Info
 - Leaflets
 - Drop in events at Birtley, Blaydon, Felling, Gateshead Civic Centre and Gateshead Leisure Centre
11. In addition to the more traditional methods of consultation the need to take advantage and maximise the engagement opportunities through the use of social media was also recognised. Virtual drop in events were undertaken on Twitter, with assistance from with Newcastle University, whilst the Council's social media accounts were also used to raise awareness of consultation on the plan and to publicise drop-in events.
12. The latest stage of consultation (Regulation 19 publication of a submission draft plan) yielded 186 individual representations from 43 respondent organisations and individuals, and a summary of each is set out in the feedback report attached (see link in Appendix 2). The main issues raised arising from the representations received include:
- Concern regarding the impact on development and viability of housing standards policies
 - Concern over the adequacy of housing allocations
 - Concern regarding the impact of policies requiring new open space on the viability of development
 - Concern that density requirements would have an adverse impact on providing green space and SuDS and the internal space standards
 - Objection to the inclusion of living roofs and walls within the criteria that will be used to assess design quality
 - Objection to the lack of positive provision for minerals in the plan
 - Objection relating to lack of flexibility in policy wording relating to flood risk, water quality and SuDS SPD
 - Concern over a number of environmental issues including noise and air quality
13. Whilst the Submission Plan is unchanged from the version published Oct-Dec 2018 and is considered to be a sound and justified plan, the Council has prepared a schedule of what are considered to be minor modifications to the plan (see Appendix 3) to correct any grammatical and typographical errors, and to provide additional clarity and guidance on issues raised from the consultation.
14. A revised version of the National Planning Policy Framework (NPPF) was published in July 2018 and officers have taken into account the changes to national

policy in preparing the Plan. The NPPF states that each Local Planning Authority must ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area (para 31). It includes a strong emphasis on housing delivery, a new definition for affordable housing, a requirement for viability testing at plan making stage and to undertake a review of Local Plan policies at least once every 5 years. The CSUCP was adopted in March 2015 and a review will be carried out by March 2020.

15. The Council has worked to ensure that proposals and policies in the submission plan are informed by a proportionate and up-to-date evidence base, addressing the issues and needs relating to housing, employment, infrastructure, minerals, the natural and historic environment, health and well-being, and viability and deliverability. The Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Review (ELR) provide key elements of the evidence base supporting MSGP: these documents identify suitable sites in Gateshead that are recommended for allocation for housing and employment development. It is important that these evidence base documents are based upon sound and up-to date evidence. Accordingly, updated versions of both the SHLAA and ELR, which reflect a call for sites issued during the previous stage of consultation, have been prepared and published in support of the Plan, along with an updated viability and deliverability report.
16. MSGP provides non-strategic policies that will support and implement the strategic vision and policies set out in the CSUCP. However, in preparing the Plan the Council has continued to work closely with colleagues at Newcastle City Council (who are at a similar stage in preparing their equivalent local plan document) in order to ensure alignment and conformity with policies in the CSUCP, and in updating joint evidence and in addressing common issues. Collaborative working has also provided opportunities to share resources. We have also held a number of meetings with other neighbouring authorities and statutory agencies, as part of the Duty to Cooperate, to ensure cross-boundary and other issues arising from the Plan are adequately addressed. MSGP's submission documents include a Duty to Cooperate Statement, which provides detail on relevant cross-boundary issues between Gateshead and its neighbouring local authority areas, and joint-working activity carried out under the duty to cooperate (see Appendix 6).
17. A policies map has been prepared to set out the plan's proposed designations and site allocations. An interactive version of the map will also be available through the Council's website.
18. Once adopted MSGP will form part 3 of the Council's development plan and guide decisions about development proposals. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

Existing UDP Policies

19. MSGP policies, once adopted, will supersede the remaining saved policies originally published as part of the Unitary Development Plan (UDP) in 2007. A schedule of superseded UDP policies is appended to MSGP (at appendix 18).

Proposal

20. It is proposed that Cabinet notes the content of the MSGP Local Plan submission document and recommends that Full Council agrees for it to be submitted to the Planning Inspectorate for an independent examination.

Recommendations

21. It is recommended that Cabinet recommends that Full Council:
- i. Notes the Consultation Statement March 2019 as set out in Appendix 2;
 - ii. Notes the amendments proposed to the submission draft plan as set out in the "Schedule of Proposed Minor Modifications" (see Appendix 3);
 - iii. Authorises formal submission of the Making Spaces for Growing Places (MSGP) Local Plan document, as set out in Appendix 4, and associated submission documentation to the Secretary of State pursuant to Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012;
 - iv. Grant authority to the Inspector appointed to hold the public examination to make modifications to the MSGP Submission Document under Section 20 (7C) of the Planning and Compulsory Purchase Act 2004 as amended.
 - v. Delegates authority to the Acting Strategic Director, Communities and Environment and Strategic Director, Corporate Services and Governance following consultation with the relevant Cabinet Member to:
 - a. make any changes to MSGP and supporting documentation for consideration at public examination;
 - b. prepare and give evidence in support of the examination of MSGP; and
 - c. go out to consultation on any modifications to MSGP recommended by the Planning Inspector at the examination.

For the following reasons:

To progress the development of the Gateshead Local Plan as required by government policy and statutory obligations under Planning and Compulsory Purchase Act 2004, Localism Act 2011 and Town and Country Planning (Local Plans) Regulations 2012 (as amended).

Policy Context

1. Work on producing a Local Plan for Gateshead that is in accordance with the NPPF is ongoing, the current focus being on the preparation of the MSGP Local Plan document, following on from the adoption of the CSUCP in 2015.
2. As part of the Local Plan, MSGP will contribute to and help deliver both Vision 2030 and the Council's pledge of making Gateshead a place where everyone thrives. MSGP will allow us to plan for economic and population growth, and to support health and wellbeing, through provision for employment, housing (particularly family homes), and all related facilities in ways that will ensure a sustainable and positive future for Gateshead. This means directing development to accessible, sustainable locations (on previously developed land or along transport routes) benefiting and sustaining our villages and neighbourhoods, the wider economy and the environment. Gateshead Council's ambition is for a range of housing types in different locations to meet housing need and ensure that there is a competitive housing market in Gateshead.

Background

3. MSGP has been prepared in the context of the adopted CSUCP, which sets out the broad approach to development within Gateshead and Newcastle to 2030, and was referred to in the Inspector's Report as an inherently sustainable strategy. The CSUCP was prepared in the context of a shared vision set out in a Bridging Document - Developing Sustainable Cities – which confirms that:

By 2030 Gateshead and Newcastle will be prosperous and sustainable cities that are unique and distinctive places - where people choose to live, work and visit because everyone can realise their full potential and enjoy a high-quality lifestyle.

4. As an overarching spatial plan, the CSUCP adopts a presumption in favour of sustainable development. The plan sets out a spatial strategy for sustainable growth which expects all new development to be:
 - fully inclusive, irrespective of cultural background, ethnicity and age, to meet the diverse needs of all residents and communities;
 - well-connected and accessible by sustainable modes of transport;
 - well designed to promote community cohesion, and wellbeing, and to reflect and enhance the area's character and natural environment; and
 - designed to reduce carbon emissions and adapted to the effects of climate change
5. The CSUCP will ensure that the role of Gateshead Centre, as part of the Urban Core, is strengthened, and that development needs are accommodated in the most appropriate locations.
6. MSGP, once adopted, will complement the CSUCP by bringing forward and updating designations and allocations of land currently set out in saved Unitary Development Plan policies. MSGP will provide the detail against which planning applications for development can be considered and determined, ensuring that the impact of

proposals on flood risk, health and the natural and historic environment, for example, are fully taken into account. The Plan is supported by a robust evidence base including an assessment of viability and of the infrastructure needed to support proposals in the Plan.

Soundness of the Plan

7. The focus of the recent six-week statutory consultation was on the plan's soundness and legal compliance with statutory procedures. It was also an opportunity for modifications to be suggested for consideration by the Inspector rather than the Council. The tests of soundness are whether the Plan is positively prepared, justified, effective and consistent with national policy.
8. Considering carefully the representations received, and following legal advice, it is considered that the Plan is sound and that the Plan has been prepared in accordance with the duty to co-operate, legal and procedural requirements. It is considered that no significant changes to the Plan are necessary prior to its submission and approval to submit the Plan to the Secretary of State for Ministry of Housing, Communities and Local Government for independent examination is proposed.
9. Minor changes to the Plan can be made without further consultation but changes that may affect the interests of third parties or aggrieve other objectors will require further consultation. The changes identified in the "Schedule of minor changes" document are minor modifications that will not alter the meaning of the Plan. Notwithstanding this position and in the interest of good practice it is proposed that officers continue to discuss issues raised through the consultation period with stakeholders in the run up to the examination to further minimise their areas of concern. It is proposed that authority is delegated to the Acting Strategic Director, Communities and Environment and Strategic Director, Corporate Services and Governance, following consultation with the relevant Cabinet Member to continue these discussions, to prepare and present evidence and suggest to the Inspector any edits and consequential changes necessary to the Plan.

Planning Inspector to make modifications

10. The Inspector, in examining the Plan and considering representation made, may conclude that "modifications" are required to make it sound and capable of adoption. Any "main modifications" made in relation to soundness will need to be the subject of further consultation. It is accordingly proposed that Council agrees to give the Inspector authority under section 20(7C) of the Planning and Compulsory Purchase Act 2004 to make modifications to the Plan, to ensure that modification, if required, can be made to make it sound.

Next Steps

11. Subject to Cabinet agreement and full Council approval the Plan will be submitted to the Secretary of State for Ministry of Housing, Communities and Local Government in April 2019 for independent examination. A pre-hearing meeting is possible whilst the examination hearing is likely to take place in summer 2019. After examination, subject to the Inspector finding the plan "sound", and following consultation on any modifications, the Council will be asked to adopt the Plan. This should take place by the end of 2019 or early 2020. However, the timescale for adoption of the Plan is

dependent on the issues and matters to be identified by the Inspector following submission and any modifications proposed. It may also be noted that following submission, the timescale for the plan's examination is largely determined by the appointed inspector.

12. As the Plan progresses towards adoption, greater weight can be attached to the emerging policies for development management purposes. In accordance with the Planning and Compulsory Purchase Act 2004 (as amended), once adopted, the Plan will form part of the statutory Gateshead Local Plan for the area and will be a material consideration when determining planning applications.

13. Gateshead's Local Plan will ultimately consist of four Parts:

- Part 1 Strategic Policies (CSUCP Plan)
- Part 2 Urban Core Policies (CSUCP Plan)
- Part 3 Development Management Policies, Designations and allocations (MSGP)
- Part 4 Metrogreen Policies (Metrogreen AAP currently being progressed)

Alternative Options

14. There are no realistic alternatives other than to proceed with submission and examination of MSGP. Submission of the Plan is the next step following two formal stages of consultation and will ensure the Council has an up to date Plan guiding development to sustainable locations. The consequence of relying on out of date policies is that they may only be accorded limited weight. Given the age of the saved UDP policies this would increase the likelihood of new developments being assessed and decided in an unplanned way and reduce the ability of Gateshead to resist inappropriate development.

Implications of Recommended Option

15. **Resources:**

- a) **Financial Implications** – The Strategic Director, Corporate Resources confirms that the costs associated with submission and examination of MSGP will be met from existing resources.
- b) **Human Resources Implications** – There are no human resource implications arising from this report.
- c) **Property Implications** - There are no direct property implications arising from this report.

16. **Risk Management Implication** – Progressing and ultimately adopting MSGP will ensure Gateshead's Local Plan has full weight when it comes to planning decisions and will help to ensure the delivery of sustainable development in Gateshead, supporting economic and housing growth and providing greater certainty to local communities and the development industry on where and how development should take place. A consequence of not progressing the submission of MSGP would be a reliance on out-of-date policies that may only be accorded limited weight. This would increase the likelihood of new developments being assessed and decided in an unplanned way and reduce the ability of Gateshead to resist inappropriate development.

17. **Equality and Diversity Implications** – The Sustainability Appraisal for MSGP incorporates an Equality Impact Assessment which has determined that the Plan meets the Council's Equality Duty.
18. **Crime and Disorder Implications** – There are no crime and disorder implications arising from this report.
19. **Health Implications** - The Sustainability Appraisal for MSGP incorporates a Health Impact Assessment and the Plan contains proposals designed to improve health and wellbeing.
20. **Sustainability Implications** - The Sustainability Appraisal for MSGP assesses the sustainability implications of the Plan.
21. **Human Rights Implications** - There are no human rights implications arising from this report. As part of the Local Plan process the Council has a Statement of Community Involvement in place which will be complied with in consulting and engaging with the local community.
22. **Area and Ward Implications - All**

Appendices

Copies of the Appendices will be available in the Members' room and will be accessible on-line.

2. [Consultation Statement March 2019](#)
3. [Schedule of Proposed Minor Modifications March 2019](#)
4. [Submission Draft MSGP Local Plan document](#)
5. [Submission Draft MSGP Policies Map](#)
6. [Draft Duty to Cooperate Statement March 2019](#)

Background Documents

[Evidence Documents](#)

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TITLE OF REPORT: Gateshead Housing Strategy 2019-2030

REPORT OF: Tony Alder, Strategic Director, Communities and Environment

Purpose of the Report

1. To bring forward a Gateshead Housing Strategy 2019-30 for consideration with a view to its referral to full Council for adoption.

Background

2. The review of the current Housing Strategy 2013-18 has been led by the Spatial Planning and Housing Strategy Team within Communities and Environment. It has been carried out in collaboration with relevant services across the Council, with The Gateshead Housing Company, and in consultation with Members.
3. At its meeting on 16th October 2018, Cabinet agreed a first draft of the Housing Strategy 2019-30 for public consultation.
4. Members were consulted on the approach to the consultation at the Advisory Group on 31st October 2018

Consultation

5. The Consultation period ran for 6 weeks from 5th Nov - 16th Dec 2018.
6. Residents and stakeholders boroughwide were invited to comment on the Draft Strategy via the Council's Consultation Portal. Sign-posting to the consultation was done through articles in:
 - Council News
 - Gateshead Now
 - The Council's Employee Bulletin and Team Brief
 - Our Gateshead
7. Many stakeholders and organisations were sent e-mails inviting their views, and a Twitter session was held on the evening of 3rd December.
8. On 9th January an officer presentation on the consultation feedback was given to Members Advisory Group.
9. The consultation portal was accessed by 202 respondents (190 individuals from 21 Ward Areas, and 12 organisations), and a number of responses were received by e-mail. A summary of the responses received is provided in Appendix 2.

10. The consultation invited comments on the Draft Strategy as a whole and on each of the themed sections; housing supply, housing standards, housing support. In response to the question “Do you support the Draft Strategy as a whole?”
- a. 27% (15 respondents) said “Yes, all of it”;
 - b. 46% (26 respondents) said “Yes, most of it”;
 - c. 21% (12 respondents) said “No, not a lot of it”;
 - d. 5% (3 respondents) said “No, not at all”.

Purpose of the Housing Strategy

11. The overarching purpose of the Strategy is to support the delivery of the Council's strategic objectives of sustainable housing and economic growth, as set out in the Local Plan (“Planning for the Future” - Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne 2010-2030) and the wider objectives of the Council's Making Gateshead Thrive pledges of improved health and wellbeing, equality and sustainable neighbourhoods.
12. The aim of the Strategy is to identify clear housing objectives and priorities, put forward a vision for housing in Gateshead, and set a framework for how the Council will deliver services and interventions, and work in partnership with others, in a way that will help achieve those objectives using increasingly scarce resources proportionately and effectively.
13. The Strategy also sets a framework for how the Council will fulfil its housing-related statutory functions and duties, including:
- i. assessing and planning for local housing need (Housing Act 1985; Care Act 2014);
 - ii. considering housing conditions in its area (Housing Act 2004)
 - iii. enforcing housing standards (Housing Act 2004)
14. It is intended that the Strategy will satisfy the Council's statutory requirement (the Homelessness Act 2002) to publish a Homelessness Strategy (to be known as a homelessness and rough sleeping strategy following the publication of the Government's Rough Sleeping Strategy in August 2018).

The Strategy

15. The proposal (Appendix 3) is an overarching strategic framework extending to 2030.
16. The Strategy has been amended and refined in response to consultation feedback received since October 2018. All material changes are highlighted by either strikethrough or inserted text is underlined and in italics.
17. The Strategy is structured around three areas of focus that are integrally linked; requiring integrated and collaborative working:
- i. **Supply** - *Delivering the homes we need*. To ensure the supply of new housing, and use of existing stock, best meets current and future needs and aspirations, and creates thriving mixed communities.
 - ii. **Standards** - *Ensuring our homes sustain health and wellbeing*. To improve the quality, condition and management of housing so that all residents benefit from safe, healthy and well-managed homes;

- iii. **Support** - *Supporting our residents to thrive*. To help residents access, and sustain, a home which promotes their wellbeing;

18. The Strategy is summarised in tabular form within the document; setting out:
- Objectives
 - What we want to achieve
 - How we will do this
19. It is intended that the following documents will link to the Housing Strategy:
- The Gateshead Strategic Tenancy Policy (under review)
 - Financial Assistance Policy 2014-19 (This mirrors the NE Policy, which will be reviewed through the NE Home Loan Partnership)
 - The Council's Housing Asset Management Strategy (in development)
 - Gateshead Council's Enforcement Policies

Recommendations

20. It is recommended that the final Strategy is supported and referred to full Council for approval.

For the following reasons:

To allow the Gateshead Housing Strategy 2019-30 to be formally agreed and adopted by the Council for the purposes set out in paragraphs 11 to 14 above.

CONTACT: Deborah Cassidy extension: 3945

Policy Context

1. The Housing Strategy 2019-30 is set within a wide strategic context including:
 - Central Government policy and guidance
 - Making Gateshead Thrive
 - The Local Plan for Gateshead
 - The NE LEP's Strategic Economic Plan

Background

2. The Housing Strategy includes three overarching strategic objectives:
 - Sustainable housing and economic growth
 - Sustainable neighbourhoods
 - Improved health & wellbeing
3. In addition to these overarching objectives there are a number of other key themes embedded within the Strategy:
 - The integration of strategic planning for Housing and Health.
 - Prevention and Thrive - so minimising demand for Council services, reducing wider, social care and health costs, and improving health & wellbeing;
 - Supporting the long-term sustainability of the Council's housing stock, and the Housing Revenue Account (HRA).
4. The Strategy reflects the Council's role as Local Housing Authority, housing provider, land owner and housing developer.
5. The intention is that the Strategy links to the Council's emerging approach to tackling poverty, and the Health & Wellbeing Strategy review.
6. The Strategy and the proposed actions and interventions identified within it, are evidence based, drawing from many sources of data and intelligence, including:
 - Gateshead & Newcastle Strategic Housing Market Assessment 2017/18 (SHMA)
 - Local Housing Assessment
 - Joint Strategic Needs Assessment (JSNA)
 - Local Index of Need
 - Dwelling level stock condition modelling
 - Social Care Demand Analysis:
 - *Learning Disabilities; Older people; Young people and children; Vulnerable adults*
 - Council stock demand and sustainability analysis
 - Gateshead Homelessness and Multiple and Complex Needs Health Needs Assessment (HHNA) 2017
 - Gateshead Director of Public Health Annual Report 2017

7. The breadth of intelligence and its regular updating will also be key to the detailed development and planning of future service activity and intervention, and ongoing monitoring and review of performance against the objectives set out in the draft Strategy. Action Plans will be produced to support delivery and an effective plan, monitor, evaluation and review process.
8. The Strategy aims to address some fundamental issues:
- The need to accelerate housing delivery, and overcome the constraints of viability and low development values
 - To achieve a balanced and sustainable housing market, and mixed, thriving neighbourhoods and communities.
 - Homelessness and rough sleeping prevention
 - The need to respond to a growing, ageing population
 - To address inequalities:
 - Vulnerable households on low income occupying poor housing
 - Fuel poverty – Excess winter mortality
 - People living in inappropriate accommodation
 - How to sustain the Borough's working age population
 - The need to prioritise and target service activity, reflecting reduced resources for delivery
 - The need to drive the integration of strategic planning for Housing and Health, in the context of increasing revenue costs of social care support
 - Recognition of the need for ongoing renewal and strategic area regeneration; not all stock is, or will remain, fit for the future.
9. With specific regard to the Council's homelessness duties, the Housing Strategy will be supported by the interventions and action planning, around the recommendations of the 2017 Homelessness and Complex Needs Health Needs Assessment (HHNA), and the Council's Homelessness Reduction Act 2017 Implementation Plan, which together should satisfy the Government's current Homelessness Code of Guidance on Homelessness Strategies. At this point in time, it is considered that draft Strategy does align with the principles contained within the Government's August 2018 Rough Sleeping Strategy, however, much of the detail will need to be addressed through detailed delivery planning.

Consultation

10. The Strategy has been drawn up in collaboration with relevant services across the Council.
11. A Members Seminar was held on 12th September, and the Draft Strategy was reported to Housing & Economy Portfolio on 18th September, and Health & Wellbeing Portfolio on 1st October.

12. The Draft Strategy was the topic of discussion at the Gateshead Residential Development Network, Business Breakfast on 12th September (the Network comprises market housing developers and social housing providers).
13. A 6 weeks formal public consultation was undertaken between 5th Nov - 16th Dec 2018.
14. On 9th January an officer presentation on the consultation feedback was given to Members Advisory Group.

Alternative Options

15. The Council has no duty to produce a Housing Strategy, however, it is required to:
 - prepare a Homelessness and Rough Sleeping Strategy;
 - to keep the condition of housing in its area under review; and
 - ensure the housing needs of the Borough are met.These duties could be discharged separately, however, an overarching Housing Strategy provides a framework which helps to ensure the coordination, joining-up, and prioritisation of activity and resource allocation around these statutory housing functions, as well as other strategic housing objectives and service activity.

Implications of Recommended Option

16. **Resources:**
 - a) **Financial Implications** – The Strategic Director, Corporate Resources confirms that there are no direct financial implications as a result of this report, however, the Housing Strategy 2019-30 will require existing financial resources to be aligned to priorities. Any additional resources required to deliver the strategy will need to be assessed on their own individual merit to ensure they are prudent, affordable and sustainable and offer the best possible value for money in delivering the objectives of the strategy and will be the subject of future reports.
 - b) **Human Resources Implications** – There are no direct human resource implications arising from this report, any implications arising though the delivery of the strategy will be subject of future reports.
 - c) **Property Implications** - There are no direct property implications arising from this report. The development or disposal of any Council land to support the Strategy will be the subject of separate reports.
17. **Risk Management Implication** - An overarching Housing Strategy provides a framework which helps to ensure the coordination, joining-up, and prioritisation of activity and resource allocation, and the implementation of statutory housing functions, as well as other strategic housing functions and service activity. The risk of not having a current Housing Strategy is that resources will be used less efficiently and that housing activity across a range of services is less effective and/or coordinated.
18. **Equality and Diversity Implications** - An Equalities Impact Assessment, Initial Screening has been undertaken which identifies predominantly neutral impact on

Protected Characteristics, however, a general positive impact is identified for specific groups including older people and people with disabilities.

19. **Crime and Disorder Implications** – There are no crime and disorder implications arising from this report.
20. **Health Implications** – The intention is that the Strategy will have a positive impact on the health and wellbeing of the Borough's residents.
21. **Sustainability Implications** - The overarching purpose of the Strategy is to support a sustainable housing offer in Gateshead that meets local need – including through the supply of new housing and use of existing stock, which best meets current and future needs and aspirations, and creates thriving mixed communities.
22. **Human Rights Implications** - There are no negative human rights implications arising from this report.
23. **Area and Ward Implications** - The Strategy considers the Borough as a whole, and would therefore have implications for all Wards

APPENDIX 2

Consultation Responses to the Draft Housing Strategy 2019-30

Theme	Objective / Issue	Summary of key comments	Respondent	Proposed response
Supply				
	Accelerating housing delivery	<ul style="list-style-type: none"> Gateshead is failing to deliver enough houses. 	Barratt Homes	The Draft Housing Strategy (and Housing Delivery Plan) proposes actions aimed at accelerating housing delivery
		<ul style="list-style-type: none"> The Council should be the main housing developer 	Council tenant	The Draft Strategy recognises the role of the Council as developer, however, to deliver the homes we need, in the required timescale, we require a range of developers and providers in the market.
		<ul style="list-style-type: none"> The net new homes required figure should be included as well as gross. 	Barratt Homes	Text inserted on P13 <ul style="list-style-type: none"> 11,000 gross additional homes between 2010 and 2030 (<i>8,500 net new homes</i>)
		<ul style="list-style-type: none"> To deliver the homes required in Gateshead, the Council should not rely too heavily on brownfield sites 	Barratt Homes	The Local Plan is focusing the majority of development in the existing built-up area, although a proportion of housing will be brought forward on greenfield sites.
		<ul style="list-style-type: none"> The Council will not deliver the homes needed if it prioritises its Strategic Economic Growth Areas. 	Barratt Homes	The Council must prioritise to achieve long-term objectives with increasingly limited resources. The priority growth areas offer multiple development and investment opportunities that will help transform Gateshead and deliver thriving communities and prosperity
		<ul style="list-style-type: none"> The Council cannot meet housing need alone and needs volume house builders 	Barratt Homes	This is recognised, however, more diversity in the market is important

		<ul style="list-style-type: none"> Additional actions should be included: <ul style="list-style-type: none"> Work with developers to remove barriers to investment and address infrastructure issues Produce a prospectus of available land for housing; Brownfield Land Register; Permissions in Principle. 	Barratt Homes	Text inserted on p13: <ul style="list-style-type: none"> <u>Working with developers to maximise available funding opportunities to help bring land forward for housing.</u> <u>Through development of Permissions in Principle for sites throughout the Borough where appropriate.</u>
		<ul style="list-style-type: none"> There is very little in the draft strategy which pertains to Registered Providers of Social Housing and the important and constructive role they can play in supporting this strategy 	Jewish Community Council of Gateshead (JCCG)	<p>Much of the Draft Strategy is tenure blind and recognises the importance of a mixed housing market, however, there is specific reference to social housing and registered housing providers on pages 9, 11, 21 and p14; which includes the following:</p> <ul style="list-style-type: none"> By encouraging Registered Social Housing Providers to: <ul style="list-style-type: none"> retain a range of good quality affordable homes in Gateshead and take into consideration the Council's Strategic Tenancy Policy. Invest in the provision of new affordable homes within Gateshead
		<ul style="list-style-type: none"> We should specifically promote modern methods of high quality construction 	Owner occupier	Text inserted on p 13: <ul style="list-style-type: none"> Accelerating the pace and diversity of housing development by:

				<ul style="list-style-type: none"> ○ Bringing forward Council owned land through a Land Development and Disposal Plan ○ Promotion of the Council's Brownfield Land Register ○ <u>Supporting modern methods of high quality construction</u> <p>Text also added to Standards section on energy efficiency p 17</p>
		<ul style="list-style-type: none"> • Planning permission for new housing is being refused on suitable land 	Owner occupier	The Council applies a presumption in favour of sustainable development, however, in all cases the Council is still required to consider whether individual proposals satisfy specific policy requirements of the Local Plan.
		<ul style="list-style-type: none"> • Develop more brownfield land to generate income that can be reinvested 	Gateshead resident	This is supported by the Local Plan and reflected in the Draft Housing Strategy
	Sustainable housing development	<ul style="list-style-type: none"> • Make better use of brownfield sites instead of immediately using up greenfield sites, particularly when greenfield sites provide community open space. 	Owner occupiers Private sector tenant	This is supported by the Local Plan and reflected in the Draft Housing Strategy
		<ul style="list-style-type: none"> • Green Belt land should be protected 	Owner occupier	This is supported by the Local Plan and reflected in the Draft Housing Strategy
		<ul style="list-style-type: none"> • Housing developments should be closer to neighbourhood facilities 	Owner occupiers	This is supported by the Local Plan which is focusing the majority of development in the existing built-up area
		<ul style="list-style-type: none"> • Existing homes should be modernised, adapted or 	Owner occupier	The Draft Strategy supports a balanced

		remodelled rather than demolished for new development		<p>approach including the modernisation, adaptation or remodelling of existing stock as well as demolition of stock which is no longer sustainable, with due regard to financial viability and funding availability.</p> <p>Text inserted p17 Driving and delivering strategic, place-based regeneration – which may, subject to viability and funding, involve reinvestment in properties and estates, <u>including remodelling and conversion</u>, as well as the demolition and replacement of poor quality, unsustainable housing, across all tenures.</p>
		<ul style="list-style-type: none"> Too many new homes are being built, and focus should be on bringing empty homes back into use 	Owner occupier	The Draft Strategy supports a balanced approach including both
		<ul style="list-style-type: none"> More attention should be given to infrastructure and local amenities: <ul style="list-style-type: none"> Traffic congestion Green transport Wildlife habitats GP surgeries Education provision 	Owner occupier TGHC officer	This is more a matter for the Local Plan which takes into account the sustainability of proposed development sites, including the availability of local infrastructure and facilities, and is supported by an Infrastructure Delivery Plan.
		<ul style="list-style-type: none"> How can the Council provide services to thousands of proposed new homes when they cannot provide services to existing homes and streets in Gateshead? 	Owner occupier	The Council has a responsibility and statutory duty to meet the needs of our predicted population growth, whilst the Local Plan takes into account the sustainability of proposed development sites, including the availability of local infrastructure and facilities, and is supported by an Infrastructure Delivery Plan.

		<ul style="list-style-type: none"> New build is generic, and developments are all the same 	Owner occupier	The Draft Housing Strategy and Local Plan support good quality housing and urban design, however, site viability and development costs will influence development aspirations
		<ul style="list-style-type: none"> Focus on improving roads for car users 	Owner occupier	The Local Plan takes into account the sustainability of proposed development sites, including the capacity of existing infrastructure, and is supported by an Infrastructure Delivery Plan.
		<ul style="list-style-type: none"> A balanced population should be the goal, not growth that puts pressure on services and infrastructure. 	Owner occupier	The Draft Housing strategy supports sustainable housing and economic growth and responds to national population projection data. The Local Plan takes into account the sustainability of proposed development sites, including the capacity of existing infrastructure, and is supported by an Infrastructure Delivery Plan.
		<ul style="list-style-type: none"> There should be more about building communities, supporting local shops and providing better parking facilities 	Owner occupier	This is primarily a matter for the Local Plan
	Affordable homes	<ul style="list-style-type: none"> Properties built in the West of the Borough recently - in Crawcrook and planned for Ryton are too expensive for most 1st time buyers and do not appear to be appropriate for those residents who are elderly or disabled. 	Owner occupier	The Council's Local Plan requires that 15% of new homes on developments of more than 15 dwellings are Affordable subject to viability. In addition, there is a requirement for developments of 25 or more dwellings to include a minimum of 10% dwellings constructed to Lifetime Homes. Unfortunately, development viability may mean that on some sites fewer affordable homes

				can be built.
		<ul style="list-style-type: none"> Insufficient affordable homes are being built 	Owner occupier Private tenant	As above
		<ul style="list-style-type: none"> Affordable homes need to remain affordable, not becoming part of the private rented sector. 	Owner occupier	Many Affordable homes will remain so in perpetuity, however, Right to Buy and products such as Shared Ownership are designed to provide a stepping stone to homeownership.
		<ul style="list-style-type: none"> Council housing should be available to anyone 	Council tenant	Any individual can register with Tyne and Wear Homes to be eligible to bid for a home in the Borough. The Council applies a set of lettings criteria to decide who is eligible for which type of property, this allows best use to be made of housing stock and helps individuals make informed choices about the homes available.
		<ul style="list-style-type: none"> Shared ownership properties can be hard to sell on 	Owner occupier	Shared ownership provides an opportunity for individuals/families to purchase a home which they would not be able to afford should it be available at Market value. The subsequent resale of Shared Ownership properties can be difficult and is dependent on a number of factors including location, condition, value; however, this should not preclude the Council promoting Sh Ow which can be right for many households.
		<ul style="list-style-type: none"> More specific on social housing new-build 	Housing Association tenant	Action inserted in Supply section, sufficient affordable homes: p 14

				<ul style="list-style-type: none"> <i><u>“Through the Council’s direct development of social and other Affordable housing”</u></i>
		<ul style="list-style-type: none"> All efforts should be focused upon council built and managed rented accommodation 	Council tenant	It is important for the Council to have a balanced approach towards housing of all tenures types within the Borough. Significant resources are already targeted towards existing stock. It is also critical that we also deliver more of the homes we need, in the required timescale, provided by a range of developers and providers in the market
		<ul style="list-style-type: none"> Should rents in social housing be dependent upon household income? 	Owner occupier	The Council’s priority is to ensure that social housing rent levels in Gateshead remain affordable, reflecting the demographics of our residents, so helping to deliver on our pledge to make Gateshead a place where everyone thrives.
		<ul style="list-style-type: none"> Building more executive homes would reduce the price of existing family homes. 	Owner occupier	The objective of building more executive homes is not at odds with our Local Planning Policy framework. The Draft Housing Strategy seeks to ensure we achieve a balanced housing offer across the Borough.
		<ul style="list-style-type: none"> We should specifically mention helping first time buyers and promote affordable homeownership products 	Owner occupier	Both these products are referred to in the Draft Strategy, however, promotion is primarily a matter for developers.
	Accessible and Adaptable homes	<ul style="list-style-type: none"> There should be more housing options for people with disabilities 	Owner occupier	This is reflected in the Draft Strategy and MSGP
		<ul style="list-style-type: none"> The requirement to construct 25% of homes to accessible and adaptable standards is not justified. 	Planning consultants	Ensuring new houses are accessible and adaptable to meet lifetime needs is evidenced through the Newcastle and Gateshead SHMA 2017 and the Viability and Deliverability Report 2018, and the

				projected growth in our older population, as well as ongoing demand for Disabled Facilities Grants and Adaptations. (Chris Carr to check wording)
	Housing for older people	<ul style="list-style-type: none"> More bungalows and flats should be built to free-up family homes 	Gateshead resident	This is supported in the Draft Housing Strategy and MSGP
	Housing for specific needs	<ul style="list-style-type: none"> The Council could be more creative in providing shelters for homeless people 	Owner occupier	The Draft Strategy recognises the need for more accommodation that will prevent homelessness and rough sleeping, and beth models of provision will be explored and developed.
		<ul style="list-style-type: none"> More supported accommodation should be provided for young people leaving home 	Owner occupier	This is supported by the Draft Strategy
		<ul style="list-style-type: none"> What provision is there to enable home owners where needs change and are at risk in own home, to obtain appropriate social housing? 	Owner occupier	The issue can be considered in more detail through the review of the Council's Allocations and Lettings Policy.
		<ul style="list-style-type: none"> 'Specialist Housing' should be more closely defined to show its full spectrum 	JCCG	<ul style="list-style-type: none"> The Draft Housing Strategy sets the wider principles and framework; the detailed assessment of local specialist and supported housing needs is developed through the Council's Social Care needs assessment, which draws on a range of intelligence and data. The Supply section of the Draft Housing Strategy includes the following proposed actions: Use demand analysis (SHMA; JSNA; Social Care demand analysis and service data) to allow us to plan and

				<p>seek to commission, or directly develop, a range of specialist accommodation, and commission support where needed, either to people in their own home or in supported or specialist accommodation.</p> <ul style="list-style-type: none"> Through the commissioning of sufficient and appropriate specialist and supported accommodation, or support to people in their own home.
		<ul style="list-style-type: none"> There is insufficient recognition of the housing needs of the Jewish Community; including the needs of larger households 	JCCG	The Draft Housing Strategy reflects the evidence base of the Local Plan and supports the CS&UCP policy requirement for family homes (3 bed +).
		<ul style="list-style-type: none"> Prevention of homelessness is cheaper than providing homes 	Owner occupier	This is supported; however, we also need more homes to meet the needs of the projected growth in our population.
	Family homes	<ul style="list-style-type: none"> This is unachievable; development viability will be a barrier to delivery 	Owner occupier	Through its Local Plan the Council has been successful in ensuring the delivering family homes in new development across the Borough.
		<ul style="list-style-type: none"> Conversion of family homes to HMO is having a detrimental impact on communities 	Owner occupier	This issue is recognised. The Draft Strategy recognises the need to continue to resource service activity that mitigates the impact of HMO. Policy CS9 of the Core Strategy and UCP seeks to prevent the loss of family homes through sub-division, change of use or redevelopment.
		<ul style="list-style-type: none"> Tighter control of privately built homes, the ratio of flats to houses is increased to the benefit of the developer 	Owner occupier	The CS&UCP policy on family homes seeks to ensure a balance across the Borough, however, some sites in the urban

				core may be more suited to flats, which can still provide accommodation suitable for families.
		<ul style="list-style-type: none"> The implementation of the objective of providing more family homes is vague and no reference is made to the particular needs of specific communities 	JCCG	The Draft Housing Strategy reflects the evidence base of the Local Plan and supports the CS&UCP policy requirement for family homes.
		<ul style="list-style-type: none"> Having accommodation suitable for single people, couples and families in the same area gives a good balance. 	Owner occupier	Supported.
		<ul style="list-style-type: none"> We are not making best use of existing social housing, allowing under-occupation; couples or single people living in family homes 	Owner occupier	The Draft Strategy does promote the need for best use to be made of existing housing stock
		<ul style="list-style-type: none"> Why are current Council tenants given priority over others in need 	Owner occupier	
	Sustaining working age population	<ul style="list-style-type: none"> More housing in high quality locations 	Owner occupier	Through the SHLAA the Local Plan supports this.
		<ul style="list-style-type: none"> The Council should look at the relationship between empty homes and poor transport connections, particularly to employment opportunities. 	Private tenant	Supported.
	Empty Homes	<ul style="list-style-type: none"> The Council should do more to bring empty properties back into use, including purchase 	Housing Association tenant	The Council continues to invest resources in its empty property activity, however, with budget cuts this will prove an ongoing challenge.
		<ul style="list-style-type: none"> We should be clear that if we don't bring more empty properties back into use, we would need to increase new build to meet identified housing need 	Owner occupier	This is set out in the CS&UCP

Standards				
	Reduced inequity in healthy life-expectancy	<ul style="list-style-type: none"> The Strategy should aspire to eradicating excess winter mortality 	JCCG	Whilst housing is a wider determinant of health and a factor in excess winter mortality, it is not an overriding factor; consequently, the Draft Housing Strategy's objective of lower excess winter mortality is a commensurate one.
	Ensuring the sustainability of the Council's housing stock	<ul style="list-style-type: none"> Prior poor workmanship in council homes means they will not achieve the standards they are meant to; many other energy/thermal upgrades are required. Renewing windows/doors, improving cavity and roof insulation is not enough, especially when they are poorly fitted and of poor quality. 	Council tenant	<p>The Draft Strategy supports a review of the Council's Asset Management Strategy, that will deliver:</p> <ul style="list-style-type: none"> implementation of new models for capital investment that will deliver sustainable homes and neighbourhoods. Monitoring of management and repairs and maintenance services. A review of opportunities for external funding to improve thermal efficiency and modernising heating appliances and systems.
		<ul style="list-style-type: none"> improving thermal efficiently and ventilation extraction to reduce dampness and mould 	Council tenant	See above
		<ul style="list-style-type: none"> Improved party wall treatment will reduce tenant complaint about noise 	Council tenant	See above
		<ul style="list-style-type: none"> Better parking provision is needed in Council estates 	Council tenant	See above
		<ul style="list-style-type: none"> It is taking far too long to get repairs complete to Council homes to get them ready for the next tenant 		See above
		<ul style="list-style-type: none"> A lifetime tenancy should be changed from a minimum of a 5-year 	TGHC officer	See above

		tenancy to a maximum of an 18-year tenancy. This would ensure that tenants know their tenancies may change according to their changing circumstance, this may free-up family homes.		
	Energy efficiency	<ul style="list-style-type: none"> Sustainable and renewable energy sources should be a standard in social housing 	Council tenant	The strategy supports this principle, and the Council will look to continue to invest in energy improvement measures within its own housing stock, however, capital funding available to the Council is continuing to be cut.
		<ul style="list-style-type: none"> District heating is expensive, unreliable, difficult to control, unpopular with tenants, cannot be opted out of, and complaint process is not clear. 	Council tenant	The Council's Energy Team will continue to review scheme outcomes and carry out cost benefit monitoring. Engagement and support to clients can be reviewed.
		<ul style="list-style-type: none"> Landlords could be encouraged to improve the energy efficiency of their properties. Work should be done at the time when tenancies start and end, so minimising disruption for occupying tenants. 	Private tenant	The Draft Strategy supports this in principle.
	The private rented sector	<ul style="list-style-type: none"> All private rented properties should be inspected and licensed. 	Owner occupier	This is something that the Council will continue to consider. Whether a whole borough approach can deliver the impact and robustness of targeted area approach, and do it cost effectively, is key.
		<ul style="list-style-type: none"> Penalties should be greater for poor housing standards 	Gateshead resident	Most penalties are set by national legislation; within national regulatory guidelines the Council seeks to apply a proportionate and targeted approach to enforcement activity including prosecutions.
		<ul style="list-style-type: none"> More work with the Police 	Owner	This specific issue can be

		around illegal cannabis production	occupier	picked up through the Council's work with the Police.
		<ul style="list-style-type: none"> More support should be provided to landlords, particularly unintended, to deal with property condition and anti-social behaviour, bringing empty properties back into use. 	Private Landlord	The Council continues to provide support through advice and guidance as part of its private sector housing and empty property service activity. Nevertheless, the responsibility for the maintenance and management of private properties remains with owners.
		<ul style="list-style-type: none"> Lease holders' rights should be strengthened 	Owner occupier	This is a matter for national legislation.
		<ul style="list-style-type: none"> Gateshead Council needs to be involved in checking quality of private housing offered to Asylum seekers and Refugees 	Owner occupier	The Council does check the quality of housing offered when required. Where there is evidence of breaches of the Housing standards the Council will actively intervene. The Council is also working with the Governments appointed contractor to influence their choice of accommodation.
		<ul style="list-style-type: none"> More support rather than enforcements for landlords will improve the private housing sector 	Private Landlord	The Council continues to provide support through advice and guidance as part of the activity of its Private Sector Housing Team. Nevertheless, the responsibility for the maintenance and management of private properties remains with owners, and targeted and proportionate enforcement activity remains necessary.
	Space and design standards	<ul style="list-style-type: none"> This is unachievable; development viability will be a barrier to delivery 	Owner occupier	This is a matter that will be tested through the planning process.
		<ul style="list-style-type: none"> Too much poor-quality housing is being built 	Owner occupier	The Draft Housing Strategy and Local Plan support good quality housing and urban design; however, site viability and development costs will influence development

				aspirations, nevertheless the Council would not look to grant planning permission for poor quality housing.
		<ul style="list-style-type: none"> More trees and green spaces 	Owner occupier	This is supported in principle in the Council's Local Plan, and by the Council's "Place Making" Supplementary Planning Document.
		<ul style="list-style-type: none"> The Draft Strategy should not refer to NDSS, as this is not yet formally adopted within the Local Plan. 	Planning consultancy	<p>Text to be revised in Supply action section p13</p> <ul style="list-style-type: none"> Through application of our Local Plan policies and required obligations; to deliver: <ul style="list-style-type: none"> Homes attractive to families NDSS <u>High quality housing and urban design, amenity and space standards</u>
		<ul style="list-style-type: none"> Reference to improving space standards should be removed. There is no evidence of need to impose NDSS on new housing development in Gateshead, and it would reduce, and slow house building and reduce viability and affordability 	Barratt Homes	This is a matter that will be tested through the planning process, however, this does not prevent the Council expressing its aspirations through the Housing strategy.
	Regeneration and Renewal	<ul style="list-style-type: none"> Unfashionable areas of the Borough should see investment to make them appeal to young families 	Private Landlord Owner occupier	Supported in principle
		<ul style="list-style-type: none"> Too many areas and estates still need regeneration; suffering lack of investment in properties; lack of green space; high resident turnover 	Gateshead owner occupier Social housing tenant	The Draft Strategy recognises the need to continue to monitor and review.
		<ul style="list-style-type: none"> Regeneration schemes are costly and time consuming, and will detract from achieving 	Owner occupier	This is an important consideration, however, if we fail to respond to indicators of low demand

		housing targets		and market failure in a timely and robust way, areas can act as a drag on wider neighbourhood sustainability and economic performance. It is about balance, proportionality and delivering best outcomes.
	Community cohesion	<ul style="list-style-type: none"> Anti-social behaviour needs more emphasis 	Owner occupier	<p>ASB is specifically covered in the Support section p 21, and Standards p 17 however, additional text inserted</p> <p>“By undertaking a review of service activity provided across the Council and by partners, to deliver an effective and joined up approach <u>to ensure issues are dealt with robustly and proportionately</u>”</p> <p>“A sustainable Council housing stock and Housing Revenue Account, that delivers homes that are safe and healthy environments.</p> <ul style="list-style-type: none"> <u>By ensuring Anti-social behaviour associated with Council homes is dealt with robustly and proportionately</u>”
Support				
	Homelessness Prevention	<ul style="list-style-type: none"> The role of the Council’s Council Tax Team could be expanded to provide more advice 	Council employee	This will be considered through the Council’s Public Service Review prototyping work.
	Vulnerable communities	<ul style="list-style-type: none"> Concern about the capacity of Adult Social Care to assess the needs of people with dementia 	Council employee	This concern will be passed onto Care Wellbeing & Learning
		<ul style="list-style-type: none"> There should be an underlying of the value of keeping families together unless unsafe to do so 	Owner occupier	This concern will be passed onto Care Wellbeing & Learning, to be considered when new models of care and support are developed and commissioned
		<ul style="list-style-type: none"> There is no reference to the needs of specific 	JCCG	Pages 19 and 20 of the Draft Strategy list many of

		<p>communities of interest, including:</p> <ul style="list-style-type: none"> ○ The Jewish community ○ refugees and asylum seekers 		<p>the indicators of vulnerability, and communities of interest, however, it is not an exhaustive list. The Draft Strategy aims to set out key principles and objectives that are applicable to the challenges and issues affecting many communities of interest. The Draft Strategy commits to identifying specific needs for support across the Borough, and responding proportionately, and in a targeted way, subject to resources being available</p>
		<ul style="list-style-type: none"> • The Draft Strategy is very light on the Councils future commitment to accepting refugees and asylum seekers. 	TGCH officer	<p>The Council has responded very positively to the Government's Vulnerable Persons' Resettlement Scheme (Syrian Refugees) and is working closely with the Government's contractor responsible for the asylum seeker dispersal programme. In committing to further programmes, the Council will need to balance carefully the pressures on existing services, community cohesion, and commitment relative to other local authorities.</p>
		<ul style="list-style-type: none"> • Available services/housing opportunities need to be well advertised to promote engagement/ take up 	Owner occupier	<p>Text amended in Standards section p 16</p> <ul style="list-style-type: none"> • Analyse health data and housing standards data to ensure we effectively target, <u>and promote</u> our service activity (proactive intervention; enforcement; financial assistance) to support our most vulnerable residents

		<ul style="list-style-type: none"> Concern that the Council has insufficient resources (including staff, interview rooms) to deliver the support required 	Council employee	Acknowledged
	Financial Assistance	<ul style="list-style-type: none"> Help with double glazing 		Whilst schemes covering private homes have been available in the past, resources are no longer available to the Council for this. Private energy efficiency improvement schemes are now focusing on renewable energy measures.
		<ul style="list-style-type: none"> Support to under 25's to access affordable accommodation 	Council tenant	Acknowledge. The Draft Strategy has a focus on general provision of affordable homes, however, it also recognises that the Council needs to develop more understanding of affordability gaps. Housing Supply p 14
		<ul style="list-style-type: none"> Support is needed for older people struggling to carry out home maintenance and repairs 	Owner occupier	Whilst financial assistance schemes covering private homes have been widely available in the past, resources are now very limited, and priority is given to falls prevention work. This issue, however, does link with the Council's objective of providing more aspirational accommodation for older people, including mainstream retirement living homes, that are more easily maintainable, energy efficient and accessible and adaptable.
General				
		<ul style="list-style-type: none"> It needs more proactive objectives and more obvious achievable solutions 	Council tenant	Authoring Group to consider this

		<ul style="list-style-type: none"> A great deal of thought has gone into its preparation. 		Acknowledged; no response required
		<ul style="list-style-type: none"> Unrealistic and naive 	Owner occupier	
		<ul style="list-style-type: none"> It isn't very ambitious 	Gateshead resident	
		<ul style="list-style-type: none"> It appears to be addressing the situation as a whole but this requires the actual operation to be as simple/energy-efficient as possible 	Owner occupier	Acknowledged; no response required
		<ul style="list-style-type: none"> Well thought out. Councils heart is in the right place. 	Owner occupier	Acknowledged; no response required
		<ul style="list-style-type: none"> The ethos and aims are good 	Owner occupier	Acknowledged; no response required
		<ul style="list-style-type: none"> It tries to address the most pressing issues faced by residents 	Gateshead resident	Acknowledged; no response required
		<ul style="list-style-type: none"> Very woolly and opaque use of language. It's quite difficult to discern anything very concrete 	Council tenant Housing Association tenant	Authoring Group to consider this
		<ul style="list-style-type: none"> Another box ticking exercise 	Gateshead resident	
		<ul style="list-style-type: none"> Ought there not to be significant detail of the MSGP referenced clearly in this document 	JCCG	It is unnecessary for The Draft Strategy to duplicate the detail of MSGP, however, the key principles, relating to housing are covered. The Housing Strategy is not a statutory document.
		<ul style="list-style-type: none"> Proposed actions should be more specific and detailed 	JCCG Gateshead resident	Authoring Group to consider this
		<ul style="list-style-type: none"> There is insufficient recognition of the needs of those with identifiable specific needs, be they geographical, cultural, or social or economic related 	JCCG	The Draft Housing Strategy includes principles and objectives that aim to ensure housing in Gateshead meets the current and future needs and aspirations of the population. The Draft Strategy provides a framework that allows future action and

				interventions that will respond to evidence of need. The Draft Strategy reflects the evidence base of the Local Plan and supports the CS&UCP policy, including: the requirement that 60% of new private housing are family homes (3 bed+); suitable accommodation for the elderly; and proposed policy MSGP44 relating to Jewish and Other Minority Group Community Facilities.
		<ul style="list-style-type: none"> The Strategy relates directly to multiple other policy documents and strategies. These should have been referenced in more detail and a longer period of consultation been made available for local people and communities to understand them in greater depth. 	JCCG	Authoring Group to consider this, however, the documents referred to are publicly available.
		<ul style="list-style-type: none"> Will this be regularly reviewed, and the money be made available to sustain increases in population as necessary, on an ongoing basis? 	Owner occupier	The Council is committed to ensuring the Strategy will be monitored and reviewed as necessary through action planning and outcome monitoring. The Council is continuing to face immense budget cuts and is unable to provide reassurance that funding will remain available to meet its objectives. This will mean ongoing review and re-prioritisation of service activity and interventions.
		<ul style="list-style-type: none"> The objectives are great, the devil is in the detail of how they are implemented 	Owner occupier	This will be a matter for operational action planning and outcome monitoring.
		<ul style="list-style-type: none"> Overall it just does not go far enough to encompass all people in the area 	Owner occupier	No practicable response
		<ul style="list-style-type: none"> The Draft Strategy should recognise that the Local 	Planning consultancy	This is sufficiently covered in the introductory section

		Plan will be subject to ongoing review, and the review process may identify further opportunities to promote housing growth.		on p4 "Purpose of the Strategy"
		<ul style="list-style-type: none"> There needs to be a recognition that the Draft Strategy Actions will rely on the Council working closely with housebuilders. 	Barratt Homes	The Draft Strategy does recognise this p4 "our priority objectives"
		<ul style="list-style-type: none"> Houses do not make places where people can thrive. The housing strategy should be a community strategy, addressing streets, play areas, lighting, licensing etc. 	Owner occupier	The Housing Strategy promotes a whole Council approach; however, this detail is a matter for other linked strategic work, including Transportation Planning and Local Development Planning.

The Gateshead Housing Strategy 2019-30

Gateshead Housing Strategy

2019 - 2030

- 
- Delivering the homes we need
 - Ensuring our homes sustain health and wellbeing
 - Supporting our residents to thrive

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Annexes

1. Tenancy Strategy
2. Financial Assistance Policy
3. Council Stock Asset Strategy

Insert photo(s)
Recent housing development; Established neighbourhood, Residents

Foreword



Housing is a key determinant of everyone's health and wellbeing; it is therefore vital that we continue to strive to improve people's lives by ensuring we have the right number, type and quality of homes in the Borough that meet the needs and aspirations of our current and future residents.

I am pleased, therefore, to introduce Gateshead's new Housing Strategy 2019-2030, which aims to:

- Support the delivery of sustainable housing and economic growth
- Improve health and wellbeing
- Prevent and tackle the root causes of homelessness
- Tackle the social and financial exclusion of our poorest households
- Support educational attainment
- Contribute to a better environment for future generations; and
- Build respect and community cohesion within our neighbourhoods.

The Strategy directly supports the Council's five pledges within "Making Gateshead a place where everyone thrives". Our aim through this strategy is to ensure that people who live, or would like to live, in Gateshead can access, sustain and remain in a home that meets their needs and is safe, secure and affordable, in a thriving neighbourhood, at whatever stage of life they are.

I believe that through this Strategy and its supporting Action Plans, we are able to build upon the strengths of what has already been achieved and set clear priorities about how we will meet the challenges of the future, so that Gateshead is a place where people thrive.

Photo

Signature

Councillor Malcolm Brain
Portfolio for Housing

Introduction



Purpose of the Strategy

The Strategy is an overarching document, that provides a framework for all our housing-related strategic functions and activity, including all the statutory housing documents the Council has a duty to produce, including a homelessness and rough sleeping strategy¹. It includes a range of actions and interventions that will help deliver our key housing and “thrive” objectives, and ensure the Council meets its statutory housing related duties.

Taking the Strategy to 2030 means we can achieve continuity and include longer term planning. It also links to the period covered by the Gateshead Local Plan, our spatial planning framework. A supporting Action Plan will be reviewed, updated, and where appropriate revised on an annual basis and in accordance with Government guidance and legislation. During the Strategy period, where evidence demonstrates a need for a review of the Strategy, in part or whole, this will be done in a proportionate and timely way.

The Strategy is summarised in Appendix 1, and the steps that we intend to take to make the strategy happen are set out in further detail in delivery Action Plans.

Our priority objectives

More than ever, given the continued economic and financial challenges, and waves of new policy and legislation from Central Government, we need to ensure our objectives and priorities are clear, that we are focused on delivering services and interventions that will achieve them, and that we use our increasingly scarce resources proportionately and effectively. We will need to continue to strive and campaign for deliverable and sustainable solutions that are appropriate for Gateshead, and that work for local people.

This Strategy builds on and continues to drive forward our housing objectives under the strategic themes set out in the 2013-18 Housing Strategy - **Supply, Standards and Support**. Under these three themes our priority objectives and desired outcomes are set out, and we identify how the Council intends to deliver them, working together with residents, partners, investors, and stakeholders.

These themes are linked and cross-cutting, and together these objectives will promote:

Sustainable Housing, Economic Growth and Communities, and Health and Wellbeing

Supply

- Ensure that the supply of new housing and use of existing stock, best meet current and future needs and aspirations, and create thriving, mixed communities.
- To utilise land efficiently and sustainably
- Securing a range of homes that ensure all residents are able to access a home that meets their needs, and improves housing choice
- Sustaining our working age population
- Reducing the number of empty homes

Standards

- Improve the quality, condition and management of housing so that all residents benefit from safe, healthy, *energy efficient*, and well-managed homes and local environment
- To drive up the quality of new-build design, space standards, accessibility and adaptability

Support

- Help residents access and sustain a home which promotes their wellbeing
- To tackle homelessness and its root causes

¹ The requirement to publish a Homelessness Strategy under the provisions of the Homelessness Act 2002 (following publication of the Governments Aug 2018 Rough Sleeping Strategy, to be rebranded as “Homelessness and Rough Sleeping Strategies”; a Tenancy Strategy, required under the Localism Act 2011; and financial assistance policy, required under the Regulatory Reform (Housing Assistance) Order 2002.

Embedded within the Strategy are the following fundamental aspirations of the Council:

- i. The integration of health and housing in our strategic planning
- i. A move towards a wider prevention agenda that will tackle the root cause of vulnerability and inequity (preventing homelessness and rough sleeping is a key element of this objective)
- ii. Sustainable economic and housing growth
- iii. Sustainable, mixed and thriving communities

The Strategy is linked directly to policy objectives set out in:

- Making Gateshead a place where everyone thrives – Tackling inequality
- Gateshead Local Plan, including “Planning for the Future, the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne” (CSUCP), and the emerging document “Making Spaces for Growing Places”
- Substance Misuse Strategy 2017-22
- the NE Local Enterprise Partnership’s Strategic Economic Plan

It will also directly link with other emerging work including:

- Tackling Poverty
- Health & Wellbeing Strategy review

This Housing Strategy also reinforces Gateshead Council’s commitment to mitigate the impact that Welfare Reform continues to have on the wellbeing and health of our most vulnerable residents.

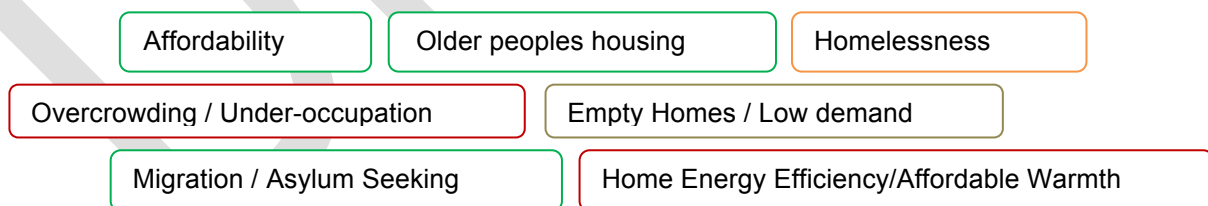
How has the Strategy been developed?

The Strategy has been developed through a multi-disciplinary approach, involving a wide range of Council Services that are key to delivering our housing functions and duties. Our Councillors have helped shape the Strategy, and consultation has been undertaken with partners and stakeholders in the housing field, to establish consensus on the priorities for intervention through the delivery period.

The Evidence

Evidence that underpins this Strategy has been drawn from a number of sources, including:

- A suite of Topic Papers, prepared to inform the Housing Strategy and delivery, action planning:



- Gateshead & Newcastle Strategic Housing Market Assessment 2017/18 (SHMA)
- Local Housing Assessment 2017/18
- Joint Strategic Needs Assessment (JSNA)
- Local Index of Need
- Dwelling level stock condition modelling 2018
- Social Care Demand Analysis:
 - *Learning Disabilities; Older people; Young people and children; Vulnerable adults*
- Council stock demand and sustainability analysis
- Gateshead Homelessness and Multiple and Complex Needs Health Needs Assessment (HHNA)
- Gateshead Director of Public Health Annual Report 2017

National and Regional Context

In 2017 the Government released its White Paper “Fixing our broken housing market”, which sets out how the Government intends “to boost housing supply and, over the long term, create a more efficient housing market whose outcomes more closely match the needs and aspirations of all households and which supports wider economic prosperity”, by:



- planning for the right homes in the right place
- building homes faster
- diversifying the housing market
- helping people now

In its Autumn Budget of 2017, the Government committed £15.3 billion of new funding for house building over a five-year period (taking the total to over £44 billion). It reinforced its commitment to new build; help to first-time buyers; bringing land forward for housing through changes to the Planning system; driving innovation and skills in the construction sector; bringing empty properties back into use; and homelessness prevention. It also recognises that local authorities and the private sector will need support to deliver.

Recent legislation and policy including the Housing and Planning Act 2016, Neighbourhood Planning Act 2017, the Homelessness Reduction Act 2017, and the Government's Rough Sleeping Strategy, have introduced significant changes and new responsibilities for the Council that will impact directly on how we deliver our housing and thrive objectives.

The Government remains committed to continued reform of the welfare system, however, there has been some recognition that more support to Universal Credit claimants is required to protect the most vulnerable.

The August 2018 Green Paper “A new deal for social housing”, marks a fundamental shift in the Government's approach to social housing, recognising its important role in ensuring that the housing needs of the population are met.

Homes England (formerly the Homes and Communities Agency) is the Government's new, national housing, land and regeneration agency for England, launched in January 2018. It has responsibility for:

- increasing the number of new homes that are built in England, including affordable homes and homes for market, sale or rent
- improving existing affordable homes and bringing empty homes back into use as affordable housing
- increasing the supply of public land and speeding up the rate that it can be built on
- regulating social housing providers to make sure that they're well managed and financially secure, so maintaining investor confidence in the affordable housing sector and protecting homes for tenants
- helping to stimulate local economic growth by using public land and investment, and attracting private sector investment in local areas

Homes England will continue to administer much of the Government's funding commitment to housing, set out in the Autumn Budget in 2017; this includes all grant funding for Affordable housing; mainstream and specialist housing (approximately £9 billion nationally to 2020/21).

The North Eastern Local Enterprise Partnership (LEP) is a business-led partnership committed to promoting and developing real economic growth in the North East.

The LEPs Strategic Economic Plan recognises the importance of strengthening housing delivery to help ensure that our housing offer, and quality of place, supports and responds to economic and population growth and the growing diversity of our households. The Plan promotes innovation-rich development that can help facilitate new energy generation and digital applications.

The North East Home Loans Partnership – The Partnership presides over the NE Private Sector Housing Renewal Financial Assistance Policy (1st April 2015-31 March 2019), which sets out the approach adopted by partner North East local authorities to the provision of financial assistance for private sector housing renewal work; it reflects the provisions of the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002, and the Local Government Act 2000.

The Policy sets out a framework for the range of advice, practical support, and loan and grant assistance that may be made available by the partner local authorities, together with the eligibility criteria and the conditions that will be applied. It brings together assistance which is made under alternative statutory powers such as the provision of mandatory Disabled Facilities Grants under the Housing Grants Construction and Regeneration Act 1996 (as amended).

Within the framework of the Policy, the support and financial assistance available within each local authority area will be dependent upon budgetary and other constraints.

The Policy was first adopted by Gateshead Council in 2010 and has remained an integral part of the Council's Housing Strategy since.

Local Context

Making Gateshead Thrive

This Strategy, and the interventions and activity it promotes, underpin the Council's five pledges aimed at making Gateshead a place where everyone thrives:

- Put people and families at the heart of everything we do
- Tackle inequality so people have a fair chance
- Support our communities to support themselves and each other
- Invest in our economy to provide sustainable opportunities for employment, innovation and growth across the Borough
- Work together and fight for a better future for Gateshead.

Local Plan

The Local Plan and its associated documents provide the spatial planning framework for Gateshead.

"Planning for the Future, the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne" (CSUCP), was adopted by Gateshead Council and Newcastle City Council in March 2015. The CSUCP sets out strategic policies guiding land use in Gateshead and demonstrates a sufficient quantity of sites, including major sites on former Green Belt land and in and around the town centre, capable of accommodating anticipated growth in housing and the economy up to 2030.

"Making Spaces for Growing Places", a further Local Plan document, includes more detailed policies and proposes the allocation of 112, mostly smaller, sites for housing across Gateshead; it is intended that it will be in place by autumn 2019.

The housing objectives contained within the Local Plan are reflected within this Housing Strategy. Continued analysis of our housing requirements and monitoring of how well our interventions are delivering against our objectives, will inform reviews of the Local Plan and Housing Strategy. Government legislation requires that the CSUP will be subject to review in 2020; and is likely to involve a reassessment of local housing need. The aims and objectives of the Housing Strategy will need to be considered against the outcome of this review.

Health and Wellbeing Strategy

Housing is a basic human need and good quality homes are essential to ensuring that residents have the best physical and mental health possible. A warm, dry home, free from hazards and with sufficient space is a positive contributor to health and wellbeing. Conversely, poor housing and homelessness are key drivers of social exclusion and contribute to lower life expectancy and

preventable causes of death. Each year 233 people per 100,000 in Gateshead die from causes considered to be preventable, compared to the England average of 185 per 100,000.

Overall the Building Research Establishment has calculated that poor housing costs the NHS at least £600 million per year.

Nationally each year, 1 in 3 people over 65 and almost 1 in 2 people over 85 experiences one or more falls, many of which occur in the home and are preventable. A fall that leads to a hip fracture costs the state £28,665 on average. Short and long-term outlooks for patients are generally poor following a hip fracture and are a major cause of people moving from their own home to long-term residential or nursing care.

Research shows that rough sleepers have a life expectancy of over 30 years less than other people. Preventing people from becoming homeless and removing the need for anyone to sleep rough are therefore key objectives within this strategy.

In addition to basic housing requirements, other factors that help to sustain well-being include affordability, security of tenure, a positive relationship with landlords and neighbours, modifications for those with specialist needs and the perception of the neighbourhood.

To make a real and long-lasting difference, we need to ensure that strategic planning (and funding) for health, social care, and housing is joined-up. Housing is therefore recognised as an important element of the Council's Better Care Fund (BCF) planning process.

Economic Growth

Housing plays a major role in the local economy and the economic performance and resilience of the Borough. Achieving the right mix and quality of homes influences: job creation; the ability to retain our working age and economically active population; income generation for the Borough (including Council-Tax); the health of the local economy; and investment into the Borough and within local communities.

Over the next 20 years we are looking to continue to transform Gateshead. As part of our long-term plans we have identified the major investment and development opportunities The Council has identified four priority, strategic economic growth areas that are key to delivering the Borough's economic and housing growth objectives:

- Urban Core
 - Gateshead Quays
 - Baltic Quarter
 - Gateshead Town Centre
 - Exemplar Neighbourhood
- Team Valley
- Follingsby
- MetroGreen

The priority growth areas offer multiple development and investment opportunities that will help transform Gateshead and deliver thriving communities and prosperity.

Attractive and sustainable neighbourhoods are important for good economic performance and job growth. For neighbourhoods to be attractive and sustainable they must offer a variety of good quality homes a sustainable mix of tenures and cater for a range of household size and type.

Poor and unpopular housing can act as a drag on neighbourhood sustainability, and consequently area regeneration has been, and remains, an important element of strategic planning in Gateshead, including the improvement, or demolition and replacement, of low-demand poor quality housing.

Quality, standard and choice of housing can also have a fundamental economic impact on households, and so their ability to thrive (including the life chances of children): affecting their ability to sustain good physical and mental health; attain skills and sustain employment; cause or prevent poverty; and support or prevent social mobility.

Wider economic benefits arise from construction-related activities, including all the associated professional and financial services. Research indicates that for every house built there are 4.5-

person years of employment as a result of the direct, indirect and induced effects of the investment. Every £1 invested in construction output, be that new build or refurbishment, is estimated to generate £2.84 in total economic activity.

Benefits also accrue from the investment and employment opportunities afforded by housing-related activity outside the construction industry. This includes activity associated with housing management (e.g. Arm's Length Management Organisations, Registered Providers (Housing Associations), professional landlords, letting agents), buying and selling (estate agents, surveyors, conveyancers, financial advisors, retailers) and housing advice and support.

Longer-term, increasing the supply of new homes helps to control overall price levels; purchases and rents – this enables more people to access their own home. Coupled with improvements in choice this can improve labour market flexibility and the competitiveness of the local area; this is key to attracting both workers and businesses into an area and encouraging them to staying in an area.

Housing wealth and assets also play a powerful role in the economy via consumption, investment and the indirect effects on enterprise.

Housing Sectors and Tenure

This Strategy covers all housing tenures within Gateshead.

A mixed housing offer is essential to a sustainable and successful housing market and to support economic growth in Gateshead. It is key to ensuring choice and affordability for as many people as possible. The Council's objective is to help ensure that all housing sectors and tenures make a positive contribution to meeting the housing needs of the Borough, creating mixed, thriving communities. It is particularly important that developers and housing providers recognise the needs of a growing ageing population and contribute towards the provision of a range of housing options and tenures for older people.

Owner occupation

Market: The national aspiration for home ownership remains strong and for many it offers stability, security and control, however, the Council recognises the need for home ownership to be financially sustainable, linked to sustainable lending.

Intermediate Market: Options including shared ownership, rent-to-buy, Starter Homes, and discounted market sale (see Glossary), bring diversity to our market, meeting different needs and increasing people's choice of affordable housing. It is important however, that residents looking to enter this sector have clear and sound advice.

Private Rented Sector

A good quality, well managed, tenant focused private rented sector, including build to rent, increases choice and offers flexibility and ease of mobility for tenants. The Council also recognises that poorly managed and maintained private rented properties are occupied by some of our most vulnerable residents.

Social Housing Sector

In Gateshead, social housing remains a vital element of our overall housing stock and part of a balanced housing market, sustainable neighbourhoods and thriving, mixed communities. It provides security, stability and affordability for tenants, and it will play a key role in meeting our future need for good quality, affordable housing for those unable to access market housing, and the needs of our growing, older population. Social Housing includes the provision of accommodation offered at both Affordable rent, Social rent, and Shared Ownership (see Glossary).

It will be vital that this sector is also able to continue to make a significant contribution to meeting the diversity and complexity of housing needs of our most vulnerable population, through the provision of a range of specialist and supported accommodation that actively promotes independence and wellbeing.

The Council as housing provider

Existing and new housing stock

Gateshead Council has retained a significant social housing stock of approximately 19,300 homes and is the single largest provider of social housing in the Borough, with 21% of all housing in Gateshead. In

keeping with the diverse geography of the Borough, and demographics of our population, the Council's housing stock is similarly wide ranging, with a mix of general needs housing including low rise houses, bungalows, flats and maisonnettes, mid-rise flats, and 25 multi-story blocks, as well as a range of Sheltered Schemes, Extra Care, and specialist supported accommodation.

Approximately 20% of the Council's stock is of non-traditional construction, bringing with it particular challenges in terms of investment, energy efficiency and sustainability.

Management of the Council's homes, including repairs and planned investment, is delivered in partnership with the Council's arm's length management organisation, The Gateshead Housing Company (TGHC). In terms of tenancy management TGHC provides an area-based model, focused on supporting new and sustaining existing tenancies. As well as dealing with core housing issues, TGHC works with and supports tenants on a variety of other issues which can arise, including financial inclusion initiatives and advice relating to health and wellbeing, and opportunities around employment and education; specialist advice and intervention is drawn-in from other services and external organisations when required.

There continue to be significant pressures on the sustainability of the Council's housing stock, brought about by the imposed reduction in social rent (from CPI plus 1% to a reduction of 1% each year until April 2020), and the continued reduction in the stock through the Right to Buy. In addition to these financial concerns, demand for certain types of property has reduced in some areas. The Council is currently undertaking a review of the sustainability of all Council housing which will inform the development of a new Asset Strategy and investment model.

In addition to being such an important provider of affordable homes, the Council has a key role to play in terms of facilitating and developing new housing of all tenures, and a mix of housing types. The Council is currently contributing to housing growth through direct development, including a mix of social rented housing, accommodation for specialist care and support, intermediate market and low-cost home ownership, delivered through the Council's Trading Company, and through the Gateshead Regeneration Partnership. Whilst still maintaining a mixed economy in terms of housebuilding, this innovative approach is delivering development that will help meet the Borough's housing needs, including on sites that are not attractive to private housebuilders, and providing homes which the market is not able or willing to deliver.

Our tenants

Like many households within the Borough, Council tenants are experiencing growing pressures on household finances, and as 68% of Council tenants receive some support towards their rent through housing benefit, this makes many of them vulnerable to the specific impacts of Welfare Reform and the introduction of Universal Credit. The full impact continues to unfold; however, it is wide ranging, affecting some households' ability to sustain their tenancy, and on the Council as housing provider due to an increase in rent arrears.

Our Objectives

What we have already achieved

- Over 3400 new homes built between 2010 and 2018
 - Over 770 new affordable homes
 - Over 73% of new homes built on brownfield land
- A new model of supported accommodation for young people commissioned 2018
- An adopted Local Plan
- Over 1,000 private sector homes improved as a result of Local Authority intervention since 2013
 - through the introduction of 5 Selective Licensing Schemes
 - through support, advice and enforcement action
- Over 600 empty homes brought back into use or demolished, as a result of advice, support, financial assistance, enforcement activity, and area renewal, over the last five years.
- Homelessness preventions increasing each year - 4,711 in 2017/18.
- 3,486 properties (Council and private) adapted to meet the needs of residents with disabilities, between 2013 and 2018, supporting households to remain in their own homes and live as independently as possible.
- Over 2,600 private homes have benefited from Falls Prevention work since 2012
- 8,800 households have taken up tenancies in Council homes between 2013 and 2018.
- In terms of energy efficiency, 56% of properties in Gateshead have a Standard Assessment Procedure (SAP) rating of 65+ (above EPC band D); on course for meeting our 2020 target of 60%.
- 33% reduction in carbon emissions from Gateshead's homes since 2005
- A new approach to tackling noise nuisance and anti-social behaviour that has led to customer satisfaction in the services provided by the Council, and reduced repeat demand for service.

What we need to focus on

Housing Supply - *Delivering the homes we need*

“To ensure the supply of new housing and use of existing stock best meets current and future needs and aspirations.”

This theme is about how our existing stock and the provision of new homes meets the current and future housing needs and aspirations of people living in or wanting to move to Gateshead. It's about having the right homes, in the right place, at a price or rent that is affordable and allows choice; through a balance of housing types and tenures.

- We need to deliver sustainable housing growth in order to meet our future housing need.
- Increasing the supply of good quality homes will also support economic growth.
- We are looking for variety and quality in the local housing market, that will enable households to move as their circumstances and needs change.
- We want people to be able to move into the housing market, either renting or purchasing their first home.
- We need to retain families and our working population, and
- enable older people to live in homes that best sustain their independence whilst meeting their changing needs and aspirations and keeping them safe.
- *We need a range of specialist and supported accommodation that will be fit for the future; meeting the needs of our residents.*

The Council recognises the importance of all housing tenures; the aspiration for home ownership; the flexibility and choice that can be offered by well managed private rented homes; and the need for good quality affordable social housing to ensure that the housing needs of those unable to afford market housing is met.

As well as meeting need, increasing the supply of good quality homes helps to control the overall price of housing— giving choice and enabling more people to afford a home they need. A diverse housing offer also improves labour market flexibility and economic competitiveness, and delivers direct economic benefits through jobs in the construction industry and income from Council Tax.

It is important there is acknowledgement that to achieve our strategic housing objectives, we continue to require public subsidy, together with longer-term, patient capital investment, to bring forward development where viability, market conditions and lower development values are barriers, and to help us achieve sustainable housing growth, including through the prioritisation of development on brownfield land.

We also need to make best use of our existing stock, bring empty properties back into use, and drive strategic area regeneration where there are indicators of low demand and poor housing market sustainability.

What's driving our intervention

- 11,000 gross new homes required between 2010 and 2030
 - Assessed need for 3,277 new affordable homes 2015-2030
- In 2030 the population of Gateshead aged 65+ is projected to grow to between 47,000 and 48,000, an increase of some 9,000 between 2016 and 2030.
 - Between 24,000-25,000 will be aged 75+, approximately 5,300 of whom are expected to require supported or care accommodation
- Loss of working age population
- Affordability gaps
- 1,764 Overcrowded households (2015 - based upon the bedroom standard)
 - 933 households living in social rented homes
 - 260 households living in private rented homes
 - 571 households living in owner occupation
- At the end of March 2018 there were 7,429 applicants seeking rehousing in Gateshead on the Housing Register. 683 of these had a priority need (including 233 urgent needs).
 - 277 awards are for medical reasons
 - 209 priority awards are for overcrowding
 - 94 applicants are looking to downsize
 - 55 applicants have a property award either because of, or to prevent homelessness
- Demand for some specialist supported accommodation currently outweighs supply, evidenced by:
 - waiting lists for extra care accommodation across the Borough
 - unmet demand, including hospital discharge blockages, and
 - too many people being placed in inappropriate accommodation and high cost residential or nursing care settings.

Some existing supported accommodation is underoccupied, which may be due to undesirable design, quality, layout, location, or affordability.
- Uncertainty of future revenue funding for social care and support, and specialist and supported accommodation
- Growing pressure on Adaptations/Disabled Facilities Grant (DFG) budgets
- Low demand - Up to 6% of homes are empty in some Wards of the Borough
- Lower development value + high remediation costs

What we will do

HOUSING SUPPLY - <i>Delivering the homes we need</i>	
Objectives	
Securing the right mix of housing (tenure and type) in the right locations, to meet population projections, support independent living of older people, disabled and vulnerable residents, and deliver our targets for sustainable economic and housing growth	
To make our neighbourhoods sustainable places of quality and choice	

To use land efficiently and sustainably, including using brownfield sites and vacant properties.	
To ensure best use is made of our existing housing stock and assets	
Securing a range of affordable homes that ensure all residents can live in a home that meets their needs, helping to reduce homelessness and dependency on Houses in Multiple Occupation	
Reducing the number of empty homes and increasing the number of empty homes brought back into use.	
Increasing and sustaining our working age population	
What we want to achieve	How will we do this
<ul style="list-style-type: none"> 11,000 gross additional homes between 2010 and 2030 (<u>8,500 net new homes</u>) 	<ul style="list-style-type: none"> Accelerating the pace and diversity of housing development by: <ul style="list-style-type: none"> Bringing forward more Council owned land through the Land Development and Disposal Plan <u>Promotion of the Council's Brownfield Land Register</u> <u>Supporting modern methods of high quality construction</u> Delivering our priority, strategic economic growth areas plans. Continuing to review the need for strategic, place-based regeneration – which may involve the demolition and replacement of low demand poor quality housing. Continue to engage with those involved in the housing market to drive diversity in housing developed in Gateshead and build capacity in the housing market, <u>including:</u> <ul style="list-style-type: none"> <u>through the Residential Development Network Meetings</u> <u>Supporting the Council's Self-build & Custom-build Register</u> <u>Working with developers to maximise available funding opportunities to help bring land forward for housing.</u> <u>Through the securing of Permissions in Principle for appropriate sites</u> By increasing the number of homes built directly by the Council, <u>including through the Gateshead Trading Company</u> By delivering homes through Gateshead Regeneration Partnership
<ul style="list-style-type: none"> 60% of new homes to be suitable and attractive to families (3 or more bedrooms) 	<ul style="list-style-type: none"> Through application of our Local Plan policies and required planning obligations; to deliver: <ul style="list-style-type: none"> <u>Affordable Homes attractive to families</u> <u>NDSS High quality housing and urban design, amenity and space standards</u>
<ul style="list-style-type: none"> Prioritisation of new homes on of 72% of homes over the next 15 years on brownfield sites 	<ul style="list-style-type: none"> By identifying and pooling funding that will enable <u>the development of brownfield housing sites that would otherwise be unviable:</u> <ul style="list-style-type: none"> Including bidding for Government funding <u>By using the Council's resources to directly fund development</u> By focusing service activity (engagement and enforcement) on bringing forward vacant and derelict land that has potential for housing development
<ul style="list-style-type: none"> Sufficient affordable homes to meet assessed need: <ul style="list-style-type: none"> Reduction in overcrowding Fewer households living in accommodation that fails to meet their medical or welfare needs Fewer people <u>unnecessarily</u> living in temporary accommodation 	<ul style="list-style-type: none"> Through our planning policy requirement for 15% of new private homes on larger sites to be affordable. <u>Through the Council's direct development of social and other affordable housing</u> By ensuring the future sustainability of the Council's housing stock and Housing Revenue Account (HRA) through development a review of the sustainability of all Council housing, and implementation of a revised Asset Strategy <u>and Housing Revenue Account (HRA) business plan.</u>

	<ul style="list-style-type: none"> ○ Revisiting models for capital investment in Council homes through an Asset Strategy to ensure that sustains homes and neighbourhoods are sustained. ○ Ensuring up-to-date stock condition surveys have been carried out on all Council homes by 2023. ● Monitoring of Council home management, repairs and maintenance services. ● By encouraging Registered Social Housing Providers to: <ul style="list-style-type: none"> ○ retain a range of good quality affordable homes in Gateshead, and take into consideration the Council's Strategic Tenancy Policy. ○ invest in the provision of new affordable homes in Gateshead ● Through the development of a Council protocol to support the acquisition of former Council homes or other privately owned empty homes, where acquisition will contribute to regeneration of communities or support the sustainability of neighbourhoods and satisfies affordable housing need. Opportunities to introduce external grant to support the business case will be explored ● Continue to assess what affordable means to different groups, and how best we can address affordability gaps
<ul style="list-style-type: none"> ● Fewer empty properties – no more than 3% of the Borough's total stock, and no Ward area to have a void rate above 4.5% 	<ul style="list-style-type: none"> ● To resource service activity that will bring empty properties back into use, and keep under review the effectiveness and sufficiency of resources. Continue to monitor empty properties and target long term empties, and areas where concentrations of them are impacting negatively on neighbourhood sustainability, and economic performance. ● Impose Council Tax premiums on long term empty properties ● Carry out continuous monitoring and review of the make-up and sustainability of Council's own housing stock, to inform decisions about investment, ensure we make best use of it, and that it remains fit for the future. ● Together with The Gateshead Housing Company, review management practice and ensure the Council's Allocation and Lettings Policy are fit for the future.
<ul style="list-style-type: none"> ● A range of supported and specialist housing (<u>which enables good use of assistive and health technology</u>) that will give people more choice, and meet specific needs of our residents, <u>lead to fewer people living in inappropriate accommodation, reduce the reliance on residential and nursing care accommodation, reduce unnecessary reliance on out-of-Borough accommodation, and prevent homelessness and rough sleeping.</u> 	<ul style="list-style-type: none"> ● Use demand analysis (SHMA; JSNA; Social Care demand analysis and service data) to allow us to plan and seek to commission, or directly develop, a range of specialist accommodation, and commission support where needed, either to people in their own home or in supported or specialist accommodation. ● Through the commissioning of sufficient and appropriate specialist and supported accommodation, or support to people in their own home. and reduce the reliance on residential and nursing care accommodation. ● <u>Through the Council's direct development of supported and specialist housing on suitable Council owned land, and use, conversion or repurposing of suitable existing Council owned properties</u> ● <u>Through a review of how best use is made of assistive and health technology to support independence and care.</u>
<ul style="list-style-type: none"> ● A range of aspirational and affordable mainstream homes that provide for our growing older population, and households that include people with disabilities, that will allow them to live independently and cost effectively for longer. 	<ul style="list-style-type: none"> ● As above and below ● Through the emerging local plan policies within Making Spaces for Growing Places; including a requirement that at least 25% of all new dwellings on developments of 15 or more are built to accessible and adaptable standards. ● Continue to engage with those involved in the housing market to encourage diversity in housing developed in Gateshead ● <u>Identify and bring forward:</u>

	<ul style="list-style-type: none"> o <u>Council owned land suitable for the development of bungalows or level access apartments; and</u> o <u>Council owned properties suitable for conversion or adaptation</u>
<ul style="list-style-type: none"> • The release of more existing family homes onto the market, where under-occupation is no longer sustainable or in the interest of the health and wellbeing of the household. 	<ul style="list-style-type: none"> • As above • By reviewing incentives/subsidy for those people that are deemed to be under occupying Council homes and considering solutions that will deliver affordable and sustainable housing options for households.
<ul style="list-style-type: none"> • Sustain Gateshead's working age population at a minimum of the 2018 baseline of 128,300 	<ul style="list-style-type: none"> • As above • Promoting Gateshead as an attractive location to work and live. • Working with partners, including the NE LEP, to ensure we understand how best to restructure, develop and regenerate our housing stock to meet the aspirations of economic growth sectors.
<ul style="list-style-type: none"> • No child living in a House in Multiple Occupation 	<ul style="list-style-type: none"> • By seeking to gather evidence on the incidence of families with children living in HMO and understanding the impact on health and well-being. • By ensuring appropriate and sufficient alternative affordable, temporary, or specialist and supported accommodation is available within the Borough.

Housing Standards - *Ensuring our homes sustain health and wellbeing*

“To improve the quality, condition and management of housing so that all residents benefit from safe, healthy and well-managed homes.”

This theme covers quality, condition, energy efficiency, and management of homes, and relates to all tenures and both existing and new properties.

Housing is both a key determinant of health and wellbeing and a key influence on the sustainability of neighbourhoods and local and Borough-wide housing markets.

Factors that impact on the quality and suitability of homes include:

- good property maintenance and management;
- energy efficiency of properties – low carbon (linked also to fuel poverty/ affordable warmth);
- a positive relationship with landlords and neighbours;
- noise and anti-social behaviour
- design, space standards and accessibility, that help meet aspirations and also the requirements of those with specific needs; and
- the location and infrastructure of the neighbourhood

Problems such as damp and mould growth, excess cold, disrepair and structural defects can present serious hazards to health:

- Increased risk of cardiovascular and respiratory disease – Contributing to excess winter mortality
- Injury due to trips and falls
- Fire
- Exposure to lead or carbon-monoxide
- Mental health problems - anxiety and depression

The Housing Act 2004 requires all Local Authorities to keep under review the housing conditions in their area. The Act provides powers, and imposes duties to take appropriate action, including:

- Enforcement of the Housing Health and Safety Rating System (HHSRS), where serious hazards are found to exist within any premises.
- Mandatory Licensing of Houses in Multiple Occupation (HMO)

- Selective Landlord Licensing

By continuing to drive-up housing standards in Gateshead we will have a direct impact on health inequalities; improve healthy life expectancy; reduce social care costs; reduce hospital admissions linked, in particular, to falls in the home and excess cold; help reduce the incidence of crime and anti-social behaviour; reduce homelessness; improve wider neighbourhood and housing market sustainability.

Not only do we need to improve much of Gateshead's existing housing stock, we need to ensure that new housing in Gateshead is of good design, good space standards, and incorporates inclusive design solutions. This will help attract people to live and remain in Gateshead and help improve the long-term health and wellbeing of our population.

What's driving our intervention

8.9 % of all dwellings in Gateshead are predicted to fail the Housing Health and Safety Rating System (HHSRS), containing at least one Category 1 Hazard (11% of private rented homes, and 10% of owner occupied homes) – Most prevalent hazards are falls (6%) and excess cold (1.9%) - based on 2018 Dwelling Level Stock Condition Model.

- *Falls account for over 50% of injury-related hospital admissions in over 65s*
 - *On average 1320 hospital admissions to the QE hospital for falls in Gateshead every year;*
- *More than 426 deaths from preventable causes in Gateshead every year*
 - *370 excess winter deaths between Aug 2013 and July 2017*
- *Over 25% (2017) of our private housing stock is pre1919 – inherently more difficult to maintain, adapt and make energy efficient.*
- *All Council housing stock requiring assessment of future investment options*
- *Over 400 complaints received about private sector property condition in 2017*

What we will do

HOUSING STANDARDS - Ensuring our homes sustain our health and wellbeing	
Objectives	
Maintaining and driving up standards in all tenures to ensure the housing offer in Gateshead is safe and healthy, well managed, energy efficient, marketable, desirable, fit for the future, and sustainable	
To drive up the quality of new-build design, space standards, accessibility and adaptability - Important to ensure our housing offer is attractive, sustains a diverse population, and improves health and well-being	
What we want to achieve	How will we do this
<ul style="list-style-type: none"> • Reduced inequity in healthy life expectancy, health and well-being including: <ul style="list-style-type: none"> ○ Lower excess winter mortality rate ○ Fewer hospitalisations due to falls in the home 	<ul style="list-style-type: none"> • Using evidence from our Dwelling Level Stock Condition Modelling, to ensure targeted service activity and proportionate intervention to improve standards - through inspection; engagement; regulation; enforcement). • Monitor and analyse service data, and respond proportionately and effectively to evidence of poor property and tenancy management and unscrupulous behaviour of private rented sector landlords, that may lead to a threat to health and wellbeing or homelessness – through engagement and enforcement activity. • <u>By ensuring landlords are providing Energy Performance Certificates (EPC's) to empower tenants and to tackle illegally rented energy inefficient dwellings</u> • Through the application of Local Plan policy and Development Management practice that delivers high quality housing and

	<p>urban design, amenity and space standards, and accessibility/adaptability, in new housing development across the Borough.</p> <ul style="list-style-type: none"> • <u>By requiring all housing development on Council owned land to satisfy the Nationally Described Space Standards (NDSS) or equivalent.</u> • <u>Implement evidence of best practice to optimise the role housing can play in improving health and wellbeing for all, targeting and promoting service activity (including proactive intervention; enforcement; financial assistance; and use of assistive technology) to support our most vulnerable residents, based on analysis of health and housing standards data</u> • Continue to effectively resource falls prevention initiatives • <u>Work with health, social care and third sector bodies to support action to reduce the incidence of falls</u>
<ul style="list-style-type: none"> • No one living in accommodation that does not provide a safe and healthy environment – All properties free from both unnecessary and avoidable hazards 	<ul style="list-style-type: none"> • As above and below • By ensuring that up-to-date stock condition surveys have been carried out on all Council homes by 2023; <u>identifying</u> Category 1 HHSRS Hazards through stock condition surveys and property inspections, and taking remedial action accordingly, and tackling general property disrepair through an evidenced based approach to investment. • <u>Through a clear and robust Gateshead letting standard for our Council owned homes, that is locally set and satisfies statutory requirements.</u> • By providing a responsive Council home repairs service <u>for Council tenants</u>, that provides best value and is customer focused. • By carrying out inspections of private rented properties that are to be let to tenants on Housing Benefit. • Ensuring that landlords with properties in Selective Licensing Areas who have shown they are unwilling or unable to reach required standards are unable to secure a licence to let or manage those properties.
<ul style="list-style-type: none"> • Neighbourhood and housing market sustainability 	<ul style="list-style-type: none"> • Continue to monitor the success of existing Selective Landlord Licensing Schemes and keep under review indicators that evidence the need for further SLL. • To continue to commit resources to promote and convene private landlord and tenant meetings in response to requests for support and complaints. • <u>By ensuring anti-social behaviour, including unscrupulous behaviour of rogue landlords or agents, is dealt with robustly and proportionately.</u> <ul style="list-style-type: none"> ◦ To continue to work with the Police and other organisations to reduce anti-social behaviour <u>and disrupt criminal activity.</u> • Driving and delivering strategic, place-based regeneration – which may, subject to viability and funding, involve reinvestment in properties and estates, <u>including remodelling and conversion</u>, as well as the demolition and replacement of poor quality, unsustainable housing, across all tenures. • By monitoring the number and concentration of houses in multiple occupation, and application if necessary of Local Plan policy that aims to prevent over-concentration of shared accommodation (including HMO) <u>or the loss of family homes.</u>
<ul style="list-style-type: none"> • Improved energy efficiency of the housing stock, to help reduce fuel poverty and help meet climate change obligations and targets <ul style="list-style-type: none"> ◦ 60% of existing properties to have a SAP rating of 65 or greater by 2020, and all homes by 2030 	<ul style="list-style-type: none"> • Explore further opportunities to introduce district energy schemes across the housing stock, including potential to expand the Gateshead Town Centre scheme. • Continue to invest in energy improvement measures within the Council's own housing stock, with a focus on non-traditional hard to heat (and hard to treat) homes e.g. external or internal wall insulation.

	<ul style="list-style-type: none"> • Continue to explore opportunities for external funding to supplement investment and promote innovative solutions, across housing of all tenures, focusing on the most vulnerable residents. • <u>Through appropriate engagement and enforcement action to ensure private rented dwellings are brought up to statutory energy efficiency standards.</u> • <u>Continue to integrate and develop energy efficiency schemes within the Chopwell Masterplan Area</u> • <u>Supporting modern methods of high quality construction</u>
<ul style="list-style-type: none"> • A sustainable Council housing stock and Housing Revenue Account, that deliver homes that are safe and healthy environments. 	<ul style="list-style-type: none"> • Through a review of the sustainability of all Council housing, and implementation of a revised Asset Strategy <u>and business plan</u> • By ensuring up to date stock condition surveys have been carried out on all Council homes by 2023 <ul style="list-style-type: none"> o Revisiting models for capital investment through an Asset Strategy that sustains homes and neighbourhoods. o Monitoring of management and repairs and maintenance services. • A clear and robust Gateshead Standard for our Council owned homes, that is locally set and satisfies statutory requirements. <ul style="list-style-type: none"> o Aligning investment decisions with development opportunities to support the Council's plans for new housing growth • <u>By ensuring that anti-social behaviour associated with Council homes is dealt with robustly and proportionately</u>

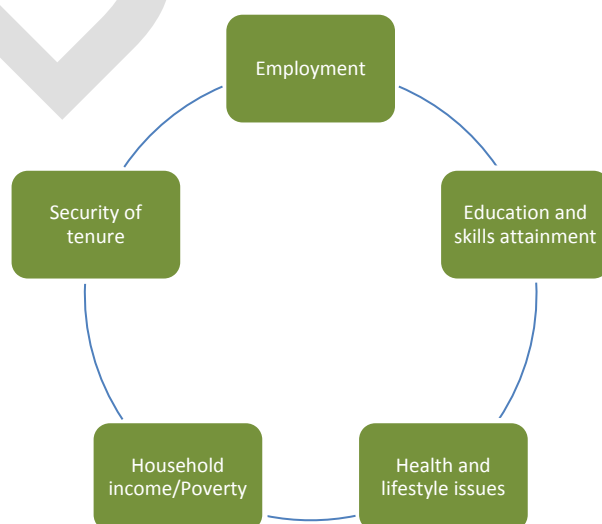
Housing Support - Supporting our residents to thrive

“To help residents access, and sustain, a home which promotes their wellbeing”

Housing Support covers a broad spectrum of help given to people (across all tenures) and, given the varied needs and vulnerabilities of our population, it is fundamental to ensuring that we achieve our strategic aim of “making Gateshead a place where everyone thrives”

We know that a significant proportion of our residents are vulnerable or “just coping”, and this can affect their ability to secure or sustain a home that meets their needs and is safe and healthy. It is these residents that require more help and support from the Council and others.

Factors influencing the ability of individuals and households to access and sustain a home suitable to their needs include:



Not having or being able to sustain a suitable, safe, and affordable home can impact directly upon physical and mental health and well-being; lead to social exclusion; have a negative impact on family and social relationships; and affect the educational attainment and long-term life chances of children. Individuals or households experiencing disadvantage and the many causes of social exclusion are more likely to find themselves in poor or overcrowded housing, homeless, or threatened by homelessness, and vulnerable to unscrupulous behaviour and other harm.

Housing Support can help break this cycle of disadvantage and inequity. Support is provided in many ways and by a range of organisations including the Council and The Gateshead Housing Company, registered housing providers, the voluntary and community sector, and the NHS.

National research (supported by findings of our own Homelessness and Multiple and Complex Needs Health Needs Assessment 2017 - HHNA) has demonstrated that investment in the right advice and support activity, provided at an early stage and in a timely way, not only helps address inequalities and make a difference to individuals and families lives and life-chances, but saves money in the long run, by:

- reducing social exclusion
- sustaining tenancies and preventing homelessness
- reducing the demand on more expensive crisis services such as A&E; specialist housing including residential and nursing care homes; and preventing time spent in prison
- reducing repeat demand for services
- increasing community cohesion

Support can be a one-off engagement where information, advice or guidance is given that helps people to find a suitable solution to their housing issue, or it can be ongoing, short-term, tapering, or long-term.

It may cover support with everyday tasks including organising payment of bills or rent; managing debt; developing life skills; or support to modify behaviour such as hoarding, anti-social behaviour, or domestic violence, and it may be financial support.

The Council and its partners want to provide Gateshead residents with the right type of advice and support, that is proportionate, timely and at its heart promotes independence and equality. Supporting vulnerable people of all ages to thrive and preventing households from becoming homeless or needing to access crisis services, are key objectives within this theme. We need to think innovatively about how we deliver quality housing support services with fewer resources, particularly for vulnerable and homeless residents

The Council supports the principles of “Housing First” – an approach to supporting homeless people, including those with high needs, to live in their own home. This approach requires a settled and independent home together with personalised (intensive where necessary) support.

As we implement the recommendations of the Homelessness Health Needs Assessment, and our Homelessness Reduction Act 2017 Implementation Plan, the Council will be in a better place to understand vulnerability and respond to individuals’ multiple and complex needs, and so deliver effective and efficient support, and meets our wider prevention and thrive objectives.

What’s driving our support intervention

- *Gateshead is the 73rd most deprived area out of the 326 Local Authority areas in England.*
- *Vulnerable communities*
 - *491 adults with learning disabilities in receipt of long term support from social care services at the end of March 2018*
 - *2,187 older people in receipt of long term support from social care services at the end of March 2018*
 - *392 children living in the care of Gateshead Council (looked after children and young people) March 2018*

- 428 children and young people living in Gateshead (aged 5 to 18) with autism. An estimated 1,227 adults aged between 18 and 64 are believed to have an autistic spectrum disorder, with a further 361 aged 65 and over.
- 129 children and young people (aged 5-15) with physical disabilities (2017)
- 49% of Gateshead residents said they had a long-standing health problem, disability or infirmity
- Approximately 490 asylum seekers and refugees being supported within the Borough at Nov 2017
- Other vulnerabilities
 - 4,579 domestic violence or abuse related incidents in 2016/17
 - Over 1,789 people accessed Gateshead's treatment and recovery service for alcohol and drugs related conditions in 2017/18
- 40.5% of single income, concealed households in Gateshead earn below the income level required to **rent** a lower quartile 1 bed flat.
- 1,764 overcrowded households (2015 SHMA estimates - based upon the bedroom standard)
 - 933 households living in social rented homes
 - 260 households living in private rented homes
 - 571 households living in owner occupation
- Approximately 60% of households who rent are receiving Housing Benefit.
- Around 36% of households predicted to be in fuel poverty
- Avoidable, premature, or inappropriate admissions to supported or care accommodation, and hospital
- Demand for home adaptations continues to grow – 569 homes adapted in 2017/18
- By March 2018 1,504 council tenants were in receipt of Universal Credit and affected by the built-in delay before receiving a first payment. 479 of these required the support of an Alternative Payment Arrangement. At the end of March 2018 Council tenants on Universal Credit owed an average £592 each in rent arrears; 4 x more than other tenants.
- Following the introduction of Universal Credit, at least 1,865 Council tenants have had to manage with weekly reductions averaging £13.23 in their housing benefit entitlement because they are deemed to under-occupy their homes. Over 40% of these tenants were in rent arrears at March 2018.
- 655 households assessed as homeless in critical or priority need in 2016/17
- Evidence from our Homelessness Health Needs Assessment (HHNA)
- Additional duties under the Homelessness Reduction Act 2017
- Unscrupulous behaviour of PRS landlords – unlawful evictions
- Increase in the termination of private rental tenancies as the main reason for households presenting as homeless/threatened with homelessness; from 16% to 39% (2015-2017)

What we will do

HOUSING SUPPORT - <i>Supporting our residents to thrive</i>	
Objectives	
To ensure the most appropriate and effective range of housing related support is available, where it is needed, to help residents, access and sustain a home which promotes their independence and wellbeing through their lives.	
To tackle homelessness and its root causes	

What we want to achieve	How will we do this
<ul style="list-style-type: none"> Reduced inequity in health and wellbeing Improved healthy life expectancy 	<ul style="list-style-type: none"> Review how we understand, identify and address the needs of vulnerable people (through Public Service Review) Review the range of support activity carried out by the Council and others, and ensure it remains customer focused, targeted, cost effective, builds independence, and supports our prevention agenda. As below
<ul style="list-style-type: none"> An eradication of homelessness and rough sleeping in Gateshead, and reduced demand for services from those threatened with homelessness. No one living in emergency accommodation such as shelters and hostels without a plan for rapid rehousing into affordable, secure and decent accommodation 	<ul style="list-style-type: none"> Through earlier intervention and prevention; as proposed in the Council's Homelessness Reduction Act 2017 Implementation Plan Implementing the recommendations of the Council's Homelessness Health Needs Assessment (HHNA) By providing accommodation, together with personalised support, that satisfies "Housing First" principles Together with The Gateshead Housing Company, ensure the Council's Allocation and Lettings Policy continue to be fit for the future.
<ul style="list-style-type: none"> People are increasingly able to live independently, and sustain independence 	<ul style="list-style-type: none"> By developing and delivering new models for provision of support and supported accommodation that at their heart will: <ul style="list-style-type: none"> include seamless pathways to independence; help people to fulfil their potential; include step-up and down opportunities, between lower and higher-level support and supported accommodation; and ensure effective outcome monitoring frameworks are in place. By ensuring that the principles of promoting and sustaining independence are embedded within all commissioned support services, supported accommodation, and residential care. Review the effectiveness of Tyne & Wear Homes, our Choice Based Lettings portal. By ensuring that our emerging Better Care Fund Spending Plan supports elderly and disabled residents to live independently and safely. Through the development of a new policy that will set out how we will continue to ensure the most effective resourcing and allocation of Disabled Facilities Grants, Adaptations and falls prevention activity, that will deliver best outcomes for home owners and tenants. <u>By actively exploring how to make best use of assistive and health technology</u> Continue to provide and develop integrated support and advice to refugees and asylum seekers in Gateshead that helps their successful integration, self-sufficiency, and supports their health and well-being.
<ul style="list-style-type: none"> Reduced demand for services; reduced revenue costs to the Council and wider public purse 	<p>As above and below</p>
<ul style="list-style-type: none"> Reduced anti-social behaviour, <u>criminal activity</u> and community tension, <u>and tackle rogue landlords and agents</u>. 	<ul style="list-style-type: none"> As above and below By undertaking a review of relevant service activity provided across the Council and by partners; <u>implementing changes to delivery models and improving monitoring and evaluation</u> to deliver an effective and joined up approach that will <u>ensure issues are dealt with robustly and proportionately; with a high level of customer satisfaction.</u>

<ul style="list-style-type: none"> Helping to reduce avoidable hospital admissions, and help deflect demand from specialist and supported housing. 	<ul style="list-style-type: none"> As above and below Through the commissioning of sufficient and appropriate supported accommodation, and support and care
<ul style="list-style-type: none"> Fewer delayed hospital <i>(or other institutional settings)</i> discharges - The process of discharging people from hospital back to their own home, or to appropriate temporary or settled supported accommodation, is timely and delivers the best outcome for people. 	<ul style="list-style-type: none"> By ensuring people's access to the most suitable accommodation and support is based on timely and sound assessment of need. Through the commissioning of sufficient and appropriate supported accommodation, and support and care

Working together

For us to successfully meet our strategic housing objectives and our pledges for “making Gateshead a place where everyone thrives”, we need to continue to work collaboratively with our partners and other stakeholders, to ensure our interventions are effective and efficient, and deliver measurable and robust outcomes.

Key Stakeholders

Social & Private Tenants | Owner-Occupiers | Concealed Households | Homeless Households
Housing Advice Services | Housing Care and Support Providers | The Gateshead Housing Company |
Registered Providers | Specialist Housing Providers | Private Landlords | Landowners | Housebuilders |
Investors | Contractors | Estate and Letting Agents | Financial Services | Homes England

Partnership working

Health & Wellbeing Board
NHS
Gateshead Care Partnership
Local Enterprise Partnership
Gateshead Regeneration Partnership
NE Home Loan Partnership
Community Safety Partnership

6. Delivery, Performance and Risk

Delivery

This Strategy has set out what the key housing challenges are, and the activity needed to deal with them. Action Plans will set out the priority activity the Council will undertake to meet our targets and deliver the desired outcomes.

Effective use of the Council's limited human and financial resources will be critical to delivering the aims and objectives of this Strategy. A secondary objective of the Strategy is to ensure that priorities for housing are aligned with other strategic planning across the Council.

The Council will continue to use its resources to complement the resources available to individuals, the third sector, the private sector, and other public-sector bodies.

Performance

Actions and targets will be monitored on a periodic basis, and the whole Action Plan will be reviewed, on an annual basis, and updated, and where appropriate revised accordingly. Performance will be reported to the Council's Senior Management Groups, relevant Portfolio holders, and partnership boards. Where performance is falling below target then measures to mitigate will be considered.

To ensure partners, who are critical to delivery, are fully engaged in this strategy we will work together through a range of existing and new partnerships, aimed at building mutual understanding, supporting learning and innovation, that will help to shape service activity and interventions, and ensure best use of resources.

Risk

The Council will develop a risk register and mitigation plan as part of the action planning process with our partners

Equality Impact Assessment

An EIA of this draft strategy has been carried out and is available on the Council's web site (*link to be inserted*)

APPENDIX 1 – Strategy Summary *INSERT THE ABOVE “What we will do” TABLES*

Gateshead Housing Strategy 2019-30

Our approach to delivering these objectives is summarised in the table below, and the steps that we intend to take to make this happen will be set out in further detailed Action Plans

Appendix 2

Resources

The resources currently available or proposed to deliver our objectives are set out below:

Housing Supply Resources

Partnerships	Staffing
<p>The Council has worked in partnership with Newcastle City Council to develop the adopted joint Core Strategy and Urban Core Plan (one part of our Local Plan).</p> <p>The Council has embarked on an innovative approach to delivery through the Gateshead Regeneration Partnership (GRP) – a partnership between the Council, Galliford Try and Home Group. Its purpose is to utilise the resources of the public and private sectors to deliver new build housing on Council owned land, and in priority regeneration areas.</p> <p>Registered social housing providers (RPs) continue to be a vital part of our housing market, and key to help the Council deliver housing supply objectives. We will continue to welcome the expertise and resources provided by this sector, and continue to develop joint initiatives, to help meet our housing needs of our most vulnerable residents.</p> <p>The Council will work with the Local Enterprise Partnership (LEP) to deliver our housing and economic growth objectives</p>	<p>A number of services across the Council have a role in the supply of housing. This includes:</p> <ul style="list-style-type: none"> ▪ Spatial Planning – developing the overarching spatial framework and policies for land use; including housing delivery ▪ Land Development Group – developing and delivering the Council's Land Development and Disposal Plan ▪ Property and Corporate Asset Management – identifying Council land and buildings that may be used for residential purposes; including the disposal of Council owned sites from initial marketing through to completion of the sale. ▪ Housing Growth Team – coordinating housing strategy and supply measures across the Council ▪ Capital Projects Team – delivering housing and regeneration projects ▪ Development Management – assessing the suitability of planning enquiries and applications ▪ Council Housing Design & Technical Services – managing and disposing of Council owned land and dwellings ▪ The Gateshead Housing Company (TGHC) – managing the stock of Council owned homes ▪ Private Sector Housing – tackling private empty properties and bringing empty homes back into use
Funding	Other Resources
<p>The Council's 2018/19 to 2022/23 capital programme comprises over £40.8m of planned investment in relation to housing supply projects, including site preparation; GRP and in-house development; estate regeneration projects, including land assembly.</p> <p>The Council has created a Housing Investment Fund, pooling its available resources, to increase the supply of homes in Gateshead.</p> <p>The Council will continue to work with partners to maximise the investment of public sector resources in Gateshead. This would largely be through the new Ministry for Housing, Communities and Local Government, and Homes England, but could include funding from the Regional Growth Fund, National Lottery and European Regional Development Fund.</p>	<p>Council owned land and buildings – the Council will plan strategically to bring forward land and buildings for housing through the Land Development and Disposal Plan.</p> <p><u>The Council, through its development prospectus, has identified major investment and development opportunities in the Borough. These aims cannot be realised in isolation, and we will proactively seek to attract inward investment, and showcase all that is good about Gateshead to interested parties.</u></p>

Housing Standards Resources

Partnerships	Staffing
<p>The Council will work in partnership with the NHS, through the Health and Wellbeing Board, to help ensure that we are able to continue to deliver improvements to the health of people in Gateshead, through our housing activity and interventions.</p> <p>In relation to Housing Standards we have one main strategic partnership:</p> <ul style="list-style-type: none"> Tyne & Wear Heads of Service Group (which is supported by a housing policy officers group and a private sector housing group) – to look at cross authority partnership working and benchmarking. <p>Gateshead Council, in partnership with other North East local authorities and the North East Procurement Organisation (NEPO), are in early stages of exploring the potential for creating an ESCO (Energy Supply Company).</p> <p>There are also several forums which the Council continues to engage with, including:</p> <ul style="list-style-type: none"> Gateshead Private Landlords Association – working with private landlords on the management of private rented homes and tenancies. The Energy Savings Trust and Warm up North – tackling fuel poverty and delivering energy efficiency measures across the Borough <p>It is our intention to continue to engage with these existing groups and to ensure we have a clear understanding of how best we can work together towards shared objectives</p> <p>.</p>	<p>Council owned homes and neighbourhoods: The Council commits revenue funding each year to deliver services that help manage, maintain and improve Council owned homes and neighbourhoods. This includes the Council Housing Services, and our Housing Management Services delivered by The Gateshead Housing Company</p> <p>Other public-sector homes: The Council engages with Registered Social Housing Providers through a range of partnership initiatives which require the support of Council officers. This includes officers from:</p> <ul style="list-style-type: none"> Strategic Housing – investment planning and stock renewal TGHC – management of Council homes, including lettings Community Safety – anti social behaviour and crime <p>Private sector homes: The Council employs 18 full time members of staff in its Private Sector Housing Team to deal with regulation and enforcement of property condition and management across our private sector stock.</p> <p>Energy efficiency: The Energy Services Team will oversee the Council's role regarding energy efficiency measures across all tenures as well as delivering key projects such as the Town Centre District Heating scheme</p>
Funding	Other Resources
<p>The Council's 2018/19 to 2022/23 capital programme and HRA comprises over £90.1m of planned investment in Council owned homes and neighbourhoods, including energy efficiency projects.</p> <p>Other social housing: The Council does not have any specific funding to support Registered Social Housing Providers to improve their housing stock; however, indirectly they will continue to benefit from improvements as a result of the Council's capital investment in projects such as the Falls Prevention Scheme; DFGs; and energy efficiency initiatives delivered by the private sector.</p> <p>Private sector homes: The Council continues to work with partners including Homes England; NE Regional Private Sector Housing Renewal Partnership; the NHS; Department of Energy and Climate Change, to invest in private sector homes.</p>	<p>20,177 Council owned homes (19,424 TGHC managed)</p>

Housing Support Resources

Partnerships	Staffing
<p>The Tyne and Wear Homes partnership will:</p> <ul style="list-style-type: none"> ▪ Enable social housing to be advertised, and let, in a clear and transparent manner ▪ Help residents to access the right information and advice to find a home that meets their needs <p>With private sector providers, through the commissioning and funding of support services and supported accommodation</p> <p>The Gateshead Older People's Assembly</p> <p>The NHS Clinical Commissioning Group</p> <p>The NE Regional Private Sector Housing Renewal Partnership:</p> <ul style="list-style-type: none"> ▪ Oversees the NE Financial Assistance Policy, and Housing Renewal Loan Scheme 	<p>The Council provides housing advice and support through:</p> <ul style="list-style-type: none"> ▪ The Gateshead Housing Company – covering Housing Options, Homelessness prevention, Tenancy Support, Debt Advice; Syrian Refugee Project. ▪ The Private Sector Housing Team (within Development, Transportation and Public Protection) – covering support and guidance to homeowners, tenants and landlords. <p>These services also provide strong links into other functions within the Council including:</p> <ul style="list-style-type: none"> ▪ Care Wellbeing & Learning <ul style="list-style-type: none"> ▪ Adult Social Care ▪ Children's' Services ▪ Commissioning ▪ Housing Benefit ▪ Economic Development - Employment Support ▪ Public Health
Funding	Other Resources
<p>Housing advice and support is funded through:</p> <ul style="list-style-type: none"> ▪ Rental income from our housing stock (HRA), ▪ Grant funding from the Ministry for Housing Communities and Local Government (HCLG) ▪ Mainstream Council resources. <p>Supported accommodation and home adaptation:</p> <ul style="list-style-type: none"> ▪ Better Care Fund 	<p>Services are delivered principally from the Civic Centre, but with increased use of web-based approaches</p> <p>The Council and partners will also continue to provide outreach and regulatory services in various hubs across the Borough and where appropriate home visits.</p> <p>The Council from April 2013 has been responsible for crisis support and has developed a Local Discretionary Payments Scheme to help people who lack necessities such as food and fuel, and to assist people adjust to the impact of Welfare Reform (including "bedroom tax").</p>

Appendix 3

Glossary

Affordable Housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a Registered Social Housing Provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a Registered Provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

Affordable Homes Programme: The government funded Affordable Homes Programme supports the delivery of new affordable homes through a mixture of new investment and greater flexibility for social housing providers to make the best use of existing and future assets.

Affordable Rent

Defined as up to 80% of the local market rent in the private sector in the local area

Arm's Length Management Organisation (ALMO): An organisation specifically set up by a local authority to manage and improve all or part of its housing stock. In Gateshead the ALMO is The Gateshead Housing Company (TGHC).

Category 1 Hazard: Serious hazards with a high score as assessed by the Housing Health and Safety Rating System (HHSRS) e.g. excess cold, falls of the level, falls on the stairs. Local Authorities are required to take action where a Category 1 Hazard has been identified.

Choice Based Lettings: Scheme for the allocation of social housing designed to offer more choice and involvement for customers in selecting a new home. Social housing is advertised allowing customers to 'bid' for (register an interest in) those homes.

Disabled Facilities Grant: Government funding to local housing authorities to provide and improve adaptation services to disabled people enabling them to continue to stay in their own homes.

Energy Company Obligation (ECO): ECO is a government energy efficiency scheme to help reduce carbon emissions and tackle fuel poverty in the domestic sector. Funding is available, including to landlords, to support the installation of energy efficiency measures in the home.

Empty Homes: There is no single definition used, but generally the Government is concerned that problematic empty properties (those that are not subject to a transactional process) are brought back to occupation.

House in Multiple Occupation (HMO): Property in which more than one household shares basic amenities, such as kitchens and bathrooms (e.g. bedsits). Regulations exist to control the repair standards and provision of amenities in these properties.

Housing Health and Safety Rating System (HHSRS): The HHSRS enables the evaluation of the potential risks to health and safety of occupants or visitors, from any deficiencies identified in dwellings. The HHSRS provides Local Authorities with a means of assessing whether dwellings provide adequate protection from potential hazards that may impact on health and safety so enabling appropriate action (including enforcement) to be taken. The System allows assessment of the 29 main, potential housing related hazards.

Housing Revenue Account (HRA): Local authorities are required to maintain a separate account, the HRA, defined by Section 74 and Schedule 4 of the Local Government and Housing Act 1989. This account sets out the expenditure and income arising from council housing provision

Intermediate Housing: Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (e.g. HomeBuy), other low-cost homes for sale and intermediate rent.

Joint Strategic Needs Assessment (JSNA): The process that identifies current and future health and wellbeing needs considering existing services and informs future service planning taking into account evidence of effectiveness.

Local Enterprise Partnership (LEP): A partnership between local authorities and businesses formed in 2011 to help determine local economic priorities and lead economic growth and job creation within its local area.

Local Plan: The Local Plan comprises the Council's statutory development plan documents (including some currently in preparation), and sets out the spatial strategy for meeting known and anticipated development requirements to 2030, including the number of dwellings required.

Market Housing: Private housing for rent or sale, where the price is set in the open market.

Registered Social Housing Providers: Also known as Housing Associations or Registered Social Landlords (RSLs). They (RPs) are not for profit organisations that provide social housing and are regulated by the Social Housing Regulator.

Social Rent: Rent for which guideline target rents are determined through the national rent regime. This formula rent takes account of values of properties (including a "bedroom weighting"), and local earnings relative to national earnings.

Specialist and supported accommodation: "Means any housing scheme where accommodation is provided alongside care, support or supervision to help people live as independently as possible in the community. This includes all tenures and also covers emergency, short term and long-term arrangements."

Standard Assessment Procedure (SAP): Is the methodology used to assess and compare the energy and environmental performance of dwellings.

Strategic Housing Land Availability Assessment (SHLAA): Local planning authorities are required to prepare a SHMA to establish the need for additional housing in general and for specific groups within the Local Plan period.

Strategic Housing Market Assessment (SHMA): The SHMA is an important piece of work that reviews the overall picture of housing in an area. It assists local authorities and their partners in developing their understanding of how the housing market works and assists with strategic decision making.

Tenancy Strategy: A local housing authority must prepare and publish a strategy setting out the matters to which the registered providers of social housing for its district are to have regard in formulating policies relating to: (a) the kinds of tenancies they grant, (b) the circumstances in which they will grant a tenancy of a particular kind, (c) where they grant tenancies for a term certain, the lengths of the terms, and, (d) the circumstances in which they will grant a further tenancy on the coming to an end of an existing tenancy.

DRAFT

Title of report: Treasury Policy Statement and Treasury Strategy 2019/20 to 2023/24

Report of: Darren Collins, Strategic Director, Corporate Resources

Purpose of the Report

1. Cabinet is asked to recommend that Council approve the attached Treasury Policy Statement and Treasury Strategy for 2019/20 to 2023/24.

Background

2. To provide a framework for the Strategic Director, Corporate Resources to exercise his delegated powers, the Council agrees a five-year Treasury Management Policy and Treasury Strategy which is reviewed at the start of each financial year.
3. The attached Treasury Policy and Treasury Strategy have been prepared considering the Local Government Act 2003, Ministry of Housing, Communities and Local Government 's (MHCLG) Guidance on Local Government Investments, CIPFA's Prudential Code for Capital and CIPFA's Code of Practice on Treasury Management (2017).
4. The Audit and Standards Committee reviewed the Treasury Policy Statement and Treasury Strategy on 4 March 2019 and raised no comments for submission to Council.

Proposals

5. Cabinet is asked to recommend that Council approve the Treasury Policy and Treasury Strategy attached at Appendix 2 and Appendix 3, to ensure that the Council fully complies with the requirements of good financial practice in Treasury Management.

Recommendation

6. Cabinet is asked to agree the Treasury Policy Statement attached at Appendix 2 of this report and the Treasury Strategy as attached at Appendix 3 and recommend them for approval to Council.

CONTACT: Clare Morton, ext. 3591

Policy Context

1. The proposals in this report are consistent with Council priorities and in particular they ensure that effective use is made of the Council's resources to ensure a sustainable financial position. The effective management of resources supports the Council's strategic approach 'Making Gateshead a Place Where Everyone Thrives'.

Background

2. The Prudential Code plays a key role in capital finance in local authorities. Local authorities determine their own programmes for capital investment that are central to the delivery of quality public services. The Prudential Code was developed by CIPFA, the Chartered Institute of Public Finance and Accountancy, as a professional code of practice to support local authorities in taking their decisions. Local authorities are required by regulation to have regard to the Prudential Code when carrying out their duties in England and Wales under Part 1 of the Local Government Act 2003.
3. In December 2017 CIPFA issued a revised Treasury Management Code of Practice and a revised Prudential Code (the Code) which represents best practice. The Council fully complies with the Code and this contributes towards achieving good practice.
4. Part 1 of the Local Government Act 2003 specifies the powers of a local authority to borrow for any purpose relevant to its functions under any enactment or for the purposes of the prudent management of its financial affairs. Borrowing is linked to the CIPFA Prudential Code for Capital which sets out a range of prudential and treasury indicators that must be calculated to ensure borrowing is affordable, prudent and sustainable. The Prudential Code refers to the need for a clear and integrated treasury strategy.
5. In addition, under Section 15 of the Local Government Act 2003, authorities are required to have regard to the MHCLG's guidance on Local Government Investments. This document stipulates the requirement for an annual investment strategy to be integrated into the Council's Treasury Strategy.
6. MHCLG consulted on proposed changes to the investment guidance which closed on 22 December 2017; the final revised guidance was issued early 2018 and was effective for financial years commencing on or after 1st April 2018. The revised guidance focuses on non-financial asset investments.
7. Under Part 4 of the Council's Constitution the Strategic Director, Corporate Resources will produce a Treasury Policy Statement annually, setting out the general policies and objectives of the Council's treasury management function.
8. The Council also provides a treasury management service to the Gateshead Housing Company through a Service Level Agreement.

Treasury Policy

9. The Council regards the successful identification, monitoring and control of risk to be the prime criteria by which the effectiveness of its treasury management activities will be measured. Accordingly, the analysis and reporting of treasury management activities will focus on the risk implications for the Council.

10. The Council acknowledges that effective treasury management will provide support towards the achievement of its business and service objectives. It is therefore committed to the principles of achieving value for money in treasury management, and to employing suitable comprehensive performance measurement techniques, within the context of effective risk management.
11. CIPFA's Code requires the setting out of responsibilities and duties of councillors and officers to allow a framework for reporting and decision making on all aspects of treasury management. To achieve this CIPFA has recommended the adoption of 12 treasury management practices (TMPs).
12. These principles are intended to provide a working document that forms a detailed framework for treasury management activities. The policy fully encompasses CIPFA's Code of Practice. In addition, the policy fully takes account of the requirements of the Prudential Code for Capital Finance in Local Authorities and the guidance issued by the MHCLG supporting Part 1 of the Local Government Act 2003 in respect of local authority investments. The Treasury Policy is attached at Appendix 2.

Treasury Strategy

13. The Treasury Strategy for 2019/20 to 2023/24 is attached at Appendix 3. This covers the specific activities proposed for 2019/20 to 2023/24 in relation to both borrowing and investments and ensures a wide range of advice is taken to maintain and preserve all principal sums, whilst obtaining a reasonable rate of return, and that the most appropriate borrowing is undertaken. The primary objective of the investment strategy is to maintain the security of investments at all times.
14. The term "investments" used in the definition of treasury management activities also covers non-financial assets which the Council may hold primarily for financial returns. The control of risk and optimising returns on these more commercial investments is consistent with the Council's risk appetite.
15. The Council have reviewed the maximum maturity periods and amounts which can be invested with counterparties outlined in Appendix 6. In ensuring that these limits meet our requirements an assessment of risk has been undertaken and advice obtained from Link Asset Services.
16. The Council has produced the Treasury Strategy to comply with the requirements of the Code, the Prudential Code for Capital Finance in Local Authorities (2017) and Part 1 of the Local Government Act 2003. The Council considers that compliance with the above ensures that best practice is followed.

Consultation

17. Consultation on the production of the Treasury Policy Statement, including the Treasury Strategy for 2019/20 to 2023/24, has taken place with the Council's treasury advisers (Link Asset Services). The outcome of the consultation process, along with guidance issued by CIPFA and the MHCLG, has informed the format and content of the policy and strategy statements.
18. The Leader of the Council has been consulted on the contents of this report.

Alternative Options

19. There are no alternative options, as the Treasury Policy and Strategy reports recommended for approval are required in order to comply with CIPFA's Code of Practice on Treasury Management (2017).

Implications of recommended options

20. Resources:

- a) **Financial Implications** - The Strategic Director, Corporate Resources confirms that the financial implications are set out in this report. There are no additional financial implications associated with the report itself.
- b) **Human Resources Implications** - There are no human resources implications arising from this report.
- c) **Property Implications** – There are no property implications arising from this report.

21. Risk Management Implications

The Treasury Policy and Treasury Strategy which informs activity in this area were prepared with the primary aim of minimising risk to ensure that the Council's principal sums are safeguarded. Maximising income is considered secondary to this main aim.

22. Equality and Diversity Implications

There are no equality and diversity implications arising from this report.

23. Crime and Disorder Implications

There are no crime and disorder implications arising from this report.

24. Sustainability Implications

There are no sustainability implications arising from this report.

25. Human Rights Implications

There are no human rights implications arising from this report.

26. Area and Ward Implications

There are no direct area and ward implications arising from this report.

27. Background Information:

The following documents have been used in preparation of the report:

- Local Government Act 2003
- MHCLG Guidance on Local Government Investments
- CIPFA's Prudential Code for Capital (2017)
- CIPFA's Code of Practice on Treasury Management (2017)
- Council's approved Treasury Management Practice Statements

Treasury Policy 2019/20 to 2023/24

1. Approved Activities of the Treasury Management Operation

- 1.1 In December 2017 CIPFA published a revised Code of Practice on Treasury Management in the Public Services (the Code), which represents best practice. Treasury management activities are defined by CIPFA as:

“The management of the organisation’s borrowing, investments and cash flows, its banking, money market and capital market transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks.”

- 1.2 The term “investments” used in the definition of treasury management activities includes all financial assets of the organisation, as well as other non-financial assets which the Council may hold primarily for financial returns. The control of risk and optimising returns on these more commercial investments is also consistent with the Council’s risk appetite.
- 1.3 The Council provides a treasury management service to the Gateshead Housing Company through a Service Level Agreement. Borrowing to fund the capital programme of the Company is also carried out by the Council and is included in the overall borrowing figure.

2. Formulation of the Treasury Strategy

- 2.1 The formulation of a Treasury Strategy involves determining the appropriate borrowing and investment decisions with the prime objective of safeguarding the Council’s assets and secondary objectives of obtaining a reasonable rate of return on investments and minimising the costs of borrowing. Accordingly, the analysis and reporting of treasury management activities will focus on the risk implications for the Council and ensure robust due diligence procedures cover all external non-treasury investments.
- 2.2 The Treasury Strategy encompasses the requirements of CIPFA’s Treasury Management Code of Practice, Prudential Code for Capital and the MHCLG Guidance on Local Government Investments.
- 2.3 The Treasury Strategy covers the following:
- a) the current treasury position;
 - b) Prudential and treasury indicators which limit the treasury risk and activities of the Council;
 - c) prospects for interest rates;
 - d) the borrowing strategy;
 - e) debt rescheduling;
 - f) policy on borrowing in advance of need;
 - g) the investment strategy;
 - h) creditworthiness policy; and
 - i) the policy on the use of external service providers.

The strategy for 2019/20 to 2023/24 is attached at Appendix 3.

3. Prudential and Treasury Indicators

- 3.1 Under Part 1 of the Local Government Act 2003 the Council may borrow money
(a) for any purpose relevant to its functions under any enactment, or
(b) for the purposes of the prudent management of its financial affairs.
- 3.2 Under the requirements of the Prudential Code and Treasury Management Code of Practice the following indicators have been adopted:
- Actual and estimates of financing costs to net revenue stream;
 - Estimates of capital expenditure;
 - Actual capital expenditure;
 - Estimate of Capital Financing Requirement;
 - Actual Capital Financing Requirement;
 - Authorised limit;
 - Operational boundary;
 - Actual external debt;
 - Gross debt and Capital Financing Requirement;
 - Upper and lower limit of maturity structure of borrowing fixed and variable;
and
 - Upper limit on principal sums invested for periods of over 365 days.
 - In addition to the above indicators, local indicators showing the level of reserves which are backed by cash in the bank and internal borrowing as a percentage of the capital financing requirement have been introduced to this report.
- 3.3 Given the link to the budget and capital programme, these indicators were approved by the Council on 21 February 2019 as part of the Budget and Council Tax Level 2019/20 report. For completeness, the approved indicators are attached at Appendix 4.

4. Annual Investment Strategy

- 4.1 Part 1 of the Local Government Act 2003 relaxed the constraints under which local authorities can invest.
- 4.2 The MHCLG has issued guidance to supplement the investment regulations contained within the Local Government Act 2003. It is also referred to under Section 15 (1) of the 2003 Local Government Act which requires authorities to “have regard (a) to such guidance as the Secretary of State may issue and (b) to such other guidance as the Secretary of State may by regulations specify”. The guidance encourages authorities to invest prudently but without burdening them with the detailed prescriptive regulation of the previous regime.
- 4.3 Central to the guidance and the Code is the need to produce an Annual Investment Strategy. This is included as Section 6 of the Treasury Strategy in Appendix 3.
- 4.4 The Annual Investment Strategy document will include:
- The Council’s risk appetite in respect of security, portfolio liquidity and return;

- The definition of 'high' and 'non-high' credit quality to determine what are specified investments and non-specified investments;
- Which specified and non-specified instruments the Council will use, dealing in more detail with non-specified investments given the greater potential risk;
- The categories of counterparties that may be used during the course of the year e.g. foreign banks, nationalised/part nationalised banks, building societies;
- The types of investments that may be used during the course of the year;
- The limit to the total amount that may be held in each investment type;
- The Council's policy on the use of credit ratings, credit rating agencies and other credit risk analysis techniques to determine creditworthy counterparties for its approved lending list and how the Council will deal with changes in ratings, rating watches and rating outlooks;
- Limits for individual counterparties, groups and countries; and
- Guidelines for making decisions on investments and borrowing;
- The Council's policy on commercial investments held for return.

5. Policy on Interest Rates Exposure

- 5.1 The Budget and Council Tax Level 2019/20 approved by Council on 21 February 2019, sets treasury limits for the maximum and minimum level of exposure to fixed and variable rate borrowing. The use of any financial instruments, such as derivatives, to mitigate interest rate risks will be considered on an individual basis and the Strategic Director, Corporate Resources will obtain approval from the Council prior to entering into any arrangement of this nature.

6. Policy on Delegation, Review Requirements and Reporting Arrangements

- 6.1 It is the Council's responsibility under the Code to approve a Treasury Policy statement.
- 6.2 The Council delegates the review of the policy and monitoring of the performance of the treasury management function to Cabinet, the scrutiny of treasury management strategy and policies to the Audit and Standards Committee, and the execution and administration of treasury management decisions to the Strategic Director, Corporate Resources, who will act in accordance with the organisations policy statement and TMPs and CIPFA's Standard of Professional Practice on Treasury Management. Any proposals to approve, adopt or amend policy require the consent of the Council and are matters for the Council to determine.
- 6.3 Council will receive:
- a Treasury Policy Statement and five-year Treasury Strategy report, including the annual Investment Strategy, for approval before the commencement of each financial year; and
 - an annual report on borrowing and investment activity by 30 September of each year.
 - a mid-year report on borrowing and investment activity.
- 6.4 The Audit and Standards Committee will receive:
- a Treasury Policy Statement and five-year Treasury Strategy report for scrutiny; and
 - a mid-year report on borrowing and investment activity.
- 6.5 In December 2017, CIPFA issued revised Prudential and Treasury Management Codes. As from 2019-20, all local authorities will be required to prepare an

additional report, a Capital Strategy report, which is intended to provide the following: -

- a) a high-level overview of how capital expenditure, capital financing and treasury management activity contribute to the provision of services
- b) an overview of how the associated risk is managed
- c) the implications for future financial sustainability

- 6.6 The aim of this report is to ensure that all elected members of the council fully understand the overall strategy, governance procedures and risk appetite entailed by this Strategy.
- 6.7 The Capital Strategy 2018/19 to 2023/24 was approved by Cabinet on 20th November 2018.

Treasury Strategy 2019/20 to 2023/24

1. Introduction

1.1 The CIPFA Code of Practice on Treasury Management 2017 (the Code) emphasises a number of key areas including the following:

- a) All authorities must formally adopt the Code.
- b) The strategy report will affirm that the effective management and control of risk are prime objectives of the Council's treasury management activities.
- c) The Council's appetite for risk, including the appetite for any use of financial instruments in the prudent management of those risks, must be clearly identified within the strategy report and will affirm that priority is given to security and portfolio liquidity when investing treasury management funds and explain how that will be carried out.
- d) Responsibility for risk management and control lies within the organisation and cannot be delegated to any outside organisation.
- e) Credit ratings should only be used as a starting point when considering risk. Use should also be made of market data and information, the quality financial press, information on government support for banks and the credit ratings of that government support.
- f) Councils need a sound diversification policy with high credit quality counterparties and should consider setting country, sector and group limits.
- g) Borrowing in advance of need is only to be permissible when there is a clear business case for doing so and only for the current capital programme or to finance future debt maturities.
- h) The main annual treasury management reports must be approved by full council.
- i) There needs to be a mid-year review of treasury management strategy and performance. This is intended to highlight any areas of concern that have arisen since the original strategy was approved.
- j) Each council must delegate the role of scrutiny of treasury management strategy and policies to a specific named body.
- k) Treasury management performance and policy setting should be subjected to prior scrutiny.
- l) Councillors should be provided with access to relevant training as those charged with governance are also personally responsible for ensuring they have the necessary skills and training.
- m) Responsibility for these activities must be clearly defined within the organisation.
- n) Officers involved in treasury management must be explicitly required to follow treasury management policies and procedures when making investment and borrowing decisions on behalf of the Council (this will form part of the Treasury Management Practices).
- o) "Investments" covers the financial and non-financial assets which the organisation holds primarily for financial returns. This will include investments which are not managed as part of the normal treasury management delegations.

1.2 This Strategy has been prepared in accordance with the Code.

- 1.3 The Council will adopt the following reporting arrangements in accordance with the requirements of the revised Code:

Area of Responsibility	Council/ Committee/ Officer	Frequency
Treasury Management Policy & Strategy / Annual Investment Strategy	Council approval with review delegated to Cabinet/ Audit and Standards Committee	Annually before the start of the year or where a material change is proposed
Annual Report	Council with review delegated to Cabinet/ Audit and Standards Committee	Annually by 30 September after the end of the year
In year changes to agreed Treasury Management Policy & Strategy / Annual Investment Strategy / Prudential and Treasury Indicators	Cabinet	By exception
Scrutiny of treasury management performance via mid-year report	Council approval with review delegated to Cabinet / Audit and Standards Committee	Mid-Year
Scrutiny of treasury management Policy, Strategy and procedures	Audit and Standards Committee	Annually before the start of the year
Treasury Management Monitoring Reports	Strategic Director, Corporate Resources	Monthly/Weekly
Treasury Management Practices	Strategic Director, Corporate Resources	Monthly

- 1.4 The revised Prudential Code covers the following Prudential Indicators which were approved by Council on 21 February 2019:

- Actual and estimates of financing costs to net revenue stream;
- Estimates of capital expenditure;
- Actual capital expenditure;
- Estimate of Capital Financing Requirement;
- Actual Capital Financing Requirement;
- Authorised limit for external debt;
- Operational boundary for external debt;
- Actual external debt;
- Gross debt and Capital Financing Requirement;
- Upper and lower limit of maturity structure of borrowing fixed and variable;
- Upper limit on principal sums invested for periods of over 365 days.

- 1.5 In addition to the above indicators, local indicators showing the level of reserves which are backed by cash in the bank and internal borrowing as a percentage of the capital financing requirement have been introduced to this report. Also, where there is a significant difference between the net and the gross borrowing position the risk

and benefits associated with this strategy will be clearly stated in the annual strategy.

- 1.6 The strategy covers:
- a) Prospects for interest rates;
 - b) Treasury limits in force which will limit the treasury risk and activities of the Council, including prudential and treasury indicators;
 - c) The borrowing strategy;
 - d) Sensitivity forecast;
 - e) External and internal borrowing;
 - f) Debt rescheduling;
 - g) Policy on borrowing in advance of need;
 - h) The investment strategy; and
 - i) The policy on the use of external service providers.

2. Prospects for Interest Rates

- 2.1 The table shown below outlines the Council's view of anticipated movements in interest rates, based on guidance received from the Council's treasury management advisers Link Asset Services as at 12 February 2019.

	March 2019	June 2019	Sept 2019	Dec 2019	March 2020	March 2021	March 2022
Bank Rate	0.75%	0.75%	1.00%	1.00%	1.00%	1.50%	2.00%
5 yr PWLB*	1.80%	1.90%	2.00%	2.10%	2.20%	2.50%	2.70%
10 yr PWLB	2.20%	2.30%	2.40%	2.50%	2.60%	2.90%	3.00%
25 yr PWLB	2.70%	2.80%	2.90%	3.00%	3.10%	3.40%	3.60%
50 yr PWLB	2.50%	2.60%	2.70%	2.80%	2.90%	3.20%	3.40%

* Public Works Loan Board, a statutory body operating within the UK Debt Management Office, which is an executive agency of HM Treasury. The PWLB's function is to lend money to other prescribed public bodies.

Short Term Interest Rates

- 2.2 2018 started with weak growth of only 0.1% in quarter 1. However, quarter 2 rebounded to 0.4% followed by quarter 3 being exceptionally strong at 0.6%. Quarter 4 though, was depressed by the cumulative weight of Brexit uncertainty and came in at only 0.2%. Growth is likely to continue being weak until the conclusion of Brexit.

The above forecasts are based on a major assumption that Parliament and the EU agree an orderly Brexit, either by 29 March or soon after. At their 7 February meeting, the MPC repeated that future Bank Rate increases would be gradual and would rise to a much lower equilibrium rate, (where monetary policy is neither expansionary or contractionary), than before the crash; they have quoted a Bank Rate of around 2.50% in ten years' time but have declined to give a medium-term forecast. However, with so much uncertainty around Brexit, the next move could be up or down, even if there was a disorderly Brexit.

Long Term Interest Rates

- 2.3 Following advice from the Council's treasury management advisers, the Council's view on longer term fixed interest rates is that there will be a 20-basis point

difference between 25-year and 50-year rates. 25-year rates are expected to finish 2019/20 close to 3.10% whilst 50-year rates are expected to be near to 2.90%. It is also expected that PWLB rates on loans less than ten years in duration will be lower than longer term loans.

3. Treasury Limits for 2019/20 to 2023/24 including Prudential Indicators

- 3.1 It is a statutory requirement of the Local Government Finance Act 1992, for the Council to produce a balanced budget. In particular, Section 31(a), as amended by the Localism Act 2011, requires a local authority to calculate its budget requirement for each financial year to include the revenue costs that flow from capital financing decisions. This means that increases in capital expenditure must be limited to a level whereby increases in charges to revenue from increases in interest charges and increases in running costs from new capital projects are limited to a level, which is affordable within the projected income of the Council for the foreseeable future.
- 3.2 It is a statutory duty under Section 3 of Part 1 of the Local Government Act 2003, and supporting regulations, for the Council to determine and keep under review how much it can afford to borrow. The amount so determined is termed the Affordable Borrowing Limit. The Authorised Limit represents the legislative limit specified in the Act.
- 3.3 The Prudential Code for Capital Finance in Local Authorities is a professional code that sets out a framework for self-regulation of capital spending, in effect allowing councils to invest in capital projects without any limit as long as they are affordable, prudent and sustainable. The Code requires that treasury management decisions be taken in accordance with good professional practice and in full understanding of the risks involved and how these risks will be managed to levels that are acceptable to the Council. The Council will take into account its arrangements for the repayment of debt and consideration of any impact, on the authority's overall fiscal sustainability.
- 3.4 The Council must have regard to the Prudential Code when setting the Authorised Limit, which essentially requires the Council to ensure that total capital investment remains within sustainable limits and, in particular, that the impact upon its future council tax and housing rent levels is affordable.
- 3.5 To facilitate the decision-making process and support capital investment decisions the Prudential Code and the Treasury Management Code require the Council to agree and monitor a minimum number of prudential indicators which were approved by Council on 21 February 2019 as attached at Appendix 4.
- 3.6 The Strategic Director, Corporate Resources will ensure systems are in place to monitor the treasury limits and will report to Council instances where limits are breached, with the exception of short-term breaches of the Operational Boundary. The Operational Boundary is set so that if breached it acts as an early warning of the potential to exceed the higher Authorised Limit and as such temporary breaches due to debt restructuring and temporary borrowing are acceptable, providing they are not sustained.

4. Borrowing Strategy

- 4.1 The Local Government Act 2003 does not prescribe approved sources of finance, only that borrowing may not, without the consent of HM Treasury, be in other than Sterling.
- 4.2 The main options available for the borrowing strategy for 2019/20 are PWLB loans, market loans and the Municipal Bond Agency. The interest rate applicable to either PWLB or markets loans can be fixed or variable.
- 4.3 Variable rate short term borrowing is expected to be cheaper than long term fixed borrowing and therefore may be considered throughout the financial year. Due to the expectation that interest rates will rise, the risk of the potential increase in interest rates will be balanced against any potential short-term savings.
- 4.4 There are different types of market loans available, including forward starting, at variable and fixed interest rates. These loans generally would have to be offered at rates below the current or future PWLB forecast rates to make them an attractive option. The forward starting loans will be considered as a means of mitigating future interest rate movements, i.e. where the Council can agree an interest rate ahead of when it would actually be required to draw down the funds. This also avoids the 'cost of carry' – the difference between borrowing costs and investment returns.
- 4.5 To mitigate this interest rate risk a limit is placed on the total level of borrowing that can be taken as variable interest rate loans. To provide scope to utilise new market products should they become available as well as minimise the cost of borrowing and increase the diversification of the debt portfolio it is proposed that the limit on variable rate loans should be 40% of total borrowing in 2019/20.
- 4.6 The main strategy is therefore:
 - Current (February 2019) long term PWLB rates (50 years) are around 2.40%. It is forecast that this will rise over the financial year 2019/20 with targets rates being, 2.60% Q1, 2.70% Q2, 2.80% Q3 and 2.90% Q4. Should interest rates fall below these targets borrowing should be considered, with preference given to terms which ensure a balanced profile of debt maturity, this may include Local Infrastructure Rate borrowing. The average interest rates forecast across this financial year for various borrowing periods are as follows: -
 - 10 years – 2.45%
 - 25 years – 2.95%
 - 50 years – 2.75%
 - The use of short term borrowing (6 months to 18 months) will also be considered with the aim of minimising borrowing costs. This short-term borrowing will be replaced with longer term loans when rates are preferable.
 - External borrowing rates currently far exceed the return that is available for investments, meaning savings can be achieved by borrowing internally from reserves in the short term. The current policy of internal borrowing will continue to be followed as a short-term funding option serving to minimise overall cost.
 - Consideration will be given to borrowing market loans which are at least 20 basis points below the PWLB target rate.

Sensitivity of the forecast

- 4.7 The Council, in conjunction with Link Asset Services, will continually monitor both the prevailing interest rates and the market forecasts, adopting the following responses to any changes. The main sensitivities of the forecast are likely to be the two scenarios below:
- *if it was felt that there was a significant risk of a sharp FALL in long and short-term rates* (e.g. due to a marked increase of risks around relapse into recession or of risks of deflation), then long term borrowings will be postponed, and potential rescheduling from fixed rate funding into short term borrowing will be considered.
 - *if it was felt that there was a significant risk of a much sharper RISE in long and short-term rates than that currently forecast*, perhaps arising from an acceleration in the rate of increase in central rates in the USA and UK, an increase in world economic activity, or a sudden increase in inflation risks, then the portfolio position will be re-appraised. Most likely, fixed rate funding will be drawn whilst interest rates are lower than they are projected to be in the next few years.
- 4.8 Against this background, caution will be adopted in the management of the 2019/20 treasury operations. The Strategic Director, Corporate Resources will monitor the interest rate market and adopt a pragmatic approach to any changing circumstances having delegated powers to invest and manage the funds and monies of the Council.

External and Internal Borrowing

- 4.9 As at 31 January 2019 the Council has net debt of £581.083m; this includes total borrowing of £659.915m and investments of £78.832m.
- 4.10 Investment returns are likely to remain relatively low during 2019/20 but to be on a gently rising trend over the next few years.
- 4.11 Borrowing interest rates have been volatile so far in 2018/19 and have increased modestly since the summer. The policy of avoiding new borrowing by running down spare cash balances has served well over the last few years. However, this needs to be carefully reviewed to avoid incurring higher borrowing costs in the future when it may not be possible to avoid new borrowing to finance capital expenditure and/or refinance maturing debt.
- 4.12 There remains a cost of carry, (the difference between higher borrowing costs and lower investment returns) to any new long term borrowing that causes a temporary increase in cash balances as this position will most likely incur a revenue cost.
- 4.13 The Council has examined the potential for undertaking early repayment of external PWLB or LOBO debt in order to reduce the difference between its gross and net debt positions. The significant difference between early redemption rates and interest rates payable on new debt means that large premiums are likely to be incurred by such action. This situation will be monitored in case the differential is narrowed by changes in current borrowing rates.

Borrowing in advance of need

- 4.14 The Council will not borrow more than or in advance of its needs purely in order to profit from the investment of the extra sums borrowed. Any decision to borrow in advance will be considered carefully to ensure that it is in line with the projected capital financing requirement and prudential indicators and that the Council can demonstrate value for money and ensure the security of the funds.
- 4.15 In determining whether borrowing will be undertaken in advance of need the Council will;
- ensure that there is a clear link between the capital programme and maturity profile of the existing debt portfolio which supports the need to take funding in advance of need;
 - ensure the ongoing revenue liabilities created, and the implications for the future plans and budgets have been considered;
 - evaluate the economic and market factors that might influence the manner and timing of any decision to borrow; and
 - consider the alternative forms of funding.

Municipal Bond Agency

- 4.16 It is possible that the Municipal Bond Agency will be offering loans to local authorities in the future. The agency hopes that the borrowing rates will be lower than those offered by the Public Works Loan Board (PWLb). The Council may consider this as an additional source of borrowing as and when appropriate.

5. Debt Rescheduling

- 5.1 Any rescheduling opportunities will be considered in line with procedures approved under the Council's Treasury Management Practice Statements and will include a full cost/benefit analysis of any proposed variations. Any positions taken via rescheduling will be in accordance with the strategy position outlined in Section 4 above and will also take into account the prudential and treasury limits.
- 5.2 The reasons for any proposed rescheduling will include:
- the generation of cash savings at minimum risk;
 - help to fulfil the treasury strategy; and
 - in order to amend the maturity profile and/or the balance of volatility in the Council's borrowing portfolio.
- 5.3 The Strategic Director, Corporate Resources in line with delegated powers outlined in the approved Treasury Management Practice Statement, will approve all rescheduling.
- 5.4 As short-term borrowing rates are expected to be cheaper than longer term rates, there may be opportunities to generate savings by switching from long term debt to short term debt. Opportunities identified will take into consideration the likely cost of refinancing these short-term loans, once they mature, compared to the current rates of longer term debt in the existing debt portfolio.
- 5.5 Consideration will also be given to the potential for making savings by running down investment balances by repaying debt prematurely as short-term rates on investments are likely to be lower than rates paid on currently held debt. However, this will need careful consideration in the light of premiums that may be incurred by such a course of action and other financial considerations.

All rescheduling will be reported to Council in the mid-year and annual reports.

6. Investment Strategy 2019/20 to 2021/22

Introduction

- 6.1 The Council has regard to the MHCLG's Guidance on Local Government Investments and CIPFA's Code of Practice. The Council must produce a strategy on an annual basis which covers the subsequent three years.
- 6.2 The MHCLG and CIPFA have extended the meaning of "investments" to include both financial and non-financial investments. Non-financial investments are essentially the purchase of income yielding assets.
- 6.3 This annual strategy states which investments the Council may use for the prudent management of its treasury balances during the financial year under the categories of **specified investments** and **non-specified investments**.
- Specified investments are those with a high-level credit quality and subject to a maturity limit of one year.
 - Non-specified investments are those with less high credit quality, may be for periods in excess of one year and/or are more complex instruments which require greater consideration by members and officers before being authorised for use.
- 6.4 Both specified and non-specified investment types currently utilised by the Council are detailed in Appendix 6, along with approved limits. These limits reflect the Council's investment requirements whilst assessing risk and obtaining advice from Link Asset Services.
- 6.5 In addition to these, numerous other investment options are available for use and these may be considered suitable for use in the future. Should this be the case then the option will be evaluated in line with the procedures contained within the approved Treasury Management Practice Statement.

Investment Objectives

- 6.6 All investments will be in Sterling.
- 6.7 The Council's primary investment objective is the security of the capital investment. The Council will also manage the investments to meet cash flow demands and to achieve a reasonable return commensurate with the proper levels of security and liquidity. The risk appetite of the Council is low in order to give priority to security of its investments.
- 6.8 The borrowing of monies purely to invest is unlawful and the Council will not engage in such activity.

Creditworthiness Policy

- 6.9 The Council applies the creditworthiness service provided by Link Asset Services. The service uses a sophisticated modelling approach with credit ratings from the

three main rating agencies - Fitch, Moody's and Standard and Poor's. This service uses a scoring system to ensure that it does not give undue consideration to just one agency's ratings. It does not rely solely on the current credit ratings of counterparties but also uses the following information as overlays which are combined in a weighted scoring system:

- Credit watches and credit outlooks from credit rating agencies;
- Credit Default Swap spreads, financial agreements that compensate the buyer in the event of a default, which give an early warning of likely changes in credit ratings; and
- Sovereign ratings to select counterparties from only the most creditworthy countries.

6.10 The end product of this modelling system is a series of colour code bands which indicate the relative creditworthiness of counterparties. These colour codes are also used by the Council to determine the duration for investments and are therefore referred to as durational bands. The Council is satisfied that this service gives the required level of security for its investments. It is also a service which the Council would not be able to replicate using in-house resources.

The Link Asset Services' creditworthiness service uses a wider array of information other than just primary ratings. Furthermore, by using a risk weighted scoring system, it does not give undue preponderance to just one agency's ratings.

The minimum credit rating criteria the Council use will be a Short-Term rating (Fitch or equivalents) of F1 and a long-term rating of A. In circumstances where ratings from all three agencies are not available, two acceptable ratings will be deemed as sufficient.

Where three ratings are published and all three do not meet our minimum criteria the counterparty will not be used until such a time as all three ratings meet the minimum criteria or the lowest rating is withdrawn.

6.11 The credit ratings will be monitored as follows:

- All credit ratings are reviewed weekly. The Council has access to Fitch, Moody's and Standard and Poor's credit ratings and is alerted to changes through its use of the Link Asset Services creditworthiness service. Ongoing monitoring of ratings also takes place in response to ad-hoc e-mail alerts from Link Asset Services.
- If a counterparty's or deposit scheme's rating is downgraded with the result that it no longer meets the Council's minimum criteria, the further use of that counterparty/deposit scheme as a new deposit will be withdrawn immediately.
- If a counterparty is upgraded so that it fulfils the Council's criteria, its inclusion will be considered for approval by the Strategic Director, Corporate Resources.

6.12 Sole reliance will not be placed on the use of this external service. In addition, the Council will also use market data and information on government support for banks and the credit ratings of government support.

6.13 The Council has determined the minimum long term and short-term ratings it deems to be "high" for each category of investment. These "high" ratings allow investments of 365 days or less to be classified as **specified investments**. The Council's approved limits for this "high" credit rating for deposit takers is as follows:

High Rated	Fitch	Moody's	Standard & Poor's
Short Term (ability to repay short term debt)	F1	P1	A1
Long Term (ability to repay long term debt)	A	A2	A

- 6.14 In addition to the above specified investments, the Council has also fully considered the increased risk of **non-specified investments** and has set appropriate limits for non-high rated deposit takers. These are as follows:

Non- High Rated	Fitch	Moody's	Standard & Poor's
Short term	F1	P1	A1
Long term	A-	A3	A-

The selection of counterparties with an acceptable level of creditworthiness will be achieved by selecting institutions down to a minimum durational band within Link Asset Services weekly credit list of worldwide potential counterparties. The maximum maturity periods and amounts to be placed in different types of investment instruments are detailed in Appendix 6.

- 6.15 UK Government nationalised/part nationalised banks will have a maximum limit of 40% or £20m of total investment, all other counterparties will not exceed a maximum limit equal to 20% of total investments or £15m. Unless there are major changes in the level of investment balances throughout the year this limit will be reviewed prior to the commencement of each financial year.
- 6.16 Where more than one counterparty from a group is included on the counterparty list the group in total will be controlled by the above limits with the maximum limit being that of the parent company. Within the group each counterparty/subsidiary will have individual limits based on their creditworthiness although the total placed with the subsidiaries will not exceed the limit of the parent company. Subsidiaries that do not satisfy the minimum credit criteria will not be included.
- 6.17 A number of counterparties are also approved by the Strategic Director, Corporate Resources for direct dealing. These counterparties are included on the approved list and dealing will be within agreed limits. Direct dealing with individual counterparties must be approved by the Strategic Director, Corporate Resources prior to investments being placed.

UK Banks - Ring Fencing

- 6.18 The largest UK banks, are required by UK law, to separate core retail banking services from their investment and international banking activities by 1st January 2019. This is known as "ring-fencing".
- 6.19 Ring-fencing is a regulatory initiative created in response to the global financial crisis which improves the resilience of banks by changing their structure. In general,

simpler, lower risk activities will be offered by a ring-fenced Bank (RFB), whilst more complex and riskier activities will sit within a non-ring-fenced bank (NRFB).

Foreign Banks

- 6.20 We will continue to use UK banks irrespective of the UK sovereign rating, however non-UK banks domiciled in countries with a minimum sovereign rating of AA+ will be considered for inclusion on the approved list, they must also meet the high rated lending criteria and have operations based in the UK. Limits will be prescribed by the Link Asset Services creditworthiness list and limited to 365 days or less. Each country will be limited to the maximum investment limit of £15m or 20% of the Council's total investments. A list of those countries with a minimum sovereign rating of AA+ is shown in Appendix 7.

Local Authorities

- 6.21 The Council invests with other Local Authorities on an ad hoc basis; each investment is considered on an individual basis and agreed by the Strategic Director, Corporate Resources, prior to funds being placed. Limits are detailed at Appendix 6.

Investment balances / Liquidity of investments

- 6.22 The Council deposits funds beyond 365 days to a maximum of 3 years. This will continue where the counterparty is deemed to be a low credit risk to ensure a good rate of return is maintained in the current market conditions. Deposits beyond 365 days will only be considered when there is minimal risk involved. With deposits of this nature there is an increased risk in terms of liquidity and interest rate fluctuations. To mitigate these risks a limit of £15m (20% of total investments whichever is the higher) has been set and a prudential indicator has been calculated (See Appendix 4). Such sums will only be placed with counterparties who have the highest available credit rating or other local authorities.
- 6.23 Deposits for periods longer than 365 days are classed as **non-specified investments** and this will increase the total limit of overall deposits in this classification to 75%.

Non-Treasury Investments

- 6.24 The acquisition of share capital or loan capital in any body corporate is defined as capital expenditure under the Local Government Act 2003. Such investments will have to be funded out of capital or revenue resources and will be classified as '**non-specified investments**'.
- 6.25 A loan or grant by the Council to another body for capital expenditure by that body is also deemed by regulation to be capital expenditure by the Council. It is therefore important for the Council to clearly identify if the loan was capital expenditure or if it is an investment made primarily to generate a financial yield. The latter will be assessed using the Council's Investment Framework.
- 6.26 The Council will ensure that all the organisation's investments are covered in either the Capital Strategy or Investment Strategy, and will set out, where relevant, the organisation's risk appetite and specific policies and arrangements for non-treasury investments. It will be recognised that the risk appetite for these activities may differ from that for treasury management

- 6.27 To date the Council have not entered any non-treasury investments which are purely to generate a commercial return, neither are there any plans to consider entering into non-treasury investments solely or primarily to obtain a revenue return. However, if an opportunity to do so arose the long term financial impact and the risks inherent to the scheme would be assessed as part of the due diligence process. Where the size of the investment or the risk of the investment required external advice, this will be obtained. Any potential investment entered for a commercial return will require prior Cabinet approval.
- 6.28 The Council does not invest for solely commercial reasons or to generate income to support the revenue budget. Any capital investment entered into to deliver service objectives and/or the placemaking role of the local authority is monitored and reported in line with the Capital Strategy. Capital investments are assessed in terms of their contribution to deliver the following objectives:
- Additional Council Tax
 - Increased Jobs
 - Improved Council Services
 - Income Generation
 - Increased Housing
 - Energy Reductions
- Further information can be obtained from the Council's Capital Strategy at the following link: <http://vmgovintweb/ieListDocuments.aspx?CId=138&MId=2001>
- 6.29 The Council maintains a schedule setting out a summary of existing material Investments, subsidiaries, joint ventures and liabilities including financial guarantees and the organisation's risk exposure, which is attached at Appendix 8.

Internal Investment Strategy

- 6.30 The Strategic Director, Corporate Resources will monitor the interest rate market and react appropriately to any changing circumstances.
- 6.31 The Council takes the view that bank rate is forecast to increase steadily but slowly over the next few years to reach 2.00% by quarter1 2022. Bank rate forecasts for financial year ends are 2018/19 0.75%, 2019/20 1.00%, 2020/21 1.50% and 2021/22 2.00%.
- 6.32 The overall balance of risks to economic growth in the UK is probably neutral. The balance of risks to increases in Bank Rate and shorter term PWLB rates, are probably also even and are dependent on how strong GDP growth turns out, how slowly inflation pressures subside and how quickly the Brexit negotiations move forward positively.
- 6.33 The Council will avoid locking into longer term deals while investment rates are down at historically low levels. Long term deposits, beyond 365 days, will only be used where minimal risk is involved and the counterparties are considered to be supported by the UK Government.

Investment Risk Benchmark

- 6.34 The Council will use an investment benchmark to assess the investment performance of its investment portfolio against the 7-day London Interbank Bid Rate (LIBID). The Council is also a member of the Link Asset Services investment benchmarking Group who meet semi-annually. As a member, quarterly reports on comparative performance with other members of the group and the wider Link Asset Services client base are received. The benchmarking return for the group is a reasonable target for the Council, which allows the relative risk appetite to be considered as part of the benchmark.

End of year investment report

- 6.35 By the end of September each year Council will receive a report from Cabinet on its investment activity as part of its annual treasury report.

Policy on use of external service providers

- 6.36 The Council currently uses Link Asset Services as its external treasury management advisers.
- 6.37 It is recognised that responsibility for treasury management decisions remains with the Council at all times and will ensure that undue reliance is not placed upon our external service providers.
- 6.38 It is also recognised that there is value in employing external providers of treasury management services in order to acquire access to specialist skills and resources. The Council will ensure that the terms of their appointment and the methods by which their value will be assessed are properly agreed and documented and subjected to regular review.

Scheme of Delegation

- 6.39 As required by the Guidance Notes for Local Authorities the Treasury Management Scheme of Delegation is detailed in Appendix 3, paragraph 1.3.

Role of the Section 151 Officer

- 6.40 As required by the Guidance Notes for Local Authorities the role of the Section 151 Officer in relation to treasury management is detailed below:
- Recommending the Code of Practice to be applied, treasury management policy/practices for approval, reviewing the same regularly, and monitoring compliance;
 - Submitting regular treasury management policy reports;
 - Submitting budgets and budget variations;
 - Receiving and reviewing management information reports;
 - Reviewing the performance of the treasury management function;
 - Ensuring the adequacy of treasury management resources and skills, and the effective division of responsibilities within the treasury management function;
 - Ensuring the adequacy of internal audit, and liaising with external audit; and
 - Arranging for the appointment of external service providers;
 - Preparation of a capital strategy to include capital expenditure, capital financing, non-financial investments and treasury management;
 - Ensuring that due diligence has been carried out on all treasury and non-financial investments and is in accordance with the risk appetite of the authority;

- Ensure that the authority has appropriate legal powers to undertake expenditure on non-financial assets and their financing;
- Ensuring the proportionality of all investments so that the authority does not undertake a level of investing which exposes the authority to an excessive level of risk compared to its financial resources;
- Ensuring that an adequate governance process is in place for the approval, monitoring and ongoing risk management of all non-financial investments and long-term liabilities;
- Provision to members of a schedule of all non-treasury investments including material investments in subsidiaries, joint ventures, loans and financial guarantees;
- Ensuring that members are adequately informed and understand the risk exposures taken on by an authority;
- Ensuring that the authority has adequate expertise, either in house or externally provided, to carry out the above.

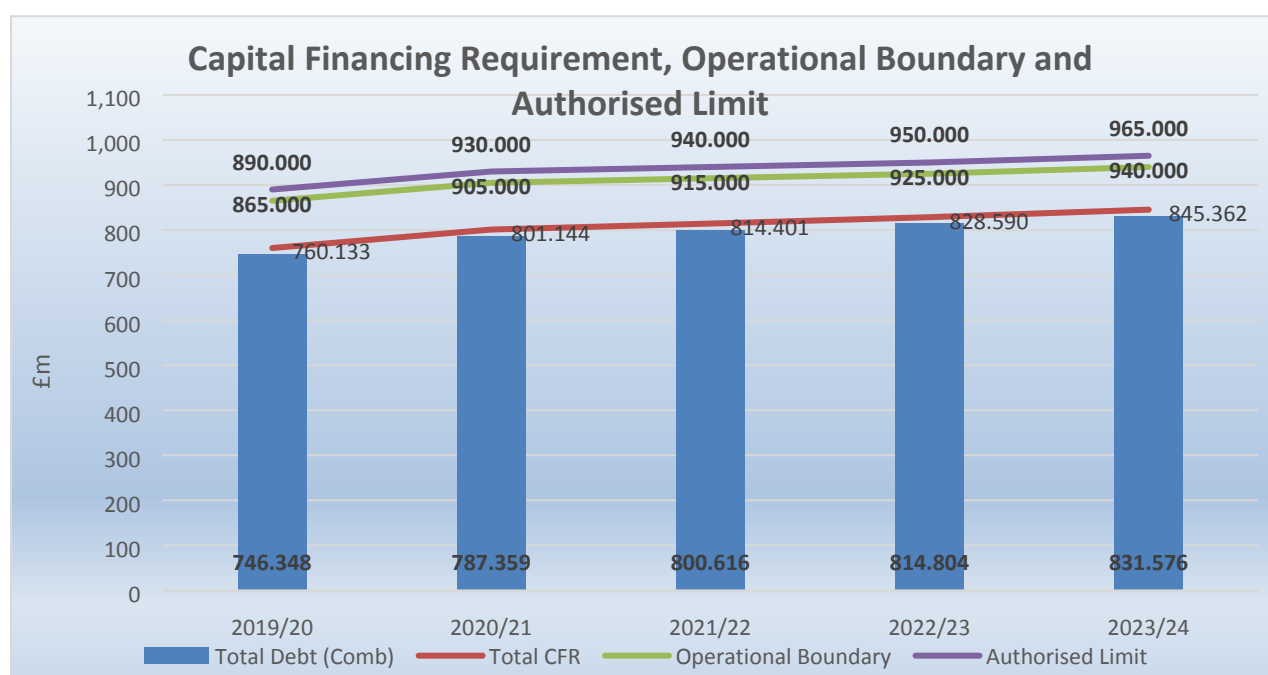
Prudential Indicators –Treasury Management

Authorised Limit for External Debt					
	2019/20 £000	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000
Borrowing	890,000	930,000	940,000	950,000	965,000

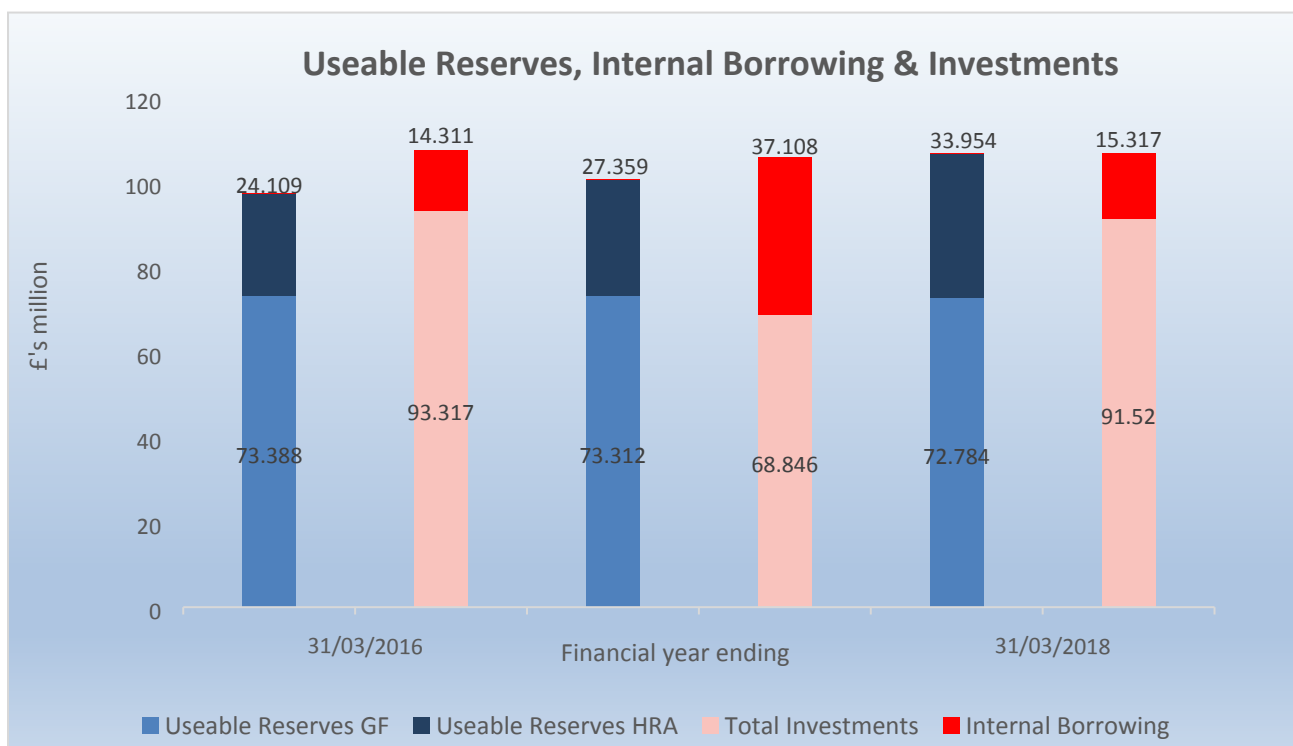
The Authorised Limit for External Debt sets the maximum level of external borrowing that the Council can incur. It reflects the level of borrowing which, while not desired, could be afforded in the short-term, but is not sustainable. It is the Council's expected maximum borrowing need with headroom for unexpected cashflow. The limit also provides scope for the Council to borrow in advance of need.

Operational Boundary for External Debt					
	2019/20 £000	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000
Borrowing	865,000	905,000	915,000	925,000	940,000

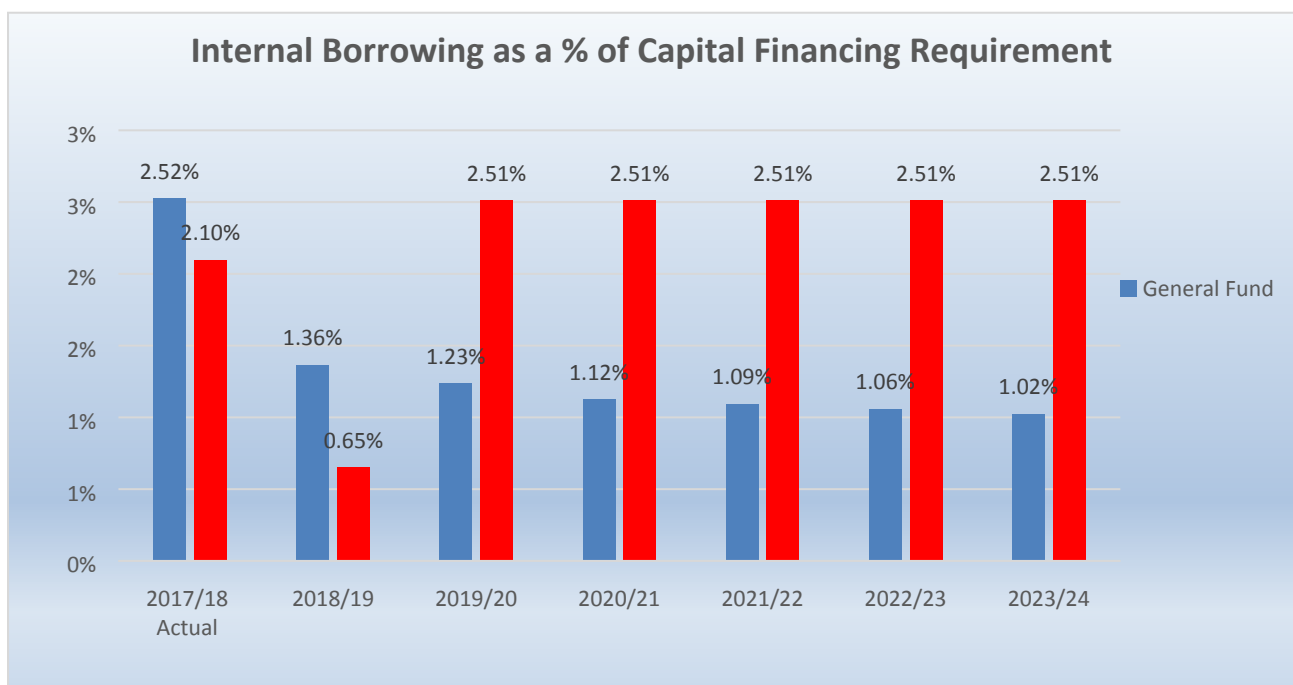
The Operational Boundary for External Debt is based on the probable external debt during the course of the year. It is not a limit and actual borrowing could vary around this boundary for short times during the year. It acts as an early warning indicator to ensure the authorised limit is not breached. Similar, to the authorised limit it also provides scope for the Council to borrow in advance of need



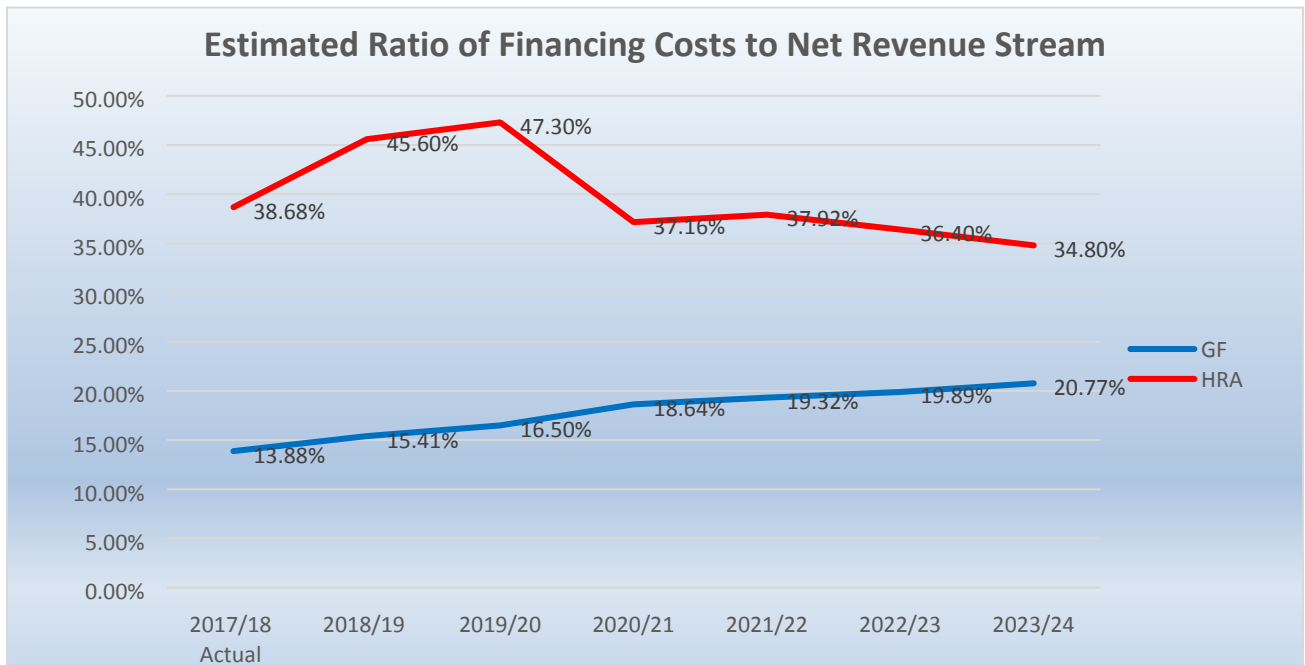
Capital Financing Requirement (CFR) shows the Council's capital borrowing requirement. Any gap between the CFR and the total debt highlights the potential to borrow further if the cashflow and treasury management position dictate.



The internal Borrowing position represents the level to which reserves, and balances have temporarily been used to support borrowing positions and therefore the reserves will not be backed by cash in the bank.



Internal borrowing as a percentage of the Council's underlying borrowing requirement reflects the Council's exposure to interest rate movements and the element of borrowing that is being undertaken at variable rates (i.e. rates equivalent to the lost interest on investment income).



Ratio of financing costs to net revenue stream – financing costs must be met before any services have been delivered. Higher financing costs leaves less available to provide services.

Treasury Indicators

Upper and Lower Limits for the Maturity Structure of Fixed Rate Borrowings		
	Upper Limit	Lower Limit
Under 12 months	25%	0%
12 months and within 24 months	25%	0%
24 months and within 5 years	25%	0%
5 years and within 10 years	25%	0%
10 years and within 20 years	30%	0%
20 years and within 30 years	30%	0%
30 years and within 40 years	50%	0%
40 years and within 50 years	50%	0%
50 years and above	50%	0%

Upper and Lower Limits for the Maturity Structure of Variable Rate Borrowings		
	Upper Limit	Lower Limit
Under 12 months	30%	0%
12 months and within 24 months	15%	0%
24 months and within 5 years	15%	0%
5 years and within 10 years	15%	0%
10 years and within 20 years	15%	0%
20 years and within 30 years	15%	0%
30 years and within 40 years	15%	0%
40 years and within 50 years	15%	0%
50 years and above	15%	0%

Upper Limit on Amounts Invested Beyond 365 Days					
	2019/20 £000	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000
Investments	15,000	15,000	15,000	15,000	15,000

Specified Investments (All Sterling Denominated)

Investment type	Share/ Loan Capital	Repayable/ Redeemable within 12 months	Security / Minimum Credit Rating	Capital Expend- iture	Circumstance of use	Maximum period
Term deposits with the UK Government or with UK local authorities (i.e. local authorities as defined under Section 23 of the 2003 Act) with maturities up to 365 days.	No	Yes	High security although LA's not credit rated. <i>See appendix 3 Creditworthiness Policy</i>	No	In-house	365 days
Term deposits with credit-rated deposit takers (banks and building societies), including callable deposits with maturities up to 365 days.	No	Yes	Secure Varied minimum credit rating <i>See appendix 3 Creditworthiness Policy</i>	No	In-house	365 days

Short Term Money Market Funds The majority of these funds are instant access and therefore do not have a maturity date.	No	Yes	Secure Varied minimum credit rating <i>See appendix 3 Creditworthiness Policy</i>	No	In-house	The investment period is subject to liquidity and cash flow requirements. It is assumed that funds are placed overnight and will be returned and reinvested the next working day (although no actual movement of cash may take place).
Standard Money Market Funds and Ultra Short Duration Funds 3-day notice cash plus fund These funds require three-day notice for withdrawals and therefore do not have a maturity date.	No	Yes	Secure Varied minimum credit rating <i>See appendix 3 Creditworthiness Policy</i>	No	In-house	The investment period is subject to liquidity and cash flow requirements. Notice required is three days, however it is the intention to leave these funds for terms longer than other money market funds to achieve greater returns.

Non-Specified Investments (All Sterling Denominated)

Investment type	(A) Why use it (B) Associated risks	Share/ Loan Capital	Repayable/ Redeemable within 12 months	Security / Minimum credit rating	Capital Expenditure	Circumstance of use	Max % of overall investments	Maximum maturity of investment
Rated deposit takers (banks and building societies) which do not meet the Council's "high" credit rating	(A) To improve ability to place smaller amounts (B) Greater risk than "high" credit rating counterparties but advance warning by rating agency of potential problems. The Council has fully considered this investment category and set appropriate investment and maturity limits in order to minimise risk.	No	Yes	Secure Varied minimum Credit rating <i>Minimum: Long term A- Short term F1</i>	No	In-house	Total not high rated deposits as a proportion of total investments 75%	6 months (but set on an individual counterparty basis)
Term deposits with UK Government, UK Local Authorities or credit rated banks and building societies, with maturities over 1 year	A) To improve the ability to "lock in" at times of high interest rates to secure a higher return over a longer period should rates be forecast to fall. B) Lower liquidity and greater risk of adverse interest rate fluctuations. The Council has fully considered this investment category and set appropriate investment and maturity limits in order to minimise risk.	No	No	Secure Varied minimum credit rating	No	In-house	Total investment per Counterparty 20%	3 years

Certificate of Deposits issued by banks and building Societies	<p>A) Provides additional counterparties, as many banks do not want to take fixed term cash deposits.</p> <p>B) Credit risk could change but if adverse there is an option to sell onto a secondary market.</p> <p>The Council has fully considered this investment category and set appropriate investment and maturity limits in order to minimise risk.</p>	No	Yes	<p>Secure</p> <p>Varied minimum</p> <p>Credit rating</p> <p><i>Minimum:</i></p> <p><i>Fitch</i></p> <p><i>Long term</i></p> <p><i>A-</i></p> <p><i>Short term</i></p> <p><i>F1</i></p>	No	In-House	20%	12 months (but set on an individual counterparty basis)
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Maximum Maturity Periods and Amounts

Organisation	Criteria	Max Amount*	Max Period
High Rated (Specified Investments – High rated and up to 365 days see Appendix 5)	Minimum Fitch rating of F1 short term and A long term. Moody's minimum rating of P1 short term backed by A2 long term and S&P minimum rating of A1 short term and A long term.	£20m (Gov't Backed, otherwise £15m)	3 years
Foreign Banks	Must meet the minimum high rated criteria above and have a minimum sovereign rating of AA+	£15m country limit	365 Days
Non-High Rated	Minimum Fitch rating of F1 short term and A- long term. Moody's minimum rating of P1 short term backed by A3 long term and S&P minimum rating of A1 short term and A- long term.	£10m	6 months
UK Local Authorities	(i.e. local authorities as defined under Section 23 of the 2003 Act) Each investment is considered on an individual basis	£10m	3 years
Short-Term Money Market Funds (Same day settlement)	AAA mmf fund rating or equivalent with assets >£1bn	£10m	Overnight
Standard Money Market Funds and Ultra-Short Duration Funds (Trade plus 3-day settlement)	AAAf fund rating or equivalent, backed up with lowest volatility rating (S1) or equivalent with assets > £0.75bn	£10m	3 days

* Restricted to a maximum of either 40% or 20% of total investments depending on the counterparty.

This list is based on those countries which have non-UK sovereign ratings of AA+ or higher at 15/01/19.

AAA

- Australia
- Canada
- Denmark
- Germany
- Luxembourg
- Netherlands
- Norway
- Singapore
- Sweden
- Switzerland

AA+

- Finland
- Hong Kong
- U.S.A.

Investment	Latest Balance	Notes
SCAPE System Build Ltd	784,000.00	17% shareholding in SCAPE
Ncle International Airport	11,583,020.00	13.33% shareholding in Newcastle Airport
Hospital Of King James	74,494.76	Loan Balance @ 21/09/18
Long Term loan Keelman	11,916,536.63	Loan Balance @ 31/12/18
Long term loan CAB	537,583.90	Loan Balance @ 31/01/19
Loan to Trading Company	4,019,000.00	Loan Balance @ 21/02/19
Newcastle Airport Long Term Loan notes	10,298,654.00	Loan Notes - Interest paid bi annually - principal repayment due 2032
Soft Loans	413,396.05	Northern Music Trust - soft loan

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TITLE OF REPORT: **Management of Violence and Aggression towards Employees Policy**

REPORT OF: **Mike Barker, Strategic Director, Corporate Services & Governance**

Purpose of the Report

1. To request that Cabinet recommends to Council approval of the new Management of Violence and Aggression towards Employees Policy (LCS-HS-26) covering all Council employees and others affected by the Council's work activities.

Background

2. Health and safety law applies to risk from violence, just as it does to other risks from work. Under the Health and Safety at Work etc Act 1974, employers have a legal duty to ensure, so far as it is reasonably practicable, the health, safety and welfare at work of their employees. This is reinforced through The Management of Health and Safety at Work Regulations 1999 where employers must consider the risks to employees (including the risk of reasonably foreseeable violence); decide how significant these risks are; decide what to do to prevent or control the risks; and develop a clear management plan to achieve this.
3. The delivery of public services will always involve a degree of potential risk. It is important, however, that the Council, wherever possible, eliminates such risks, or minimises them by being proactive in the management of risk.
4. Having a policy that sets a clear direction for the organisation to follow is one of the key elements of health and safety management.
5. An effective health and safety management system will contribute towards:
 - Providing a safe and healthy working environment
 - Ensuring compliance with statutory requirements
 - Minimising financial losses which arise from unplanned events
 - Ensuring a systematic approach to the identification of risks and the allocation of resources to control them
6. The Cabinet must ensure that the Chief Executive has in place an effective health and safety management system and that, decision making systems allow for health and safety implications to be given appropriate and proper consideration.
7. The Chief Executive has overall responsibility for health and safety and must have an effective management structure and arrangements in place to deliver the policy.

8. Strategic and Service Directors will be responsible for providing leadership and implementing the policy within their service responsibilities.
9. Once the policy has been implemented, it will be important to measure, audit and review performance.

Proposal

10. The Management of Violence and Aggression towards Employees Policy as proposed in Appendix 2 has been developed to demonstrate the Council's commitment to ensuring the health, safety and welfare of all its employees, and as an umbrella document to reinforce information given to employees in other guidance documents. It is proposed that the Council adopts the revised policy.

Recommendation

11. It is recommended that the attached draft policy is agreed by Cabinet and referred to Council for approval.

For the following reason:

To comply with the legal requirements to manage the risks from violence and aggression in the workplace and have a corporate policy to demonstrate commitment.

Policy Context

1. The adoption of the policy will directly contribute to the Corporate Risk Management Strategy and the Occupational Health and Safety Strategy. It will also allow the Council to support objectives within Vision 2030 and the Thrive agenda.

Background

2. The Council recognises that good health and safety management supports the delivery of our services for the people of Gateshead. As part of the overall risk management process and culture, good health and safety management will help reduce injury and loss, help promote a healthy workplace and help protect all who are affected by the Council's activities.
3. By having an up to date effective policy, it sets a clear direction for the Council to follow and will contribute to aspects of business performance as part of a demonstrable commitment to continuous improvement.
4. The Council manages a wide portfolio of services for a Borough of 202,400 people. Some of these services may involve a potential significant risk of harm to our staff, our partners or the public. To prevent injury and ill health, the Council's objective is a positive health and safety culture and we are committed to the principles of sensible risk management and compliance with our legal obligations.
5. To achieve this, we have implemented a safety management system that involves all staff and considers our partners as well. We retain specialist advisors and train managers and staff to understand and control the risks that arise from our service to the community.

Consultation

6. The Leader, recognised non-teaching trade unions and members of the Corporate Health and Safety Committee have been consulted regarding the revision of the policy.

Alternative Options

7. There is a legal requirement under the Health and Safety at Work etc. Act 1974 to protect the health, safety and welfare of employees. The development of a specific policy covering the Management of Violence and Aggression towards Employees gives a strong message of the Council's commitment to employees. Therefore, no alternative options have been considered.

Implications of Recommended Option

8. **Resources:**
 - a) **Financial Implications** – The Strategic Director, Corporate Resources confirms that implementing the Management of Violence and Aggression towards Employees Policy will be accommodated from within existing resources. Improvements in health and safety performance will reduce the

number of successful claims for compensation for injury/ ill health, contribute to a reduction in sickness absence, and reduce the risk of fines resulting from prosecution.

- b) **Human Resources Implications** – The policy will help to ensure that the Council is a safe and healthy place to work.
- c) **Property Implications** – There are no property implications arising from the recommendations within this report.

- 9. **Risk Management Implications** – There are no risk management implications arising from recommendations within this report.
- 10. **Equality and Diversity Implications** – There are no equality and diversity implications.
- 11. **Crime and Disorder Implications** – There are no crime and disorder implications.
- 12. **Health Implications** - The policy will help to minimise or address work related health issues.
- 13. **Sustainability Implications** - There are no sustainability implications.
- 14. **Human Rights Implications** – There are no direct implications, although the proposal will support employees’ existing rights to a safe and healthy working environment.
- 15. **Area and Ward Implications** - There are no area or ward implications.
- 16. **Background Information**

Preventing Workplace Harassment and Violence – Joint guidance implementing a European social partner agreement – Health and Safety Executive resource.

UNISON’s Violence at Work Charter ‘End Violence at Work’

Management of Violence and Aggression towards Employees Policy (LCS-HS-26)

Everyone who works for the Council is encouraged to read this policy and consider how they can contribute to achieving its aims.

Introduction			
<p>Gateshead Council's activities involve contact with a wide range of people facing challenging circumstances. Incidents of violence and aggression can occur from numerous sources both internal and external and can arise for a variety of reasons.</p> <p>For the purposes of this policy Violence at Work is defined by the HSE as: "Any incident, in which an employee is abused, threatened or assaulted by a member of the public (including, clients and pupils etc.) in circumstances relating to their work".</p>			
Policy statement			
<p>The Council recognises that violence, aggression, intimidation, assault, and abuse are unacceptable and is committed to managing and providing a safe and secure working environment.</p> <p>The Council is committed to ensuring the health, safety and welfare of all its employees.</p> <p>To achieve this the Council has the following key objectives:</p>	<ul style="list-style-type: none">• as a minimum, to comply with requirements of relevant legislation;• to identify hazards, assess risks and manage those risks;• to ensure that employees (and others, as appropriate) are adequately informed of the identified risks and, where appropriate, receive information, instruction, training and supervision;	<ul style="list-style-type: none">• to support all employees who are subjected to this type of behaviour. Where appropriate, this may include prosecuting perpetrators of violence / aggression towards Council employees and provide victims of violence or aggression with counselling support;• to monitor and review the effectiveness of the safety management systems and arrangements then where appropriate, implement improvements.	
	Councillor Martin Gannon Leader of the Council		Sheena Ramsey Chief Executive

Responsibilities	Requirements	
<p>Councillors have overall responsibility for considering the Council's 'Management of Violence and Aggression to Employees Policy'.</p> <p>The Chief Executive has responsibility for ensuring that the Council's 'Management of Violence and Aggression to Employees Policy' is implemented effectively by Strategic Directors.</p> <p>Corporate Management Team (CMT) shall: provide strategic direction by endorsing and enabling implementation of 'Management of Violence and Aggression towards Employees Policy.'</p> <p>Strategic Directors together with their Group Management Teams are responsible for establishing their own arrangements for: the safety of all Council employees by ensuring that arrangements are in place to implement, monitor and review this policy and make effective arrangements to minimise the risk of violence at work.</p> <p>All Employees (and volunteers) are responsible for their own safety and for following the Council's guidance and systems for the management of Violence and Aggression.</p> <p>Corporate Health and Safety Team To assist the Council, the health and safety officers will provide competent advice and make recommendations to CMT on the development of the health and safety procedures to be used in conjunction with this policy.</p> <p>Employee Consultation Employees or their representatives will be consulted on the arrangements to control significant risks and to comply with the relevant legislation. This will be done informally by managers and supervisors in the workplace and formally through the Council's joint consultative arrangements, where health and safety will be a standing item on agendas or where appropriate, through health and safety committees or forums.</p>	<p>The Council will ensure:</p> <ul style="list-style-type: none">• Early recognition and assessment of the risk to employees and others affected by the council's undertaking when violence or aggression could be reasonably foreseeable• Where significant risks are identified, suitable control measures are put in place to remove or reduce those risks and establish effective communication and monitoring thereof• It incorporates the process and assessment results into management activities i.e. supervision, 1:1s, appraisals, competencies, performance management, team meeting agendas and other procedures/management systems• That all violence & aggression incidents are reported and investigated as appropriate, to improve safety and prevent recurrences• Effective communication between management and their staff are maintained to raise awareness of violence and aggression risks• Individual responsibility is encouraged at all levels to recognise and inform management of hazards and risks associated with violence and aggression• Warning markers of individuals known to present a potential risk due to violent or abusive behaviour towards the council's employees will be maintained• Where appropriate the person(s) responsible for the violent or abusive behaviour are informed that this behaviour is not acceptable and that they have been put on the Councils Corporate Warning Alert System (CWAS)• Employees who may be at risk of violence & aggression at work will have direct, or indirect access to the CWAS through their line manager, especially those lone working and interfacing with service users and the public• The CWAS will include a procedure to inform those on the list of the reasons for inclusion and to provide an appeals process• It reviews all acts of violence and aggression towards employees and where appropriate refer to the police	<ul style="list-style-type: none">• Employees, service users and the public are made aware that intimidation and violence against employees is unacceptable and that the Council is determined to continually address the issue• Employees are aware of the support systems available including counselling, legal advice etc. where appropriate for employees affected by incidents of violence and aggression. <p>Training</p> <ul style="list-style-type: none">• Training in personal safety will be made available to all employees that encounter clients, public and visitors, where a risk assessment identifies a significant risk of violence/aggression.• More in depth details on the level of information, instruction and training provided is given in the 'Management of Violence and Aggression towards Employees – Policy supporting guidance' (LCS-HS-79). <p>Support and Counselling</p> <ul style="list-style-type: none">• This policy covers the promotion of a positive supportive framework by the Council to assist staff and managers who have been affected by incidents of violence and aggression to cope with the effects of such incidents.• When supporting victims of violence or aggression managers and employees should consider support options that are available within the council where appropriate: such as counselling via the Occupational Health Service. Further information can be found in 'Employee Counselling Service' LCS-HS-87' <p>Monitoring and review</p> <ul style="list-style-type: none">• Monitoring the policy and its implementation will be undertaken within individual groups• The operation of this policy will be kept under review and such changes will be made to the policy as deemed appropriate following necessary consultation with the trade unions. <p>This policy has immediate effect. The policy will be reviewed 3 yearly unless there is change to legislation or best practice.</p>

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REPORT TO CABINET
19 March 2019

TITLE OF REPORT: Localism Act 2011 – Pay Accountability
Pay Policy Statement 2019-20

REPORT OF: Mike Barker, Strategic Director, Corporate Services &
Governance

Purpose of the Report

1. To agree a revised pay policy statement, for approval by the Council, as set out in Appendix 2 to this report.

Background

2. Section 38(1) of the Localism Act 2011 requires local authorities to produce an annual pay policy statement. The policy must be approved by full Council before 31 March each year, but it may be amended by Council during the course of the year.
3. Whilst there is no set format to which the policy statement must conform, Chapter 8 of the Localism Act is prescriptive in determining the elements that must be included. It also provides for statutory guidance to be issued by the Secretary of State, to which authorities must have regard when preparing their policies.
4. The policy must be published on the Council's website and be applied particularly when the Council sets the terms and conditions for Chief Officers.
5. The Council's Pay Policy reflects the statutory requirements and in its development the guidance issued by the Department for Housing, Communities and Local Government under Section 40 of the Act has been duly considered. It has been reviewed and updated since first agreed by Council on 22 March 2012, with the last amendments approved on 5 February 2019.
6. Low pay continues to be a matter of focus and debate both nationally and regionally. The statutory National Living Wage (NLW) for employees aged 25 and above which was introduced on 1 April 2016 will increase to £8.21 per hour with effect from 1 April 2019. It is projected to rise to at least £9 per hour (possibly up to £9.35) by 2020. The UK Living Wage, as promoted by the Living Wage Foundation, rose to £9 per hour outside London with effect from November 2018.
7. The Pay Policy also sets out the Council's approach to applying market supplements to address recruitment and retention issues to ensure they are appropriate to the circumstances and their necessity is evidenced.
8. The 2018-2020 NJC pay agreement includes the introduction of a new national pay spine effective from 1 April 2019. The intention of the new pay spine is to give some headroom from the National Living Wage (NLW) rate and deal with the

compacting of differentials at the lower end of the pay spine. Given the ongoing financial pressures it is proposed the Council implements the new national pay spine and applies the 2019 pay award only, assimilating the current pay structure directly into the new one without making any further fundamental changes to the pay and grading structure.

9. From the 1 April 2019 the Council's lowest grade (£9.18 per hour) will continue to be well above the 2019 National Living Wage (NLW) rate of £8.21, and also above the current UK Living Wage rate of £9 per hour. This enables the Council to refer to itself as an employer who matches pay rates with the UK Living Wage. The new pay spine is shown in Appendix 3.
10. It has not been possible to reach agreement with the trade unions and they remain unwilling to support the proposal to implement the pay spine without any fundamental changes. Unison want a pay spine that has the same number of increments across all grades as there are now (N.B. grade A is currently a spot salary), providing all employees with an opportunity to progress. GMB want to see some progression opportunity at the lower end not an increase in the inequality between the lower and higher grades. However, this is unaffordable, although the Council acknowledges that the position should be kept under regular review and the potential for 'wage drift' monitored. A commitment has been given to the trade unions to work in partnership to consider how the Council can address their concerns, as detailed in paragraphs 4 and 5 of Appendix 1.

Proposal

11. The Pay Policy as proposed in Appendix 2 covers all elements of the legislation set out under main headings that are intended to demonstrate the consistency in the Council's approach to pay across the workforce and to highlight any differences. Those main headings are:
 - General principles regarding employee pay
 - Lowest paid employees and chief officers (and including the relationship between median pay and highest pay)
 - Governance arrangements and development of pay structures
 - Payment for additional duties and work outside the Council
 - Termination payments

Recommendation

12. It is recommended that the attached draft policy is agreed by Cabinet and referred to the Council for approval at its meeting on 21 March 2019;

For the following reason:

To comply with the requirements of the Localism Act 2011.

Policy Context

1. The annual publication of a pay policy statement for the year 2017/18 is a requirement of Chapter 8 of the Localism Act 2011, which aims to bring greater transparency to pay in the public sector.

Background

2. The Council's approach to pay has been determined by reference to collective bargaining structures, national and local agreements, and job evaluation in the context of its recruitment markets. The Pay Policy Statement 2019-20 incorporates the key principles which underpin these arrangements.

Consultation

3. The Council's recognised non-teaching trade unions have been consulted on the Pay Policy. In implementing the new pay spine regard has been had to some key principles including that no employee should suffer a detriment to their salary as a consequence of implementation (as requested by the trade unions) and proposals must be affordable. The trade unions further comments are incorporated into this covering report.
4. The trade unions do not support the proposal to implement the pay award only without making any further changes to the pay spine. They will not support a pay structure that does not address salary differentials and has an increased number of spot salaries. They also believe that there are equality issues with the proposed pay structure (and resulting spot salaries) as 72.8% of jobs on grades A to C are held by women. They argue that this predominantly female group will have no opportunity to progress within their own grade, compared to employees at grade D and above who can progress within their own grade, and claim that this is therefore discriminatory. Unison want a pay spine that has the same number of increments across all grades as there are now (N.B. grade A is currently a spot salary) providing all employees with an opportunity to progress. Unison's response to the proposal is shown in Appendix 4. Managements response to the trade unions in shown in Appendix 5.
5. GMB want to see some progression opportunity at the lower end not an increase in the inequality between the lower and higher grades. They also have concerns around the council's commitment to pay progression and career opportunities at the lower end when compared to higher graded employees. As well as the increments within grades higher up the payscales there are far more career grades in place for higher paid employees augmenting the disparity and inequality within the pay spine. There are also more successful (and management supported) regrading applications for higher paid employees than those at the lower end. These jobs seem to be assessed more on cost (particularly large groups) rather than merit and fairness. The Cabinet report states that the intention of the new pay spine is to deal with the compacting of differentials at the lower end of the pay spine, however, GMB believe that the Council is discounting this objective, citing cost over fairness and that this is an opportunity disregarded.

6. The proposal put forward - i.e. implementation of the nationally agreed pay award and revised pay spine only (which is the minimum the Council is required to do) - the aim of which is to lift lower paid employees out of poverty and over the UK Living Wage, is a proportionate means of achieving that aim in a fair and affordable way, which takes into account the very real financial constraints that the Council continues to face.
7. A commitment has been given to the trade unions that we will work in partnership with them to develop terms of reference to take action to address low pay; provide progression and career opportunities at the lower end of the pay scale; and, to fundamentally review our pay and grading structure by benchmarking salaries across the region.

Alternative Options

8. The publication of a pay policy statement is a legal obligation under the Localism Act 2011.

As to alternative options, in terms of enhancement and/or adjustment to the national pay spine, various options, including those suggested by the unions, have been costed and considered but in light of continuing financial constraints are currently considered to be unaffordable.

Implications of Recommended Option

9. **Resources:**

- a) **Financial Implications** – The Strategic Director, Corporate Resources confirms that the financial implications arising from this report have been considered and accounted for within the framework of the Medium Term Financial Strategy.
- b) **Human Resources Implications** – The Council's Pay Policy and practice is designed to recruit, reward, motivate and retain as necessary employees with the skills and attributes required to deliver Council services. It is part of the Council's overall human resources policy framework, through which it aims to be an exemplary employer.
- c) **Property Implications** – there are no property implications arising from the recommendations within this report.

10. **Risk Management Implications** - The changes in the Council's Pay Policy statement as recommended in the report are relatively minor and are not considered to introduce any new risk.
11. **Equality and Diversity Implications** – Fair pay and reward are fundamental to the Council's approach to employment. The Council's use of equalities-tested job evaluation schemes, Trade Union representation in collective bargaining, and application of consistent pay principles throughout the organisational structure ensure that Equality and Diversity issues are properly taken into account.

The Council's pay structure for staff was specifically introduced to address historical pay anomalies and minimise the risk of equal pay claims. The pay structure has since then been amended to support the Council's aspirations to address pay issues for the lowest paid employees, who are predominantly female.

An Equality Impact Assessment has been undertaken to analyse the impact of the proposal against the 9 protected characteristics. The proposed pay spine will be applied equally to all staff and results in significant increases to the salaries of the Council's lowest paid employees. However, a consequence of implementation of the new pay spine without amendment is the loss of increments at the lowest grades A-C and the introduction of spot salaries at these grades. Employees at those grades, while seeing a greater percentage salary increase than higher paid employees, will nonetheless have no opportunity to progress within their own grades. Due to our workforce profile this is likely to impact female employees the most. However, the implementation of the pay spine as proposed, the aim of which is to lift lower paid employees out of poverty and over the UK Living Wage, is considered a proportionate means of achieving that aim in a fair and affordable way, which takes into account the very real financial constraints that the Council continues to face. . The impact will need to be monitored and reviewed and this will be carried out on a regular basis. The Equality Impact Assessment can be found in the Council's online papers.

12. **Crime and Disorder Implications** – There are no crime and disorder implications.
13. **Health Implications** - There are no health implications.
14. **Sustainability Implications** - There are no sustainability implications.
15. **Human Rights Implications** - There are no human rights implications.
16. **Area and Ward Implications** - There are no area and ward implications.
17. **Background Information**
Gateshead Council's pay policy 2013/14, 2014/15, 2015/16, 2016/17, 2017/18 and 2018/19.



Gateshead Council

Pay Policy Statement 2019/20

Introduction

1. This document sets out Gateshead Council's pay policy in relation to the remuneration of its staff in accordance with section 38(1) of the Localism Act 2011. The policy reflects the Council's consideration of the Guidance issued by the former Department for Communities and Local Government under Section 40 of the Act and is subject to review and changes approved by the Council. The policy will be published on the Council's website as soon as reasonably practicable after approval or amendment.
2. The key principles of the Council's pay policy are set out below and are effective from 1 April 2019. The policy includes commentary upon:
 - The general principles that underpin the Council's approach to its pay policy;
 - Definitions of the 'lowest paid employees' and 'chief officers' for the purposes of pay comparison;
 - The relationship between the remuneration of chief officers, average pay, and the remuneration of the lowest paid employees; and
 - The re-employment of former employees who left the Council with enhanced retirement and redundancy benefits.
3. The policy also includes discretion for the Strategic Director, Corporate Services & Governance, in the interpretation and application of nationally agreed terms and conditions of employment to Gateshead Council employees.
4. The arrangements set out within this document do not extend to those members of staff who are employed within schools, which are matters for the schools' discretion.
5. The salaries quoted in the pay policy reflect the current NJC Green Book pay award which will be implemented with effect from 1 April 2019 as follows:
 - The pay award for 2019 is a 2% increase of salary for SCPs 23 (formerly SCP 28) and above with bottom-loading for SCPs 1 - 6 (formerly SCPs 6 -28).
 - A revised national pay spine to address the compacting of differentials at the lower end of the pay spine based on the following:
 - A bottom rate of £9.00 per hour
 - 'Pairing off' old SCPs 6-17 to create new SCPs 1-6
 - Equal steps of 2% between each new SCPs 1 to 21 inclusive (equivalent to old SCPs 6-28 inclusive)

The Council's revised pay scale is shown at Annexe 1.

General principles regarding employee pay

6. This pay policy provides a basis on which Gateshead Council can compete in labour markets at all levels and for all roles, enabling the Council to attract, retain, and fairly reward people with the knowledge, experience, skills and attributes that are essential to the effective delivery of services to residents, businesses, and other stakeholders in Gateshead.
7. Gateshead Council is mindful of its obligations as an equal opportunities employer, and wants to ensure that people are treated fairly and with respect in all its activities and processes. The Council aims to be an organisation that recruits and retains a diverse and skilful workforce from the local community and beyond, and its approach to the pay and conditions of its workforce is intended to support this objective.
8. In supporting the aim of ensuring equality and transparency in its pay practices, the Council recognises the role of trade unions and employee representatives in consultation and negotiation within a process of free collective bargaining. It supports the national machinery for negotiation of terms and conditions of employment and applies the agreements reached in the various Joint Councils.
9. The Strategic Director, Corporate Services & Governance, following consultation with the Leader of the Council, the Strategic Director, Corporate Resources, and (if deemed appropriate by him/her) having taken advice from the LGA and/or Employers' Organisation, has the discretion to interpret and apply national agreements if the subject matter is not specifically covered by the pay policy.
10. Gateshead Council's main (NJC) pay and grading structure has been developed by creating grades around the national 'spinal column' of salary points. The grades allocated to particular posts in Gateshead Council are determined by job evaluation (JE) of the posts, with jobs of the same JE size being allocated to the same grade.
11. The Council's graded pay structures include scope for service-based incremental advancement in every case except for the Chief Executive, who is paid a spot salary of £168,014, and employees at Grades A (SCP 2), B (SCP 3) and C (SCP 4), who are paid a spot salary of £17,711, £18,065 and £18,426 respectively. For all other employees, increments are paid on 1st April each year until they reach the top of their grade, subject to the following qualifications:
 - Increments may be accelerated within an employee's grade at the discretion of the authority (exercisable by the Strategic Director, Corporate Services & Governance at the request of the employee's Service or Strategic Director) on the grounds of special merit or ability, subject to the maximum of the grade not being exceeded.
 - An increment may be withheld by a Service Director following an adverse report on an employee. Any withheld increment may be paid subsequently if the employee's services become satisfactory.
 - Employees with less than six months' service in the grade by 1 April are granted their first increment six months after their appointment, promotion or re-grading: except where their salary on the 1 April would be less than one SCP in excess of the salary they would have received on that day had they remained on their previous grade, when they will be entitled to their increment on 1 April.

12. New appointments are subject to the Council's recruitment and selection policies and will generally be made at the bottom spinal column point of all pay bands unless there are special circumstances that objectively justify payment at a higher level within the grade, as determined by the Strategic Director, Corporate Services & Governance. An example would be where the appointment is made at a higher level within the grade in order to show a material improvement upon the employee's previous salary, where appropriate.
13. The Council operates a recruitment and retention allowances policy which is shown at annexe 2. This allows a market supplement to be applied on top of basic salary in order to attract applicants of the right calibre, and to retain employees with necessary skills and experience. A market supplement can only be approved by the Strategic Director, Corporate Services & Governance and is subject to review.
14. In the event of any employee securing a higher-graded post via internal promotion/recruitment and there being an overlap of spinal column points between their current post and bottom point of the newly secured position, the Council will generally pay salary on a higher spinal column point.
15. Arrangements exist to protect for a limited period the basic pay of employees who are appointed for various reasons to posts with a lower substantive salary. These arrangements are set out in the Council's policies covering redundancy, re-structuring, redeployment, ill health and disability, and bullying and harassment.
16. There may from time to time be situations where employees are transferred into the Council from other organisations which have different pay and conditions. The employees' terms and conditions on transfer may be subject to protection under TUPE or TUPE-like arrangements, and as such may be outside the Council's main pay structure until such time as it is possible for them to be integrated.
17. Various pay enhancement arrangements are in place to reflect non-standard working patterns at a local operational level or in recompense for taking on additional duties and responsibilities.
18. The Council does not operate performance bonus payment schemes at any level of the organisation.

The Minimum Wage; the National Living Wage; and the UK Accredited Living Wage - Lowest Paid Employees and Chief Officers

Minimum Wage, National Living Wage, UK Accredited Living Wage:

19. The statutory Minimum Wage for employees over 21 is £7.70 per hour; the statutory National Living Wage (NLW) for employees aged 25 is £8.21 per hour from 1 April 2019.
20. The Council remains committed to reviewing low pay and as a result of implementing the new national pay spine and applying the 2019 pay award the Council is as an employer who matches pay rates with the UK Living Wage as the Council's lowest grade (£9.18 per hour) is above the current UK Living Wage rate outside of London of £9 per hour.

Lowest-paid employees:

21. 'Lowest paid employees' is defined as those full-time employees in jobs paid at Grade A at spinal column point 2. It excludes apprentices, whose pay remains subject to other regulations or conditions, and has specific treatment under this policy.
22. Spinal column point 2, at £9.18 per hour from 1 April 2019, is £0.97 per hour more than the National Living Wage and £0.18 per hour more than the UK Accredited Living Wage (outside London).
 - Annual salary at Spinal Column Point 2 is currently £17,711.
 - The mode (i.e. most frequently used) salary for full-time employees falls within Grade D, the maximum of which is £19,171.
 - The median average salary for full-time employees, excluding overtime and any other additional payments, is £26,470 (to be updated post pay award).

Chief Officers:

23. 'Chief Officer' is defined in the Localism Act 2011 as:
 - the head of the authority's paid service designated under section 4(1) of the Local Government and Housing Act 1989;
 - the monitoring officer designated under section 5(1) that Act;
 - any statutory chief officer mentioned in section 2(6) of that Act;
 - any non-statutory chief officer mentioned in section 2(7) of that Act; and
 - any deputy chief officer mentioned in section 2(8) of that Act.

Under the above provisions, 'statutory chief officer' includes:

- the person having responsibility, for all statutory purposes (inc. section 151 of the Local Government Act 1972), for the administration of the authority's financial affairs;
- the Director of Children's Services appointed under section 18 of the Children Act 2004;
- the Director of Adult Social Services appointed under section 6(A1) of the Local Authority Social Services Act 1970; and
- the Director of Public Health appointed under section 73A(1) of the National Health Service Act 2006.

'non-statutory chief officer' includes:

- a person for whom the head of the authority's paid service is directly responsible;
- a person who in relation to most of their duties is required to report direct or is directly accountable to the head of paid service and any person who similarly is required to report direct or is directly accountable to the authority or its committees.

24. The Council applies the terms and conditions of the Joint Negotiating Committee (JNC) for Chief Officers to all officers included in paragraph 23, above, and has therefore determined that the following roles identified in the Council's Constitution to be 'chief officers' for the purposes of this policy:

- the Chief Executive
- Strategic Directors
- the Director of Public Health
- the Deputy Strategic Director, Corporate Finance
- Service Directors
- Consultants in Public Health

25. The Chief Executive is paid on a fixed salary point of £168,014p.a.

26. The current ratio of lowest paid employee to highest paid employee is therefore slightly less than 1:10.

27. Strategic Directors are all paid on the same pay band, which is:

Step1	Step 2	Step 3	Step 4	Step 5
£99,844	£104,979	£108,217	£113,787	£119,472

28. All other chief officer posts are paid on one of three pay bands which are:

	Step 1	Step 2	Step 3	Step 4	Step 5
Service Director Band 1	£80,910	£85,071	£89,448	£94,048	£98,884
Service Director Band 2	£66,513	£69,933	£73,531	£77,316	£81,291
Service Director Band 3	£58,517	£61,530	£64,697	£68,022	£71,521

29. Salaries in the pay bands at paragraphs 27 and 28 are subject to any general increase agreed at the JNC for Chief Officers, and in the case of the Chief Executive, the JNC for Chief Executives. A pay increase for the Chief Executive and Chief Officers of 2% was effective from 1 April 2019 and is included in the table above.

30. General increases for other employees are mainly determined by the National Joint Council, although different national bargaining arrangements are in place for a small number of occupational groups such as craft trades, youth & community workers and educational psychologists.

31. It is a recommendation of the DCLG¹ that Full Council should be offered the opportunity to vote before a salary of £100,000 or more is offered in respect of a

¹ Openness and accountability in local pay: Guidance under section 40 of the Localism Act (February 2012)

new appointment. In Gateshead, all new appointments to chief officer posts are made in accordance with the pay bands identified within this statement, which includes those in excess of £100,000. Any proposed variation to the application of this policy in this regard (or of the Recruitment and Retention Policy) will be reported to Full Council. Of those Chief Officer posts whose salary exceeds £100,000 the following arrangements apply under the Council's Constitution: the appointment of the Chief Executive is approved by Full Council, while Strategic Directors are appointed by the Council's Special Appointments Committee.

Apprenticeships

32. Rate for first year of Apprenticeship:

- £5.15 per hour (£9,936 p.a.), irrespective of age

From second year of Apprenticeship:

Non-Craft Apprentices:

- 17 year olds £5.15 per hour (£9,936 p.a.)
- 18-20 year olds £6.15 per hour (£11,865 p.a.)
- 21-24 year olds £7.70 per hour (£14,855 p.a.)

Craft Apprentices are paid the rate linked to the respective craft rate as set out in Joint Negotiating Committee for Local Authority Craft & Associated Employees, Red Book.

Schools will be advised that this is the Council's position and they will be asked to apply these rates to school apprentices.

Governance Arrangements and Development of Pay Structures

33. The current pay structure applicable to NJC employees was determined following a comprehensive job evaluation and equal pay exercise, following the provisions and processes of the national JE scheme. It was introduced in two stages, in 2005 and 2008. Separate pay structures are in place for employees covered by the following agreements:

- JNC for Local Authority Craft and Associated employees
- JNC for Youth and Community Workers
- The Soulbury Committee

34. The current pay and grading structure for posts at the level of Strategic Director and above was agreed by the (then) Contracts Panel on 4 March 2005 following recommendations from an external pay and benefits consultancy. The panel also agreed the pay structure for those posts which, at that time, were designated as Head of Service. The mid-point for each of the grades was set at the market average for equivalently-sized jobs at that time.

35. The Contracts Committee subsequently replaced the Contracts Panel. It comprises a cross-party group of elected members who oversee pay and conditions issues for all posts which attract Chief Officer pay and conditions. The Chair of the Corporate Resources Overview & Scrutiny Committee has *ex officio* status on the Contracts Committee.
36. In considering pay structures and pay levels for Chief Officers, the Contracts Committee will seek external advice from an independent person or organisation with expertise in senior remuneration and benefits. It will take into account matters including:
- An assessment of the size and market value of a job by reference to an established job evaluation system that allows objective comparison to data bases of similar jobs
 - The affordability of the recommended outcome from the job evaluation and market reference exercise in the short, medium and long term
 - The prevailing markets in which the Council operates, and the risk being unable to recruit or retain senior officers with the ability to manage the Council's affairs to its best advantage
 - The relationship with the remuneration of the wider Council workforce and national negotiating frameworks
 - The Council's senior structure and planned or foreseeable future changes to these
 - The expectations of the community and stakeholders
 - The total remuneration package
37. Since 1 October 2012, all Strategic Directors and Service Directors have been employed on JNC Chief Officer terms and conditions.
38. The top three levels of the Council's organisation structure and their associated pay bands are published on the Council's website in accordance with the requirements of the Local Government Transparency Code 2014. This information will be published annually, in addition to the requirement to publish the annual pay policy by 31 March.

Payment for Additional Duties and Work outside the Council

39. Contracts of employment of Chief Officers require them to be available for work on Council business outside 'normal' office hours and to work the hours and times necessary to fulfil their roles and responsibilities.
40. Chief Officers are not eligible for overtime and/or premium rates of pay for unsocial hours that apply to other groups of staff.
41. Contracts Committee will consider requests from the Chief Executive to undertake secondary employment or outside duties, whether remunerated or otherwise, to ensure there is no conflict of interest. In accordance with the Council's Code of Conduct for Employees, requests from Strategic Directors are determined by the Chief Executive. For all other employees, requests to take up remunerated appointments are determined by the Strategic Director, Corporate Services & Governance; unpaid appointments are determined by the relevant Strategic Director.

42. Employees may be eligible to receive payments for additional duties and responsibilities beyond their normal role with the Council subject to the approval of the Strategic Director, Corporate Services & Governance. These payments may include honoraria and acting duty pay or the use of accelerated increments. Payments may also be authorised for electoral Returning Officers or specific responsibilities where the Council is the Lead Authority and for which services are re-charged by the Council. The Contracts Committee may approve the level and payment of such allowances to Chief Officers where they are not prescribed elsewhere.

Termination Payments

43. The Council operates a discretionary selective redundancy scheme which provides enhanced redundancy payments and a retirement policy that operates in accordance with the provisions of the Employment Rights Act 1996 and the Local Government Pension Scheme. The redundancy scheme implemented in January 2012 was reviewed in November 2012, and a further revised (reduced) Redundancy Payments Scheme was implemented with effect from 1 September 2013; in accordance with good HR practice, the scheme was reviewed in 2018/19 although no substantive changes were made to it.
44. Applications for voluntary redundancy from areas of the Council not 'at risk' of redundancy will only be approved where to do so would clearly support business planning and service delivery in the long-term, and wider strategic objectives as set out in the Council's Thrive Agenda. In order to reach a decision on whether or not to support an application, consideration will be given to the viability of a bumped redundancy where appropriate.
45. It is a recommendation of the former DCLG² that Full Council should be offered the opportunity to vote before termination payments of £100,000 or more are offered to staff leaving the organisation. In the unlikely event that a payment (comprising salary paid in lieu, redundancy compensation, holiday pay and any fees or allowances) over this amount to an employee is proposed, a report will be taken to Full Council for consideration.
46. Whilst there is nothing to prevent employees who have received voluntary redundancy and/or early retirement pension payments from working for another organisation or for themselves, the Council's general practice is to not re-employ them. The clear intention is that individuals should not benefit from further employment with the Council when they have already been compensated for loss of their job and may be in receipt of enhanced redundancy payments or pensions in accordance with this pay policy statement and other associated policies. A similar principle applies to re-employment of employees who have previously taken early retirement with enhancements.
47. There should therefore be a minimum of 12 months' break before consideration is given to their return to employment within the Council in the circumstances outlined above. There may, however, be occasions when labour, skills or knowledge are required, and particularly in the case of employees who were made redundant,

² Openness and accountability in local pay: Guidance under section 40 of the Localism Act (Supplementary Guidance, February 2013)

individuals will not be barred from applying for roles such as casual workers (NOMOs) if there is no direct link with their former job and is outside of the service they were previously employed in.

Publication and Access to Information

48. The Council's annual pay policy and any in-year revisions will be published in full on the Council's website. The Local Government Transparency Code 2014 also requires publication of certain organisational issues, and these overlap the pay policy in a number of respects; these will also be accessible on the Council's website.

New Pay Spine from 1 April 2019

Grade		SCP	2019-20 Salary	Hourly rate
			£	£
Apprentice		App	£9,936	5.15
		1	17,364	9.00
	A	2	17,711	9.18
B		3	18,065	9.36
	C	4	18,426	9.55
D		5	18,795	9.74
D		6	19,171	9.94
		7	19,554	10.14
	E	8	19,945	10.34
	E	9	20,344	10.54
	E	10	20,751	10.76
	E	11	21,166	10.97
		12	21,589	11.19
		13	22,021	11.41
F		14	22,462	11.64
F		15	22,911	11.88
		16	23,369	12.11
F		17	23,836	12.35
		18	24,313	12.60
F	G	19	24,799	12.85
	G	20	25,295	13.11
		21	25,801	13.37
	G	22	26,317	13.64
	G	23	26,999	13.99
		24	27,905	14.46
H		25	28,785	14.92
H		26	29,636	15.36
H		27	30,507	15.81
H	I	28	31,371	16.26
	I	29	32,029	16.60
	I	30	32,878	17.04
J	I	31	33,799	17.52
J		32	34,788	18.03
J		33	35,934	18.63
J	K	34	36,876	19.11
	K	35	37,849	19.62
	K	36	38,813	20.12
	K	37	39,782	20.62
L		38	40,760	21.13
L		39	41,675	21.60
L	M	40	42,683	22.12
	M	41	43,662	22.63
	M	42	44,632	23.13
N	M	43	45,591	23.63
N		44	46,589	24.15
N		45	47,591	24.67
N		46	48,589	25.19

Recruitment and Retention Allowance Policy

Statement of Purpose

1. The Aim

In order to deliver high quality services consistently, Gateshead Council has to attract and retain high quality people. Market forces in the job market may occasionally require the Council to consider exceptional payments in addition to the “rate for the job” which our internal pay structures would normally indicate. This policy outlines how the Council will assess whether a recruitment and retention allowance needs to be paid to attract and retain the right person for the job.

2. Definition of market supplement

A recruitment and retention allowance is a separately identifiable sum paid in addition to the salary for a post in recognition that current levels of pay within the wider employment market are greater than the salary determined by internal pay structures which has resulted in recruitment and or/retention difficulties.

3. Who is covered by this policy

The policy applies to all employees of the Council, (excluding employees directly employed by schools), who hold posts which have been identified by management and Human Resources as having recruitment and retention difficulties, for example due to skills shortages and/or in comparison with current levels of pay within the wider employment market.

4. Additional Information

4.1 Other Council policies and procedures, which are relevant to this policy:

- Equal Opportunities Policy

5. Objective justification for payment of a recruitment and retention allowance

Where a manager considers there is a case for payment of a recruitment and retention allowance in order to either recruit or retain employees, it will be necessary to submit a portfolio of supporting evidence to their Strategic Director. Where the Strategic Director considers that a recruitment and retention allowance is appropriate based on the evidence provided and that there is a clear business requirement, they will forward the portfolio to Human Resources for further consideration.

The portfolio of evidence will be referred to the Strategic Director, Corporate Services & Governance who will make a final decision as to whether an allowance can be authorised. In the case of Strategic Director and Service Director posts, any proposal to award a recruitment and retention allowance to retain an employee will be referred to Contracts Committee for a decision.

Any decision to award a recruitment and retention allowance must be clearly evidenced to ensure that the policy is applied fairly, consistently and is free from any bias. HR Advice will maintain a central record of any recruitment and retention allowances awarded and all supporting evidence.

A portfolio of evidence should include the following:

5.1 In cases for recruitment

- For all posts below Service Director level, details of previous efforts made to fill the post. This may include advertising in different publications, changing the wording of the advert, redesigning the job etc. At least two previous attempts must have been made to recruit to the post.
- Number and quality of applicants.
- Cost of recruitment where applicable.
- Details of any offers of employment made and reasons why they were rejected.
- HR Form requesting payment of a recruitment and retention allowance.

In the case of Strategic Director and Service Director posts, the decision to award a recruitment and retention allowance will be determined by reference to prevailing market rates, alongside the above evidence where available.

5.2 In cases for retention

- Consideration of other issues that may not relate to pay, for example redesigning the job, job rotation and career development. This may be appropriate in cases where an employee is considering leaving the Council, for a more “challenging or interesting” role, or a role which would provide better promotional opportunities. Payment of a recruitment and retention allowance in these circumstances would not necessarily encourage the employee to remain with the Council. As an alternative, the service may look at ways of making their job more interesting, such as giving them specific responsibility for a project, which would develop skills in different areas. The service may also look at opportunities for secondment or a transfer to another section or job role.

- Analysis of exit interview data.

5.3 In all cases

- A copy of the job profile and structure chart
- Copies of at least five job adverts from a variety of publications over the last six months including copies of job profiles/job descriptions and person specifications.

It should be noted that production of several higher paying job adverts which may not be representative of the whole market will not warrant the approval of a supplement.

6. Approval of a request to pay a recruitment and retention allowance

A complete portfolio of supporting evidence should be submitted to the relevant Strategic Director who will assess the evidence to ensure there is objective justification to pay a recruitment and retention allowance. Should the Strategic Director not support the payment of a recruitment and retention allowance, that decision is final. Where there is justification to pay, the Strategic Director will indicate the monetary value of the recruitment and retention allowance requested and forward the portfolio and their comments to Human Resources.

Human Resources will review and assess the information provided using comparative benchmark data.

Human Resources will refer the request to the Strategic Director, Corporate Services & Governance for a final decision.

6.1 Criteria for payment of a recruitment and retention allowance

Human Resources will review the request and:

- undertake further research using comparative salary benchmark data to establish whether the external employment market is paying substantially more for comparable jobs (i.e. the salary for that particular job is at least 10% less than the market median); and
- consider whether this causes significant recruitment and retention difficulties which are detrimental to operational activities; and ensure that payment of a recruitment and retention allowance is objectively justifiable and proportionate, and will not contravene equal pay legislation and the Council's Equal Opportunities Policy; and,
- check that the relevant service Finance Business Partner has confirmed that there is sufficient funding available to pay the recruitment and retention allowance.

6.2 Salary benchmarking

It is essential that research is undertaken to validate the request for payment of a recruitment and retention allowance by using salary benchmark data for similar posts. Human Resources will refer to sources such as IDS and Local Government Employers, published pay and trend data in journals for example IRS reviews, labour force surveys, and earnings surveys.

6.3 Value of recruitment and retention allowance

If the request to pay a recruitment and retention allowance is approved, Human Resources would determine the actual monetary value of the allowance using salary benchmark information and also the portfolio of evidence submitted by the service.

The recruitment and retention allowance will normally be paid at the equivalent of either the mean market salary or 15% of basic pay, whichever is lower.

7. Review of recruitment and retention allowance

To ensure that the payment of an allowance continues to be justified and proportionate, it is necessary to review the position regularly against the criteria that was applied to the initial assessment. It is essential that the rationale and supporting evidence for payment of a recruitment and retention allowance remains current and a review is documented.

For this reason, the Strategic Director, Corporate Services & Governance will only approve payment of a recruitment and retention allowance for an initial period of up to two years subject to review, or up to five years in recruitment cases or in exceptional circumstances. Human Resources will assess the need to continue the payment using comparative benchmarking data. The decision to continue the payment rests with the Strategic Director, Corporate Services & Governance.

8. Conditions applicable to recruitment and retention allowance

- The payment will be expressly identified as a separate pay element and will be subject to the usual deductions for tax, national insurance and pension contributions.
- Employees working part time will receive any payment on a *pro rata* basis depending on their contracted hours.
- If a post holder in receipt of a recruitment and retention allowance moves to an alternative post within the Council, which does not attract a recruitment and retention allowance, the allowance shall cease from the date on which the post holder leaves the post which attracts the recruitment and retention allowance.
- A recruitment and retention allowance paid as a percentage of salary will be adjusted in line with annual pay increases.
- A recruitment and retention allowance will cease with immediate effect if (a) a recipient is subject to formal capability procedures i.e. formal capability action has been taken and the employee is subject to a capability improvement note or final capability improvement note and (b) where the employee is absent due to long term sickness (absent for 4 weeks or more), except where the employee's absence is directly related to a disability. The recruitment and retention allowance will be reinstated once the employee returns from long term sickness or is no longer subject to formal action under the capability procedure.

New Pay Spine from 1 April 2019

Grade		SCP	2019-20 Salary	Hourly rate
			£	£
Apprentice		App	£9,936	5.15
		1	17,364	9.00
	A	2	17,711	9.18
B		3	18,065	9.36
	C	4	18,426	9.55
D		5	18,795	9.74
D		6	19,171	9.94
		7	19,554	10.14
	E	8	19,945	10.34
	E	9	20,344	10.54
	E	10	20,751	10.76
	E	11	21,166	10.97
		12	21,589	11.19
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		21	25,801	13.37
	G	22	26,317	13.64
	G	23	26,999	13.99
		24	27,905	14.46
H		25	28,785	14.92
H		26	29,636	15.36
H		27	30,507	15.81
H	I	28	31,371	16.26
	I	29	32,029	16.60
	I	30	32,878	17.04
J	I	31	33,799	17.52
J		32	34,788	18.03
J		33	35,934	18.63
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L		38	40,760	21.13
L		39	41,675	21.60
L	M	40	42,683	22.12
	M	41	43,662	22.63
	M	42	44,632	23.13
N	M	43	45,591	23.63
N		44	46,589	24.15
N		45	47,591	24.67
N		46	48,589	25.19

Response from Unison re pay spine proposal

24th January 2019

Dear Janice,

Implementation of the 2018-2020 NJC Pay Agreement

As you will recall we recently queried some elements of the financial data supplied and we wish to seek further clarification around the figures quoted in your correspondence - especially in relation to our submission.

We agree this proposal does not address the pressing issue of salary differentials - but in fact further compounds the problem. Due to the ongoing recruitment freeze, demographics and other sectoral factors, we do not expect there are no recruitment and retention pressures in lower grades. We also acknowledge the pressure on our traded services and schools however salary costs also need to be considered within a range of other areas of significant cost - which we raise incessantly and will continue to do so.

We acknowledge recent pay awards have rightly increased percentage weightings at the lower pay grades although it's worth noting this was necessary to stop the government breaching their own minimum wage legislation. Many years of public sector pay restraint have resulted in real term cuts of around 20-25% in take-home pay. Additionally, many of our low paid members have seen significant reductions in working hours, retainer payments and the introduction of term-time pay which have in many cases cancelled out pay increases - this has resulted in unseen levels of hardship and poverty within the councils workforce.

Our approach to negotiating the implementation of the NJC agreement is underpinned by Single Status and challenging inequality when it emerges, meaning:

- The agreement requires a set of common terms and conditions of employment for groups of workers regardless of gender, role, pay scale etc.
- and women on spot rates generally earn 18% less an hour than their male counterparts.

Introducing spot grades will fundamentally change the grading and pay structures and in a way which would treat a group of staff differently, thus potentially undermining the principle of single status.



Despite the huge financial challenges, every opportunity must be taken to continue with a concerted effort to move away from the culture of low-paid/low-skill/low-valued jobs. Therefore we have welcomed - and have been at the forefront of - the council's workforce initiatives on Union Learning Reps, revised A&D policy, E learning etc.

A vast range of evidence and recommendations exists supporting our concerns including a recent Social Mobility Commission report which revealed that women are far more likely to be low paid than men and are also far more likely to get *stuck* in low pay. Additionally, the widely respected Resolution Foundation, recently said 'The National Living Wage is playing a massive role in reducing low pay, but it can't solve the problem alone, employers need to improve career routes and systems that encourages progression at work. The recent Taylor Review of Modern Working Practices recommends 'good work is shaped by working practices that benefit employees through good reward schemes'.

85% of the jobs on grades A-C, which will be on spot grades under the council's current proposal, are held by women, as are 72% of those on grade D, where the number of increments is proposed to be reduced (compared to 69% of the Council total of jobs).

We want Gateshead staff to thrive and be valued within modern progressive organisation - including our low paid, low skilled colleagues. Therefore the irony is for many hundreds of workers, these regressive pay proposals will create a clear two-tier pay structure and will hinder moves up the rungs on the ladder – as in their case, there would not be a ladder.

As they currently stand we cannot agree to these proposals and welcome the opportunity for further discussions.

Yours sincerely,

Dave Smith
Branch Secretary

Management response to the trade unions

Mr D Smith
Branch Secretary
Gateshead Unison
Suite 5, New Century House
West Street
Gateshead
NE8 1HR

Date: 11 February 2019

Dear Dave,

Implementation of the 2018-2020 NJC Pay Agreement

Thank you for your letter dated 24 January 2019 regarding the Council's proposal to implement the new national pay spine from 1 April 2019.

Whilst it is recognised that the proposal does not address salary differentials at the lower end due to the pay award again being heavily bottom loaded, you have stated that you do not accept that there are no recruitment and retention pressures in the lower grades. I am aware that there have been concerns raised regarding salary differentials, particularly in school catering or building cleaning, however, to date the Council has not been approached regarding concerns around the recruitment of unit managers or senior cleaners. However, I will follow up the representations you have made and liaise with the relevant services to discuss this issue further. This will include consideration of options to address the issue, such as the payment of a recruitment and retention allowance.

Your representations regarding some employees at the lower end of the pay structure suffering reductions in their working hours or being moved to term time only working are accepted, however, this has been as a direct result of the exceptionally challenging financial pressures faced by the Council and Schools. I am sure you would agree that keeping employees in employment, albeit on reduced hours, is preferable to these employees being at risk of redundancy, something the Council has worked particularly hard to avoid, and will continue to do so in order to avoid placing such employees at even greater risk of financial hardship.

Whilst I appreciate your views relating to the application of on-costs, they are one of many issues affecting services ability to trade and remain competitive. Staffing costs also remain a key issue for schools. As the Council has already increased pay at the lower end to well ahead of the National Living Wage (NLW), the further increase of our lowest SCP to £9.18 per hour from 1 April 2019 will put us further ahead of the NLW. Although this is a positive move, it will further exacerbate our ability to retain existing school and other contracts and remain competitive in markets that generally apply National Minimum Wage rates or the NLW rate.

However, the Council is committed to working with services to identify options that would see a reduction in unit costs in order to reduce the costs of these services.

You will note that from 1 April 2019, the proposal will ensure that our lowest paid employees will be paid above the current UK Living Wage rate of £9 per hour, and the Council could therefore refer to itself as an employer who matches pay rates with the UK Living Wage. Although there is the potential that the annual review of the UK Living Wage rate in November 2019 may take the rate back above the Council's lowest hourly rate, we will continue to look at options that would see the Council stay ahead of the UK Living Wage rate increases.

The introduction of further spot grades to the pay structure has not been done lightly and is certainly not proposed as a way to undermine the principles of single status. The spot salaries are seen as necessary in order to ensure that the new pay spine is affordable. You will note that the Council is not proposing to use SCP 1 of the new pay spine, although this could be re-introduced to create a two SCP grade A.

You are correct that a significant number of jobs on grades A to C, which will be spot salaries, are held by women (72.8% and not 85% as you stated), and they will therefore have no opportunity to progress within their own grade, compared to those employees at grade D and above who can progress within their own grade. The implementation of the nationally agreed pay award and revised pay spine, the aim of which is to lift lower paid employees out of poverty and over the UK Living Wage is, we believe, a proportionate means of achieving that aim in a fair and affordable way which takes into account the very real financial constraints that local authorities and this Council continue to face. To do anything else is simply unaffordable. We have costed a number of other options, but these are all considerably more expensive, and at this point in time, unaffordable.

I think it is important to keep in mind that employees at these grades (A to C) will be receiving significantly higher pay increases (between 5.71% and 7.3%) compared to employees higher up the grading structure (2%).

Whilst employees on grade A to C may have no opportunity to progress within their own grades, they will have the opportunity to progress beyond their own grade. We will commit to working with services to identify what can be done to support employees within these grades to access opportunities to progress e.g. ensuring A&Ds are undertaken with reference to the Maximising Employee Potential (MEP) guidance or whether there are any apprenticeships that can be undertaken. Consideration will also be given to the development of appropriate career grades or other career paths that would support employees to progress, both within their existing service and outside of it.

As part of the current refresh of the Council's Workforce Strategy and Plan we will also challenge services to look at ways that employees within grades A to C can progress as well as considering further whether the number of spot salaries can be reduced in the future. We will also consider how the Council can develop a longer term plan to consider pay and reward across all grades, this may include a job evaluation exercise and associated consideration of the pay grades.

I hope this clarifies the Council's position and its commitment to working in partnership with trade unions in the future to consider pay and grading, and career development and progression. I look forward to receiving confirmation of your acceptance of the proposals to

implement the 2019-20 pay award as detailed in the appendix to this letter, at your earliest convenience.

Yours sincerely

A handwritten signature in black ink, appearing to read "J Barclay".

Janice Barclay
Service Director, HR and Workforce Development
Corporate Services and Governance

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TITLE OF REPORT: Responses to Consultation

REPORT OF: Sheena Ramsey, Chief Executive

Purpose of the Report

1. To endorse the response to the following consultations:
 - Improving access to social housing for members of the Armed Forces, Veterans, and their families - Ministry of Housing, Communities & Local Government (MHCLG) – appendix 1
 - Draft Local Plan – Durham County Council - appendix 2
 - Draft Local Plan – Northumberland County Council – appendix 3

Background

2. The background to the consultations and responses are set out in the attached appendices.

Proposal

3. To endorse the responses set out in the attached appendices.

Recommendation

4. It is recommended that Cabinet endorses the consultation responses set out in the attached appendices.

For the following reason:

To enable the Council to contribute responses to the consultations.

CONTACT: Kevin Ingledew extension: 2142

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APPENDIX 1

Government Consultation - Improving access to social housing for members of the Armed Forces, Veterans, and their families

Policy Context

1. The current legislative framework for Armed Forces personnel is set out in the Armed Forces Act 2011.
2. The Armed Forces Covenant was created to support this legislation and to deliver a promise that those who serve or have served (and their families), should face no disadvantage in the provision of public services. All local authorities have pledged to uphold this.
3. In 2012, to support the Armed Forces Covenant, further legislation was introduced to ensure that members of the armed forces community are not disadvantaged in accessing social housing because of the requirements of military life.
4. These legislative changes included:
 - a duty to provide high priority for housing for seriously injured, ill or disabled service personnel.
 - regulations to protect qualification rights due to the need to move from base to base.
5. Following this, The Armed Forces Covenant Annual Report 2017 gave a further commitment to ensure divorced or separated spouses and civil partners of service personnel who are required to leave military accommodation are also not disadvantaged by local connection requirements when applying for social housing.

Background

6. This consultation has been progressing alongside 'The Strategy for our Veterans UK Government Consultation Paper' which ran until 21st February 2019. A copy of our response to this was provided to Cabinet on 19th February 2019.
7. Within the current consultation the Government is seeking views on extending and strengthening existing guidance to include:
 - Building on the existing statutory Armed Forces allocations guidance issued in 2012 and 2013.
 - Making it clear that local authorities are expected to disapply any local connection requirement in relation to divorced or separated spouses or civil partners of service personnel.
 - Setting out how Veterans suffering from mental ill health are given the appropriate level of housing priority by applying the 'medical and welfare' reasonable preferences category.
8. The consultation period ran from 9th January to 8th March 2019. This necessitated a response to the consultation being submitted in advance of Cabinet, however, Housing and Economy Portfolios were consulted on the draft response.

Gateshead Council's response

9. There are 9 questions in the consultation; the response to be submitted on behalf of Gateshead is set out in the attached annex. The consultation is available on the Government's web site
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/769805/Social_housing_Armed_Forces_consultation.pdf
10. The response to the call for evidence has been compiled in consultation with officers from Development, Transportation and Public Protection; Council Housing Design and Technical; The Gateshead Housing Company; Democratic Services and Corporate Finance.

Implications of Recommended Option

11. Resources:

- a) **Financial Implications** – No financial implications directly arise from this response
 - b) **Human Resources Implications** – None.
 - c) **Property Implications** – None.
12. **Risk Management Implication** – No risks associated with the consultation.
 13. **Equality and Diversity Implications** – No equality and diversity implications
 14. **Crime and Disorder Implications** – No crime implications.
 15. **Health Implications** – No health implications.
 16. **Sustainability Implications** – No sustainability implications.
 17. **Human Rights Implications** - No human rights implications.
 18. **Area and Ward Implications** – The detail of this consultation would impact on all Ward Areas.

Annex

Question 1: *“Do you agree with the proposal to use statutory guidance to strongly encourage the exemption from local connection requirements of divorced or separated spouses or civil partners of Service personnel who are required to move out of accommodation that has been provided by the Ministry of Defence?”*

Yes, we agree with the proposal. Civil partners and spouses often have to make hidden sacrifices when married or in a civil partnership to an individual serving in the Armed Forces. This can include moving around with a spouse or civil partner every time they receive a new posting. It can be difficult for spouses or civil partners to maintain a career or improve employment prospects when they must move so regularly or have increased family responsibilities when their partner or spouse is serving on tour. This can place them at a disadvantage with the rest of civilian society in terms of having a local connection or having the income to pursue non-social housing accommodation options. We would welcome statutory guidance to extend this further to divorced or separated spouses and would review our lettings policy accordingly.

Gateshead also has a policy which states that local connection is disregarded for partners of military personnel who are leaving MOD accommodation, following death of their partner in service, or where applicants are in the reservists and become ill or disabled due to their service.

There have also been cases where we have overridden the local connection requirement of dependants within Armed Forces families. For example, following an Armed Forces marital breakdown we assisted an 18-year-old dependent (who requested to be re-housed individually) within the household to receive additional priority and had the requirement for a local connection to be overridden. Although this consultation focuses on spouses and civil partners, we would recommend the government also includes older dependents for local connection exemption within any new statutory guidance.

Question 2: *“Do you agree with the proposal to use statutory guidance to make clear the circumstances in which we would expect local authorities to apply the ‘medical and welfare’ reasonable preference category and the additional preference requirements to ensure members of the Armed Forces and Veterans suffering from mental ill health are given appropriate priority for social housing? Views are sought on the advantages and disadvantages of this proposal”*

Yes, we agree with the proposal to provide additional statutory guidance to clarify the ‘medical and welfare’ reasonable preference category. Caution does however need to be applied when drafting the definition of this category. Existing guidance which states medical and welfare needs are ‘attributable to their service’ may be considered too narrowly. We would therefore recommend a broad interpretation of this to ensure it captures all those who should benefit from the category.

For example, there are a number of former members of the Armed Forces supported by our Armed Forces Outreach Service (see detail below) who suffer with poor mental health. This can be a result of the general transition into civilian life as opposed to being directly ‘attributable’ to time spent serving in the forces.

The requirement of the provision of supporting documentation from appropriate medical professionals could provide an evidence base to support the application of any new guidance.

Gateshead Council's Lettings Policy refers to medical need as 'degenerative illness or impairment, which may be physical, mental, learning or sensory'. Therefore, anyone suffering mental health is covered in the widest context, not just members of the armed forces or veterans. We would highlight the use of this broader definition as best practice.

Question 3: *"Local authorities are invited to provide details of how their current allocation policies ensure that members of the Regular and Reserve Armed Forces, and Veterans, who are suffering from mental ill health are given appropriate priority"*

Gateshead Council's Lettings Policy gives priority for housing to members of the Regular and Reserve Armed Forces, and Veterans who need to be rehoused.

In addition to this anyone applying for housing in Gateshead who refers to illness is also provided with our Medical Need Application Form. Once completed this information is assessed including consideration of how their current housing might be exacerbating the condition (be it mental or physical and whether they have been in the forces or otherwise) and whether this could be alleviated by a move to more suitable accommodation. Additional medical priority would therefore be awarded in line with this policy.

For example, someone who has been in the forces with Post Traumatic Stress Disorder could be living in a multi-storey flat that regularly has noise issues due to being in a central location, lots of traffic etc which means their housing situation impacts on their medical condition and may warrant a move.

Members of the Regular and Reserve Armed Forces are referred to Gateshead Council's ALMO, The Gateshead Housing Company's Armed Forces Outreach Service, where a full needs assessment is carried out. The Armed Forces Outreach Worker will support the application to gain priority and where appropriate additional priority through the submission of an exceptional circumstance request to support the application using the flexible provisions within the Lettings Policy.

Gateshead Council would welcome further guidance to ensure we are best meeting the needs of members of the Armed Forces and Veterans who have mental health issues, particularly when meeting the needs of those still serving.

Question 4: *"Local authorities are invited to provide details of how they are using their existing powers under the allocation legislation to support serving and former members of the Armed Forces and their families"*

The 'Leaving Forces' section of our Lettings Policy states that all housing applications for those serving and former members of the Armed Forces and their families will be backdated to the date they entered the forces. For longer serving members of the Armed Forces this can give them a particularly long waiting time which places them in an priority position when bidding for properties.

Our Lettings Policy states that on application Armed Forces personnel are initially placed in the 'Substantial Housing Need Category'. This then progresses to the higher band of need 'Urgent Housing Need' three months before the discharge date.

In addition, local connection is disregarded for ex-military personnel (who have left the military no more than 5 years ago) and partners of military personnel who are leaving MOD accommodation, following death of their partner in service, or where applicants are in the reservists and become ill or disabled due to their service.

The Gateshead Housing Company operates an award winning regional Armed Forces Outreach Service employing dedicated staff who are typically ex-service personnel themselves to provide a single point of contact to members of the Armed Forces Community and their family members. Working alongside homelessness services, the service supports members of the Armed Forces Community through the re-housing process and uses discretions and flexibility within the Lettings Policy to support where appropriate.

The service also links in with a wide range of external partners and stakeholders to provide advice and support on a variety of issues including housing advice, benefit advice, employment and education, access to funds to set up home or pay off debt and general support with transition into civilian life through a single point of contact.

It operates within 4 other local authority areas in the region, in partnership with those local authorities. In 2017/2018 the Armed Forces Outreach Service supported 449 members of the Armed Forces Community across the region which includes Gateshead, Newcastle upon Tyne, South Tyneside, Durham and Northumberland. The service has been recognised as best practice within the Armed Forces Community and is in prime position to fulfil the Government's aim of providing an improved housing support offer to members of the Armed Forces, Veterans and their families.

More recently, some of our partner authorities have mainstreamed their funding for this service however, some are reliant on funding from the Ministry of Defence, which is due to run out within the next financial year. With Council budgets also under increasing pressure, continued and additional grant funding would be beneficial nation-wide in delivering the Governments objectives in this area. Additional grant funding would not only provide the resources necessary to continue this work but also provide consistency in our approach.

Question 5: *"Do you agree with the proposal to bring together in one standalone document guidance on the allocation of social housing to the Armed Forces community?"*

Yes, it would be useful for organisations supporting members of the Armed Forces Community to have all the relevant accessible guidance in one document, as well as being accessible to members of the Armed Forces Community themselves.

Question 6: *“Do you currently include a question on your application form that asks whether the applicant is a current member of the Armed Forces, a Veteran or another member of the Armed Forces community?”*

Yes, that question is asked on our application form. The current question states ‘have you ever served with the armed forces and previously had a local connection with any of the partnering local authorities?’. This question is scheduled to be reviewed to ensure we also meet the needs of spouses and civil partners (including those divorced or separated).

With our Armed Forces Outreach Service in place, if the applicants answer yes, they are given the option to be referred to the Armed Forces Outreach Service for additional specialised support and guidance.

Question 7: Would you support the proposal to use statutory guidance to encourage local authorities to include such a question?

Yes, this would be supported. Needs can’t be identified effectively without asking the question, members of the Armed Forces Community are not necessarily forthcoming with this information, so the question needs to be directly asked. Local Authorities also need to be aware of the trends in demand from the local Armed Forces Community.

Question 8: Local authorities are invited to provide details of how they are training their housing staff to deal with applications from serving or former members of the Armed Forces or other members of the Armed Forces community.

Within Gateshead our Armed Forces Outreach Team have undertaken SSAFA training which covers dealing with client needs including: financial, housing, access to training, etc. and using the COBSEO Case Management System. The course also covers sign-posting to statutory and voluntary services including housing providers, veteran’s accommodation, mental health services and charities, victim support organisations, social care and safeguarding, employment and skills/training opportunities.

With a specialised service in place (the Armed Forces Outreach Service) all staff are made aware of the service so when they identify a member of the Armed Forces Community they can discuss with the client whether they would like to be referred to the service. As the service has specialist knowledge and expertise about supporting members of the Armed Forces Community and is staffed by veterans, applicants from serving or formed members of the service readily take up the offer to be referred to the service.

The service also provides advice and support to other staff within the Gateshead Housing Company, Gateshead Council and partner authorities across the region. Information and guidance is provided around their entitlement, their needs, issues they will be facing, as well as the services and options available to them.

Question 9: Would you support the proposal to use statutory guidance to encourage local authorities to provide appropriate training for staff and managers to deal with applications from serving or former members of the Armed Forces or other members of the Armed Forces community?

Yes, we would support this proposal. This is an area where there can be gaps in knowledge and a lack of understanding about the issues faced by members of the Armed Forces Community. It was upon this basis that Gateshead Council created a dedicated Armed Forces Outreach Service. The experiences of those who have served are experiences that others in civilian society have not experienced or understand. The lack of an effective response from a local authority can alienate former or serving personnel even further and can exasperate the difficulty of the transition into the civilian world particularly if key public services fail to respond and recognise the often, unique needs of serving or former members of the Armed Forces Community. If applicants don't receive the same understanding as other members of civilian society with needs, this goes against the principles of the Armed Forces Covenant.

Ongoing training for staff and managers would improve the understanding from employees of the needs of the Armed Forces Community and improve the response from the local authority and could identify gaps and consequently improve service provision.

As stated previously, continued grant funding to support this service is requested. It would also be beneficial if additional financial support were available to support a nation-wide awareness raising campaign that included a best practice training programme.

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Durham County Council Draft Local Plan Document

Policy Context

1. Durham County Council is consulting on its pre-submission draft Local Plan Document, the third and final stage of consultation on the County Durham plan. All comments made at this stage are required to be formal submissions as Regulation 19 has been triggered. Should the plan be adopted it will provide the policy framework for the county up to 2035.
2. The Council shares borders with Durham to the south and south west, and is therefore being consulted on the Plan. Gateshead's comments reflect the potential implications of the Local Plan document on development and growth across Gateshead, particularly in the context of Gateshead's adopted Core Strategy and Urban Core Plan and emerging Making Spaces for Growing Places (MSGP).
3. Consultees are being asked to comment on whether the Local Plan complies with the legal requirements; national policy; and the 'soundness' of the plan. The plan:
 - *Proposes 302 hectares of strategic and general employment land for office, industrial and warehousing. 13.5 hectares land during the plan period and safeguard 17.7 hectares for Research and Development at NetPark, North of Bishop Auckland.*
 - *Focuses new housing development on the county's main towns and villages but with opportunities identified that allow all settlements to have a sustainable future.*
 - *Makes sure there is an accessible, integrated and sustainable transport system*
 - *Enables Durham City to fulfil its potential. Development focus on the City on residential, Office space and the University.*
 - *Proposes to allocate two strategic urban extension sites: one at Sniperley Park and Sherburn Road. These are detailed in Policy 5.*

- *Makes sure there is access to a range and choice of housing, services and community facilities*
 - *Protects and enhances the natural, built and historic environment*
 - *Increases the numbers of visitors and the amount of time and money they spend in the County.*
4. Our draft response to this consultation as attached, is consistent with responses we have provided to earlier stages of consultation on the emerging County Durham Local plan, the few minor issues affecting Gateshead Council have been addressed within this response to Durham County Council.
 5. Pre-Submission (Regulation 19) stage of a Local Plan is the last stage where formal comments can be lodged. Subject to the outcomes of consultation, the next stage of the County Durham plan will be submission to the Secretary of State where the plan will be examined for soundness.
 6. The deadline for consultation responses is 8th March 2019. In order to meet this deadline, our comments have been forwarded to Durham County Council for information.

Implications of Recommended Option

7. **Resources:**
 - a) **Financial Implications** – Potential contribution from development in North Durham to improve Gateshead's transport infrastructure.
 - b) **Human Resources Implications** – No human resources implications.
 - c) **Property Implications** - No property implications.
8. **Risk Management Implication** - No risks associated with the consultation.
9. **Equality and Diversity Implications** – A spatial objective of the plan is to reduce inequality.
10. **Crime and Disorder Implications** – No crime implications.
11. **Health Implications** – No health implications.

12. **Sustainability Implications** - A Sustainability Statement has been produced as part of the Local Plan Preferred Options Document.
13. **Human Rights Implications** - No human rights implications.
14. **Area and Ward Implications** – Durham County Council's Preferred Options Document could potentially have transport implications across the Borough, although adhering to the duty to co-operate should resolve any issues.

Annex



www.gateshead.gov.uk

Stuart Timmiss
Head of Planning and Assets
Durham County Council
County Hall
Durham
DH1 5UL

8th March 2019

Dear Mr Timmiss,

RE: County Durham Plan Pre-Submission Draft Consultation 2019

Thank you for providing us with the opportunity to comment on the Pre-Submission Draft County Durham Plan (CDP). As neighbouring local authorities, cooperation on strategic cross-boundary issues can positively influence sustainable development in Gateshead and County Durham. In broad terms, Gateshead supports the proposals within the CDP, and we are satisfied with engagement that has, and continues to take place between the Councils under the Duty to Cooperate. Although we do not wish to raise any substantive issues with the CDP, we would like to highlight the following areas of work:

Transport

Gateshead Council welcomes recent discussions with neighbouring local authorities, regarding cross-boundary transport issues. Sharing cross-border traffic flow predictions is of particular importance in highlighting areas for further consideration. Gateshead Council is keen to continue cross-boundary discussions which will help all local authorities understand transport implications of new and proposed developments.

Water Management.

Gateshead Council welcomes Durham County Council's involvement and support in the recently formed Team Catchment Partnership, which is a sub-group of the Tyne Catchment Partnership. Working with Durham County Council, the Environment Agency, Tyne Rivers Trust and other stakeholders; Gateshead Council hopes that this partnership can agree a vision to improve flood management, enhance the environment and improve water quality across the catchment.

Minerals and Waste

Gateshead Council supports the approach to minerals and waste as set out in the Plan; the Council will continue to work collaboratively with County Durham and other Councils in the region on minerals and waste planning issues, including as part of the duty-to-cooperate. In respect of brick clay, the Council will continue to work positively with County Durham in addressing the longer-term needs of the Union Brickworks (located in Gateshead), noting that the current permission at Birtley Quarry (in County Durham) will enable the needs of the brickworks for glacial clay to be met until 2044.

Summary

Gateshead Council welcomes the opportunity to consider, and comment on the Pre-Submission draft CDP. We look forward to continuing to work positively and constructively with Durham County Council on cross-boundary issues.

Yours Faithfully



Neil Wilkinson

Environment, Housing and Planning Manager

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Gateshead Council response to the Northumberland Draft Local Plan Consultation

Policy Context

1. Northumberland County Council is consulting on its Draft Local Plan and supporting documents. The Local Plan provides a set of policies, proposals and allocations that outline how and where land is to be developed within Northumberland. The document considers how factors, such as, economic and housing growth can be accommodated.
2. The draft Local Plan replaces the Northumberland Local Plan Core Strategy that was withdrawn from examination in July 2017. Minimum targets for residential development in the emerging plan are now much lower than the previous version of the Plan, and the plan now makes clear that housing need does not provide justification for any revisions to Green Belt boundaries in Northumberland.
3. Gateshead Council shares a border with Northumberland to the North West and as a result is being consulted on the Plan. The response attached reflects the potential implications of the Local Plan document on development growth across Gateshead, particularly in the context of Gateshead's established Core Strategy and Urban Core Plan and the next phase of its Local Plan (Making Spaces for Growing Places).
4. The deadline for the consultation response is 13th March 2019 and therefore our draft comments have been forwarded to Northumberland County Council subject to approval by Cabinet on 19th March 2018.

Implications of Recommended Option

5. Resources:

- a) **Financial Implications** – No financial implications directly arise from this report
- b) **Human Resources Implications** – No human resources implications
- c) **Property Implications** – No property implications

6. **Risk Management Implication** – No risks associated with the consultation
7. **Equality and Diversity Implications** – No equality or diversity implications
8. **Crime and Disorder Implications** – No crime and disorder implications
9. **Health Implications** – A strategic objective of the plan is to further improve health and wellbeing
10. **Sustainability Implications** – Sustainability is a key underpinning principle across all strategic objectives
11. **Human Rights Implications** – No human rights implications
12. **Area and Ward Implications** – Northumberland County Council's Draft Local Plan could potentially have implications across the Borough, although adhering to the duty to co-operate should resolve any issues

Annex

Paul Johnston
Spatial Policy and Delivery
Local Services
Northumberland County Council
County Hall
Morpeth
Northumberland
NE61 2EF

13th March 2019

Dear Mr Johnston,

RE: Northumberland Local Plan – Publication Draft Plan (Regulation 19)

Thank you for providing us with the opportunity to comment on the Publication Draft Northumberland Local Plan (NLP). As neighbouring local authorities, cooperation on strategic cross-boundary issues can positively influence sustainable development in Gateshead and Northumberland. In broad terms, Gateshead supports the proposals within the NLP, and we are satisfied with engagement that has, and continues to take place between the Councils under the Duty to Cooperate. Although we do not wish to raise any substantive issues with the NLP, we would like to highlight the following areas of work:

Transport

The overall approach of the Plan towards transport, promotion of sustainable connections and support other more sustainable modes of travel (TRA 1) is supported. In our previous response Gateshead suggested that work on the traffic impacts of development proposals should be updated and shared to gauge the impact of proposals on Gateshead.

The intention of Northumberland to share the final results of transport assessments of development with Gateshead is welcomed and will facilitate future collaboration.

Green Belt

The overall approach to Green Belt is supported, as it involves only minor changes to either the general extent or the detailed boundaries, including in those locations where significant change could have an effect on Gateshead.

Minerals and Waste

Gateshead Council supports the approach to minerals and waste as set out in the Plan. We continue to work collaboratively with Northumberland County

Council and other local authorities in the region on minerals and waste planning issues, including as part of the duty-to-cooperate.

Summary

Gateshead Council welcomes the opportunity to consider, and comment on the Publication Draft NLP. We look forward to continuing to work positively and constructively with Northumberland County Council on cross-boundary issues.

Yours Faithfully,



Neil Wilkinson

Environment, Housing and Planning Manager

TITLE OF REPORT: Gateshead's Local Offer for Care Leavers

REPORT OF: Caroline O'Neill, Strategic Director, Care Wellbeing and Learning

Purpose of the Report

1. To seek Cabinet approval for Gateshead's Local Offer for Care Leavers.

Background

2. Every local authority has a statutory duty under the Children (Leaving Care) Act 2000 to offer care leavers support, advice and guidance. The Council publishes its current offer on its website, which outlines the services and support offered to care leavers in accordance with the requirements of the Children and Social Work Act 2017.
3. Under the, the Government introduced the requirement for local authorities to publish a 'Local Offer to Care Leavers', which outlines the services for care leavers available within the local authority area. This offer is a combination of statutory entitlements as well as how the Council and its partners can support care leavers over and above their statutory duty.
4. The draft Local Offer was published in April 2018 and includes:
 - Council tax exemption for care leavers up to the age of 25
 - Peer mentoring
 - Housing pathway with a range of options for young people
 - Improved employment, education and training offer from both within the Council and from partners
5. In order to get the best possible offer for our care leavers, the Council has worked with external partners to encourage partners to sign up to the Local Offer and make pledges for our young people. This work will continue with our partners and local businesses. As the offer changes this will be updated on the website and communicated to our care leavers.

Proposal

6. To present the final Local Offer to Care Leavers.

Recommendations

7. It is recommended that Cabinet approves the Local Offer to Care Leavers as set out in appendix 2.

For the following reasons:

- (i) To ensure the Council meets statutory requirements.
- (ii) To ensure that care leavers are supported by both the Council and partners in their transition to independence.

CONTACT: Elaine Devaney

extension: 2704

Policy Context

1. Under the Children and Social Work Act 2017, the Government introduced the requirement for local authorities to publish a 'Local Offer to Care Leavers', which outlines the services for care leavers available within the local authority area. This offer is a combination of statutory entitlements as well as how Gateshead and its partners can provide support to care leavers over and above their statutory duty.

Background

2. Every local authority has a statutory duty under the Children Leaving Care Act 2000 to offer care leavers support, advice and guidance. The Council publishes its current offer on its website, which outlines the services and support we offer our care leavers. The draft Local Offer was published in April 2018.

Consultation

3. Consultation has taken place with Health, Education, Learning and Skills and care leavers. Feedback from this consultation has been listened to and incorporated into this Local Offer for Care Leavers. Work with partners and local businesses will continue which will result in the Local Offer being revised and updated on a regular basis.
4. The Cabinet Members for Children and Young People have been consulted.

Alternative Options

5. There is no alternative option; the Council is required by law to publish information about services which are offered to care leavers, to be known as a Local Offer for Care Leavers.

Implications of Recommended Option

6. **Resources:**
 - a) **Financial Implications** – The Strategic Director, Corporate Resources confirms that the Local Offer is being managed within the existing revenue budget. The cost of implementing the scheme to allow all care leavers up to the age of 25 100% council tax exemption for 2019/20 is £120,000.
 - b) **Human Resources Implications** – There are no human resources implications.
 - c) **Property Implications** - There are no property implications
7. **Risk Management Implication** - There are no risk management implications
8. **Equality and Diversity Implications** - The Council has a duty as Corporate Parent to treat all looked after children, including care leavers, equally and to commit to give looked after children and care leavers the best opportunities they can have in life.

9. **Crime and Disorder Implications** – There are no crime implications
10. **Health Implications** – This initiative will help support young care leaver adults feel stable and secure in their own homes which adds to their emotional wellbeing.
11. **Sustainability Implications** - The cost of the proposal has been factored into the budget and supports the Council's corporate parenting responsibilities.
12. **Human Rights Implications** - There are no human rights implications
13. **Area and Ward Implications** - There are no particular ward issues related to the proposal

Gateshead's Local Offer for Care Leavers

Gateshead has your back



What's inside this Offer to Care Leavers booklet?

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1. What is the Local Offer to Care Leavers?

Local authorities have a legal duty to support young people making the transition from care to adulthood. It is our responsibility to make sure you know what services are available to you, and what you can expect to receive when you are in care.

If you are leaving care, or have already left care, this doesn't mean that we don't care about you and don't want to continue to support you. We want to make sure that you feel safe and supported and know where to go for advice and help. This document will tell you about the support that Gateshead has in place for you as a care leaver. It will help you make the most of the services available to you so that you can make the most of your independence.

To be able to get the support set out in this document, you must have been in care for at least 13 weeks or periods totalling 13 weeks which began after you turned 14 years old, and also included some time on or after your 16th birthday. If you are not sure whether you qualify for support, you can ask your social worker or personal advisor.

This document will cover the following areas:

1. Health and wellbeing
2. Finances
3. Accommodation
4. Education, employment and training
5. Relationships
6. Participation in society

At the back of this document there is a list of useful contact numbers that you should find helpful. Below is some important information you will need to know about the support we must give you by law, the Leaving Care Team, Personal Advisors, Pathway Planning and more.

2. The support we must give you by law

Through the Children (Leaving Care) Act (2000) Gateshead must provide you with the following:

- A Personal Advisor (PA), who will offer you advice and support
- Suitable accommodation and financial support if you leave care before your 18th birthday
- A Pathway Plan which must be regularly reviewed with you.

Following changes introduced via the Children and Social Work Act 2017, you can ask for support from your PA up to the age of 25, regardless of whether you are in education or training or not.

There are also times when you may need extra support and this may be due to:

- Being a young parent
- You have a disability or special educational need
- You are an unaccompanied asylum seeking child and you have an ongoing asylum claim
- You are in custody or in contact with Probation or youth offending services
- You are going through a difficult time.

3. What does the Gateshead Leaving Care Team do?

We are your 'Corporate Parents', which means that it our responsibility to be good parents to all young people in our care. A good corporate parent should have the same aspirations for a child in care, or a care leaver, that any good parent would have for their own child. This means providing you with the stability and support that you need to make progress; helping you to access new opportunities and experiences that inspire you to set ambitious goals for yourself. It means celebrating your successes, but also recognising that you will sometimes make mistakes and need our help to get back on track. It also means supporting you to gain the skills and confidence to live an independent life whilst letting you know that you have someone to call on for help if the going gets tough.

The Leaving Care Team is based in the Civic Centre, Gateshead. It is part of the Corporate Parenting Service and works with young people who are aged 18+ (care leavers). Our team is made up of PAs who will support you with your journey to independence. We have a legal duty to support and assist you until you are 25.

4. What you can expect from your Corporate Parents

A corporate parent is an organisation or person who has special responsibilities to care for looked after children and young people, including:

- those in residential care
- those in foster care
- those in kinship care, who live with a family member other than a parent
- those who are looked after at home

Our Care Pledge says that we will:

- Look after you
- Treat you right
- Find the right place for you
- Involve you
- Keep you happy and healthy
- Help you get a good education
- Help you get on in life

5. What is the role of the Personal Advisor (PA)?

Once you turn 18, you will no longer have a social worker and your PA will become your main worker and continue working with you until the age of 25, regardless of whether you are in education or training or not. A PA will be identified for you after you become 16, so you can build a relationship before they become your allocated worker.

Your PA is there to help you to prepare to live independently and be successful at this. They can offer you advice, guidance and support after you leave care. PAs will talk with you about the support that you may need and will write this support and how it will be offered to you in your Pathway Plan. The amount of support that you receive from them will depend on your needs and what you want from them.

We will try and keep the same PA allocated to you, however this can sometimes be difficult and you may wish to request a change in your worker. The relationship between you and your PA is important; make the most of them, treat them with respect and keep in touch.

6. What is a Pathway Plan?

Every young person between the ages of 16-25 in care or a care leaver has a Pathway Plan. Your Pathway Plan is a document that is written by your social worker and handed over to your PA after speaking to you and the other significant people in your life. It sets out what support and help you need, your views and what your future goals are. It will also outline exactly what support you will receive from Gateshead Council.

Your Pathway Plan will be reviewed with you every 6 months, or if there are any significant changes in your situation.

SECTION A: Health and wellbeing

Your health matters to us. Being healthy doesn't just mean eating fruit, exercising regularly and keeping your teeth clean. It also means feeling strong and well emotionally and being sexually healthy and safe. Your PA can offer you support to achieve and maintain positive health and wellbeing and we recognise that this is different for each individual. In Gateshead we will support you to recognise your own health needs and signpost you to services to meet these needs.

We also recognise that it can be very difficult leaving care and living independently and that this can often be lonely and isolating. This can have a negative impact on how you feel and cope on a day to day basis. There are lots of services and support out there. Read this section to find out some of the services available to you.

What we offer 2 U	What U Need to Know
<p>Emotional problems</p> <p>Your PA can offer you emotional support to talk through any feelings and problems you have and can put in strategies with you to help you cope. If you need more specialist support your PA can refer and support you to access adult mental/emotional health services.</p> <p>Streetwise offers free and confidential information, advice, support and counselling to young people aged 11-25: counselling@streetwisenorth.co.uk /Tel: 0191 2305400</p> <p>North East Counselling Service This is a free service for all children and young people aged 9-25 years old. You can contact them at: info@necounselling.org.uk /Tel: 0191 440 8127</p> <p>ChildLine offers 24-hours support: Tel: 0800 1111</p>	<p>Remember: if you are struggling with anything, speak to someone about it – don't bottle it up!</p> <p>Evidence suggests that a small improvement in wellbeing can help to decrease some mental health problems and also help people to flourish. There are five actions to improve personal wellbeing:</p> <ul style="list-style-type: none"> • connect • be active • take notice • keep learning • give

What we offer 2 U	What U Need to Know
<p>Access to free leisure facilities</p> <p>If you want to access free leisure care within Gateshead, speak to your PA who will arrange for you to be issued with a Leisure Pass which can be used at any leisure centre within the Gateshead area.</p>	<p>Remember: Your PA can arrange free access to leisure services for you.</p>
<p>Sexual health</p> <p>If you need help and support with sexual health and family planning issues you will be signposted by your PA to the right local services for you that can offer you additional support and advice.</p> <p>Free contraception, pregnancy checks and check-ups are available. Contact: www.gatesheadsexualhealth.co.uk /Tel: 0191 283 1577</p>	<p>Remember: Keep yourself safe. If you do not use a condom you will be at risk of becoming a young parent and catching infections.</p>
<p>Drug and alcohol support</p> <p>Platform Gateshead offers a range of specialist substance misuse services to under 18's: www.platformgateshead.org.uk /Tel: 0191 4601354</p> <p>Gateshead substance misuse service (Change, Grow, Live) is a single, integrated drug and alcohol recovery service for all adults in Gateshead. https://www.changegrowlive.org/get-help/advice-information/drugs-alcohol /Tel: 0191 5947821</p> <p>FRANK (friendly, confidential drugs advice): www.talktofrank.com /Tel: 0300 123 6600 / SMS to 82111</p>	<p>Remember: At Change, Grow, Live we believe that everyone has the right to lead the best life they can. Our accessible services empower people to improve their health and wellbeing and take control of the direction of their lives.</p>

What we offer 2 U	What U Need to Know
<p>Dentist and opticians If you are receiving benefits then you will have access to free dental health care and opticians.</p> <p>Opticians and dentists are free if you are under 18 years old, on benefits or in full time education.</p>	<p>Remember: You should visit the dentist twice a year for cleaning and a check-up.</p> <p>Even if you do not have any eye problems you should have your eyes tested every 2 years.</p>
<p>GP/doctor Your PA will support you to register with a GP and will help you to attend health appointments. A GP treats preventative illnesses and will be able to refer you to other services.</p> <p>Your PA can also give you information on financial assistance for prescriptions which the GP may issue.</p>	<p>Remember: If you move it will be your responsibility to inform your GP and sign up with a different, more local GP.</p>
<p>Health passports When you become a care leaver you will be given a health passport by the LAC Nurse at your last statutory health check. This will contain all your available health information, like the name of your GP and dentist and any ongoing health conditions. This will be useful for you to use when you access health services and adult services.</p> <p>You will also be offered a monthly drop-in session which the LAC Nurse will attend giving the opportunity to discuss any health issues that you may have.</p>	<p>Remember: If you lose your health passport speak to your LAC nurse.</p>

SECTION B: Finance and money

We understand that one of the biggest concerns for care leavers is money. We can offer you financial support to make living independently that little bit less difficult. The amount of money you will get depends on your age and what type of accommodation you're in. There is a lot of information available online for care leavers and you will be able to ask your PA for more information if you need it.

What we offer 2 U	What U Need to Know
Budgeting We will give you support with budgeting your money and help you learn how to budget and live independently. We can also offer you a finance education course to give you a bit more support.	<p>Remember: If you don't know how to budget and spend your money wisely, you will really struggle when you live on your own.</p> <p>Not being able to budget properly may affect you in the long term.</p> <p>If you need more budgeting support, then speak to your PA.</p>
Welfare benefits When you are old enough to apply for benefits, we will help you do this. Four weeks before your 18 th birthday your PA will help you with this. We have an arrangement with the Department of Work and Pensions (DWP) that your application will be processed on the day of your birthday, and given priority. If you have applied for benefits and are waiting to be paid, we will pay you a weekly living allowance to help you live while your claim is processed.	<p>Remember: You must attend your appointments.</p> <p>It is a criminal offence to lie to the benefits office. You will also need to show your PA that you have applied for benefits.</p> <p>If you don't attend appointments with the Job Centre and don't keep to your agreement to look for work without a good reason, your benefits may be stopped.</p>

What we offer 2 U	What U Need to Know
<p>Benefit options</p> <p>Universal Credit – this is a monthly payment to encourage you to get into paid work.</p> <p>Job Seekers Allowance – this is a twice weekly payment to help you when you look for paid work.</p> <p>Income Support – if you are in college full time or other education (Level 3 or below) you can claim Income Support (but not Universal Credit or Job Seekers Allowance). This is a right for all care leavers until you turn 21.</p> <p>Employment and Support Allowance (ESA) – if you are ill or have other problems that stop you being available to work you may be able to claim ESA.</p> <p>Council Tax Exemption – all care leavers will be given 100% exemption from Council Tax until they turn 25.</p>	<p>Your PA will advise and support you with applying for benefits and attending appointments.</p>
<p>Living allowance payments</p> <p>If you are unable to claim benefits or are waiting for your application to be processed, you will be offered a weekly payment until you are in receipt of money. This payment will be the equivalent of state benefits. You will be expected to use this for all of your living costs.</p> <p>We will provide you with a financial gift on your birthday, at Christmas and other celebratory events.</p> <p>If you are in your own tenancy we will provide you with a winter fuel allowance to help with the extra costs of heating your home over winter.</p> <p>How will I be paid?</p> <p>You will be encouraged to set up a bank account. The best way to get paid is through BACS – which is a bank transfer. The money will be paid into your account each week.</p>	<p>Remember: You will need to spend your Weekly Living Allowance on day to day essentials. You should budget this money and pay for your essentials first (food and bills).</p> <p>Your PA will support you to open your own bank account if you haven't done this before.</p>

What we offer 2 U	What U Need to Know
<p>Savings</p> <p>If you have been in care for a while you will have a savings account which you can access when you turn 18.</p> <p>Your PA will provide you with information on how to access your Junior ISA or Child Trust Fund.</p>	<p>Remember: Depending on how long you have been in care, your savings may be quite a lot. Use this chunk of money to help you with your future and don't waste it.</p>
<p>Leaving care grant</p> <p>We will provide you with a leaving care grant, up to the value of £2,000, to decorate and furnish your home.</p> <p>At times you may need items of furniture before you move onto independent living. Your PA will help you decide which items you will need, such as white goods, crockery, beds, curtains etc. from a list of recommended items.</p>	<p>Remember: To choose items that you really need from the recommended items list.</p> <p>The grant is a contribution to help you buy everything you might need when moving into your first home.</p>
<p>Education incentive payment</p> <p>If you are in full time education we will provide you with bursaries or money for your education, employment or training.</p>	<p>See the education, employment and training section for more information.</p>
<p>Emergencies</p> <p>We understand that emergencies do happen. We will pay emergency payments or offer food packages to care leavers for the following reasons:</p> <ul style="list-style-type: none"> • as part of an education package • if you are unable to claim benefits • if you are waiting for your benefits to start • in an emergency 	<p>Remember: Speak to your PA if you think you are entitled to food packages or you are facing an emergency.</p> <p>You may be asked for proof of your situation.</p>

Credit Union

A Credit Union is a “not for profit” financial organisation that provides savings and loans accounts for its members.

In many ways a Credit Union is just like any other bank. The big difference between a Credit Union and a bank is that a Credit Union is owned and run by its members. A Credit Union does not make huge profits or reward its directors with enormous salaries.

NEFirst Credit Union covers the whole of the North East, including County Durham, Northumberland and all of the boroughs that make up Tyne and Wear (Newcastle, Gateshead, Sunderland, North Tyneside and South Tyneside). Anyone who lives or works in this area is also eligible to join.

The benefits of being a member of NEFirst include:

- Access to straightforward and secure savings accounts;
- The availability to members of loans at interest rates that are much lower than many loan providers (especially door stop lenders, pay-day loan companies and pawn brokers);
- Free life insurance on savings and loans.*

We have offices in Gateshead, Durham, North Shields and Birtley and a number of regular service / collection points.

N.B. Loan interest rates depend on personal circumstances.

*Life Insurance subject to terms and conditions.

For more information Tel : 03 3005 53666 or Email : info@nefirstcu.co.uk

What we offer 2 U	What U Need to Know
<p>Other sources of funding</p> <p>Some organisations help care leavers by awarding grants (which do not need to be repaid). Some grants help with university, moving into independent accommodation, financial support to help you train etc.</p> <p>Contact the Care Advice Line at: www.thecareadvice.org /Tel: 0161 413 7860</p>	<p>Remember: Speak to your PA about what other funds you may be entitled to.</p> <p>You may apply to charities and organisations for additional grant funding if you meet their criteria.</p>

SECTION C: Your Important Documents

We all need important documents to do simple things like book on a course, claim benefits or open a bank account. We will make sure that you have the important documents that you need in adulthood, such as a passport and birth certificate. We will keep copies of your important documents safely on file and you will be responsible for keeping the original documents safe. If you lose any of these documents you should inform the relevant authority or discuss this with your PA immediately. Lost documents can be used for identity theft – this is where someone may use your name and personal information in order to obtain credit, loans, etc.

What we offer 2 U	What U Need to Know
<p>National Insurance number</p> <p>At 15 years and 9 months we will apply for your national insurance number (NI Number)</p>	<p>Remember: Remind your social worker if you do not receive this.</p> <p>Your PA will support you to find this out when you turn 18.</p>

<p>Passport</p> <p>We will support you with an application for a passport and pay the fee for your first one. Your passport is your main source of ID.</p>	<p>Remember: Do not lose your passport or you will have to apply and pay for a new one which will cost you over £70. If you lose it:</p> <ul style="list-style-type: none"> • you will not be allowed to leave the country to travel • you may be at risk of identity theft
<p>Provisional Driving Licence</p> <p>We will support you with an application for a provisional driving licence and pay the fee for your first one.</p>	<p>Remember: You cannot drive without a provisional licence.</p> <p>If you lose your licence you will have to pay for a new one.</p>
<p>Birth Certificate</p> <p>If you do not already have a birth certificate, we will apply for you to get one.</p>	<p>Remember: If you lose your documents you will have to pay for new copies.</p> <p>Your birth certificate is an important document.</p>
<p>British citizenship</p> <p>If you are entitled to apply for British Citizenship before the age of 18 then we will support you to do this.</p>	<p>Remember: To tell us if you want to apply. We will help you with the application.</p>
<p>Access to your file</p> <p>You have a right to see the information we keep about you. If you apply, we will provide you with a copy of your social services records.</p> <p>If you would like to see a copy of your file, please make a request in writing and give this to your PA.</p>	<p>Remember: Think about the decision very carefully. Files can be very difficult to read.</p> <p>It can take some time to get a copy of your files, so please be patient.</p>

SECTION D: Accommodation

If you are aged over 18 your PA will help you find suitable accommodation. This might involve working with Gateshead Housing Company, supported housing and supported lodgings to support you to get the best accommodation suitable for you. We might also recommend a taster flat to you, in case you prefer to experience living independently with some support from the Leaving Care Team.

What we offer 2 U	What U Need to Know
<p>Staying Put</p> <p>If your foster carer and you decide that you would like to remain living with them, then we will support you to do that under a Staying Put arrangement. This can last until you are 21.</p> <p>Staying Put allows you to stay with your foster carers so that you can get further help and support with independent living skills. You will have responsibilities such as paying board and other independent living skills. All of this is to prepare you for when you move on.</p>	<p>Remember: Staying Put will help you maintain a supportive relationship with your foster carers.</p> <p>Your social worker, foster carer and PA will be able to discuss this option with you.</p> <p>If you decide to stay, we will help you apply for independent accommodation after you are 21.</p>
<p>Taster flat</p> <p>This is a flat that will be your own but will give you the opportunity to experience living independently without the added pressure of a tenancy agreement as it is managed by the Leaving Care Team. If, after a period of time, you have been successful at managing this tenancy then we will sign it over to you completely.</p>	

What we offer 2 U	What U Need to Know
<p>Independent housing</p> <p>When you are in independent accommodation you are responsible for yourself and for paying your bills. We will support you to make an application so you can access registered social landlords. You will get a tenancy of your own.</p> <p>Your PA will make a referral for floating support for you – this is so you can have more support with managing your tenancy and help you avoid arrears in your rent and bills. We know it can be very hard having your own place for the first time and we will support you the best we can to make that easier for you and ease some of the pressures.</p> <p>Your PA or Floating Support Worker will help you make a claim for housing benefit.</p> <p>You will be entitled to a setting up home allowance if you are living in your own tenancy. This will be £2,000 to furnish and decorate your home. See the Finance section of this offer for more information.</p>	<p>Remember:</p> <ul style="list-style-type: none"> • To keep on top of your bills • To keep to your tenancy agreement <p>Work with your PA who will help you with all of these things.</p> <p>If you do not keep to your tenancy agreement, you may be at risk of losing it.</p> <p>Your bills (water, gas and electricity) can all be paid for monthly through your bank. This is often a much better option than running up bills.</p> <p>Make sure you know how your rent is being paid. It is your responsibility whether you are working or on benefits to ensure that your rent is paid to avoid eviction.</p>
<p>Supported Accommodation/Semi-Independent</p> <p>You may not be ready for your own tenancy when you decide to leave care and may prefer more supported options. Your PA will discuss these with you and help you identify one that will be suitable for you.</p>	<p>Remember: Make good use of your PA and Support Worker – they will help you access local services and help you connect with your local community. They are there for you.</p> <p>If you do not use your accommodation, then you may be at risk of losing it.</p>

What we offer 2 U	What U Need to Know
University accommodation (holiday periods) We will provide you with accommodation during university holidays (or fund this if you make your own arrangements) if you cannot stay within your term time accommodation or return to your home area.	

SECTION E: Employment, Education and Training

We want to make sure that every young person leaving care is able to achieve the goals that they set in life. We want you to succeed in your education, training and employment. When we meet with you we will find out how you are doing and will celebrate achievements with you.

What we offer 2 U	What U Need to Know
Careers advice and information on training and courses We also recognise that personal circumstances can impact on a person's ability to engage full time in a course or job. We can offer support to look at courses that can be tailored to your needs, explore with you what you want to achieve and help you make a realistic plan to get there.	Remember: Education, training and finding a job is your responsibility. The Leaving Care Team will support and help you but you must be willing and give your best.
Job search We will support you with finding employment, including help to write your CV, apply for jobs and prepare for interviews. We will provide you with funding for interview clothing and transport costs.	Remember: Interview clothing should be WORK APPROPRIATE clothing and not new trainers! Speak to your PA or Support Worker for help to apply for jobs and get ready for an interview.

What we offer 2 U	What U Need to Know
<p>The Job Centre Plus will support you to look and apply for work if you are not in education or employment.</p> <p>Your PA can refer you to Building Better Opportunities – Wise Steps, where you will receive one to one support from a job coach for up to 18 months. This will include help with a job search and will focus on removing any barriers to work through social inclusion activities, life skills, confidence building and skills development. Activities will also include ICT training and personal money management.</p> <p>You can also be referred to our in-house Learning & Skills provider who offers career information sessions, CV design, mock interview skills. You could also be offered a place on a Study Programme, Traineeship or Apprenticeship.</p>	
<p>Apprenticeships</p> <p>As your corporate parent we take our role seriously, we are therefore making efforts to offer opportunities for apprenticeships within Gateshead Local Authority. We have already secured apprenticeships in Business Administration and the Highways department, and we are working towards increasing the number of care leavers within the council. There will be further opportunities for work experience, apprenticeships and employment within the council.</p> <p>Year 11 guarantee</p> <p>We will give you access to a careers guidance and information meeting which lets you know what progression pathways are available into apprenticeships, which includes CV and interview preparation workshop.</p>	<p>Remember: You may still be get Housing Benefit and other support (talk to your PA to ensure that you are getting all the financial help available to you)</p> <p>Remember: If you didn't do as well as you had expected at school, we will still get you a job with training.</p> <p>Remember: You will have a dedicated advisor and personal tutor.</p> <p>Remember: You will be given pastoral care, to support you with personal issues.</p>

What we offer 2 U	What U Need to Know
<p>Apprenticeship guarantee</p> <p>We will give you an apprenticeship guarantee, you will have a guaranteed apprenticeship offer through learningSkills, this guarantee consists of:</p> <ul style="list-style-type: none"> • Telephone interview with specialist information, advice and guidance to identify your vocational areas of interest, including access to live vacancies and for you to make an informed choice on whether apprenticeships are the right choice for you. • An invite to the weekly learningSkills Assessment Centre and an interview with our dedicated advisors who will help you to identify your skills, experience and prior attainment and support you to progress into an apprenticeship. This will give you access to the opportunities below: <ul style="list-style-type: none"> ○ Programme of Study – a full time programme (16-18 years, 16hrs a week for up to a year) in a range of vocational subjects, maths and English support at an accessible venue in Gateshead, including financial support with travel and lunch. This route will give you the skills employers demand. ○ Employability programmes – intensive support for 19+ unemployed into sustainable employment. Including job search, maths and English support, help with job applications, digital skills and CV writing. ○ Traineeship – this programme provides a direct route into apprenticeships, you will have access to maths and English support if you need it, will be provided with a work placement in your chosen vocational area and will be supported to develop your employability skills to enable you to be apprenticeship ready. You will be provided with financial support for travel, lunch and interview clothes. 	<p>Remember: We expect you to have good attendance and punctuality.</p> <p>Remember: We expect you to attend all interviews.</p> <p>Remember: We expect you to sign up to our learner charter.</p> <p>Remember: We have a zero tolerance to bullying and harassment.</p> <p>Remember: We make decisions together, everyone is valued, all cultures celebrated and we share and respect the opinions of others.</p> <p>Remember: If you get an apprenticeship or traineeship we will provide you with support for transport costs. We will also provide you with support to buy any tools, equipment or essential clothing that you need as part of your apprenticeship.</p>

What we offer 2 U	What U Need to Know
<ul style="list-style-type: none"> ○ Apprenticeship – Gateshead Council is one of the largest local authority providers of apprenticeships in the country. Last year we had over 1000 people on apprenticeship programmes. We will guarantee you an apprenticeship in the vocational areas that learningSkills deliver inside and outside of the Council. This will include specialised one to one support with job search, interview skills and drafting your CV. ○ We will work with you to progress you onto the next level apprenticeship and into sustainable employment. <p>Do you have a learning difficulty/disability? We will guarantee a priority application to our internship programme.</p> <ul style="list-style-type: none"> • The internship offer is 4 days a week working with an employer and 1 day a week classroom based. You will be provided with financial support for travel, lunch and interview clothes. • You will progress into employment, volunteering or further learning. <p>New this year! We would like to give you the opportunity to come and work for us! Gateshead Council has pledged to ring fence apprenticeship vacancies within the Local Authority for Looked after Children and Care Leavers. We will offer at least one employer event which will give you the opportunity to speak to employers who have pledged to support Looked After Children and Care Leavers into employment through work placements/apprenticeship opportunities. We will progress people with learning difficulties and/or disabilities into apprenticeships.</p>	<p>Remember: For further information, advice and guidance please contact us direct on Tel: 0191 4338727/07825552087. Email apprenticeships@gateshead.gov.uk or register online at www.gateshead.gov.uk/applynow</p> <p>Alternatively, contact your PA to arrange an appointment with us or like/message us on Facebook to access all of our apprenticeship opportunities by searching “learningskillsapprenticeships”</p> <p>Or text JOBS to 80818.</p> <p>Remember: If you have a learning difficulty and/or disability and would like further information, advice and guidance contact Supported Learning Development Officer on Tel: 0191 4338528/07887488305.</p> <p>Remember: For a wide range of other learning opportunities visit Gateshead.gov.uk/learningSkills to access our course directory.</p>

What we offer 2 U	What U Need to Know
<p>University</p> <p>If you decide to go to university, we will assist you with your housing during holiday periods and provide you with extra financial support.</p> <ul style="list-style-type: none"> • We will give you a higher education bursary of at least £6,000 • We will help you obtain tuition fees • We will assist you with the initial costs of moving to and from university • You will be eligible to apply for a student loan <p>You may also be entitled to additional support from the university who often have additional funds and grants for care leavers.</p>	<p>Remember: There is additional support available to you if you go on to attend university- this can be from a designated person within the university who your PA will help you to identify.</p>

SECTION F: Relationships

Having relationships, both personal and professional, is important for emotional health as well as support. One of the biggest issues raised by care leavers is that of isolation – without a strong and stable social network it can be extremely hard to navigate life after care.

What we offer 2 U	What U Need to Know
<p>Peer mentoring</p> <p>We feel that it would be helpful for you to be in touch with other care leavers. We can link you with a peer mentor who can support you through the journey of preparing to leave care, and help you when you have left.</p> <p>There are also opportunities for young people to train to become a peer mentor themselves, offering support to other young people leaving care.</p>	<p>Remember: Your peer mentor has also been in care and gone through similar challenges to you.</p>

What we offer 2 U	What U Need to Know
Family and friends We will support you to reconnect with your family when this will be in your best interests. We will also help you to maintain contact with the significant people in your life – your family, friends and previous carers.	
Support networks We will support you to make contact with social support in your area which will build on the relationships within your life. We will also invite you along to our monthly participation meetings where you can link in with other care leavers and professionals that can support you.	

SECTION 6: You as an active member of society and your local community

You have a right to be involved in all the decisions about your plans for leaving care. In Gateshead we value the participation of our care leavers within the development of services. We also want care leavers to be active members of society and the local community and to have all the chances that other young adults have.

What we offer 2 U	What U Need to Know
Personal Advisor When you turn 18 a PA will be allocated to you. Your PA will keep in contact and arrange meetings with you, they will visit you at home but can also arrange to see you in the community. Your PA is there to give you advice, information and guidance to help you make the best decisions.	Remember: Make the most of your PA and stay in contact with them.

What we offer 2 U	What U Need to Know
<p>If you are unhappy about the plans or support you get, you can speak to your PA about it. You also have a right to an advocacy service to help you say what you are not happy with and challenge any decisions.</p> <p>Gateshead's Children's Rights Officer can help you with this or you can access an independent advocate. Children's Rights Officer: Tel: 0191 4332647 or 07795 021819/ email: rights@gateshead.gov.uk</p> <p>National Youth Advocacy Service (NYAS) https://www.nyas.net/ / 0808 808 1001</p>	<p>If you don't engage or speak up, decisions will be made without you. This may mean that things will happen that you do not want.</p> <p>Make sure you are clear about what you want – it's your life after all.</p>
<p>Changing your worker</p> <p>In certain, exceptional circumstances you can request to change your social worker or Personal Advisor. You can speak to the Children's Rights Officer to help you with this.</p> <p>Email: rights@gateshead.gov.uk or call 0191 433 2647.</p>	
<p>Participation</p> <p>We want to offer you the opportunity to have your say on service improvement and delivery. You can do this by speaking with your PA, completing a MOMO app or attending one of the events that we hold to consult with young people. We also ask you to complete an annual survey.</p> <p>We will also provide you with information on groups and clubs that you may wish to join, along with informing you about relevant awards, schemes and activities you can engage in that are in line with your interests.</p>	<p>Remember: Your views are important to us You need to speak up and tell us how we can improve the services for you now and others in the future</p>

What we offer 2 U	What U Need to Know
<p>Your right to vote</p> <p>Once you turn 18 you are entitled to vote in local and national elections. We will encourage you and help you to enrol on the electoral roll so that you can vote in these, if you wish to.</p>	<p>Remember: You can make sure that your voice is heard and your vote will play an important role in shaping the government and your future.</p>
<p>Citizens advice</p> <p>The Citizens Advice Bureau aims to provide free, independent, confidential and impartial advice to everyone on their rights and responsibilities as a member of society.</p> <p>www.citizensadvice.org.uk / 0344 2451288</p>	
<p>How to complain</p> <p>You have the right to complain to Gateshead if you can't solve a problem with your social worker, Personal Advisor or their manager. You can contact the Social Care complaints team on 0191 4332692 / email: enquiries.cbs@gateshead.gov.uk / text "Complaint Call Back" to 07736 287376 (make sure you include your contact details within the text).</p>	

7. Where to get further information

As a Care Leaver there are a range of support services available to you. We have put together a list of useful contact details. If there is anything you do not understand or further information you need then please speak to your PA or social worker.

GATESHEAD LEAVING CARE TEAM CONTACT INFORMATION

Where to find the Leaving Care Team?	Gateshead Civic Centre, Regent Street, Gateshead NE8 1HH
When are we open?	Monday to Thursday from 9.00am to 5.00pm / Friday from 9.00am to 4.30pm
How to contact us?	0191 4332750 / email: childrenservicesbusinesssupport@gateshead.gov.uk
	Out of Hours emergency number: 0191 4770844

Children's Rights Officer:	Tel: 0191 4332647 or 07795 021819/email: rights@gateshead.gov.uk
National Youth Advocacy Service (NYAS)	https://www.nyas.net/ /Tel: 0808 808 1001
Complaints Team:	Tel: 0191 4332692 / email: enquiries.cbs@gateshead.gov.uk / text "Complaint Call Back" to 07736 287376 (include your contact details within the text).

TITLE OF REPORT: **Nomination of Local Authority School Governors**

REPORT OF: **Caroline O'Neill, Strategic Director Care, Wellbeing and Learning**

Purpose of the Report

1. Cabinet is asked to nominate Local Authority Governors to schools seeking to retain their Local Authority governor in accordance with The School Governance (Constitution) (England) Regulations 2012.

Background

2. Schools - The School Governance (Constitution) (England) Regulations 2012 require all governing bodies to adopt a model for their size and membership. The regulations prescribe which categories of governor must be represented and what the level of representation is for each. The Local Authority's nomination is subject to the approval of the governing body. If approved, the nominee is appointed by the governing body.

Proposal

3. It is proposed that Cabinet approves the nominations to schools as shown in appendix 1.

Recommendations

4. It is recommended that Cabinet:
 - (i) approves the nomination for reappointment of Local Authority Governors as set out in appendix 1, to ensure the School Governing Bodies have full membership.
 - (ii) notes the term of office as determined by the schools' Instrument of Government.

CONTACT: John Finch

extension: 8626

Policy Context

1. **Schools**

In accordance with The School Governance (Constitution) (England) Regulations 2012, local authorities can nominate any eligible person as a Local Authority governor. Statutory guidance encourages local authorities to appoint high calibre governors with skills appropriate to the school's governance needs, who will uphold the school's ethos, and to nominate candidates irrespective of political affiliation or preferences. A person is disqualified as a Local Authority governor if they are eligible to be a Staff governor at the same school.

Consultation

2. The Leader of the Council and Cabinet Member for Children and Young People have been consulted.

Alternative Options

3. The alternative option would be to make no nomination/appointment to the vacancies, leaving governing bodies under strength and less likely to demonstrate the correct configuration.

Implications of Recommended Option

4. **Resources:**

a) **Financial Implications** - The Strategic Director, Corporate Resources confirms there are no financial implications arising from this report.

b) **Human Resources Implications** - None

c) **Property Implications** - None

5. **Risk Management Implication** - None

6. **Equality and Diversity Implications** - None

7. **Crime and Disorder Implications** - None

8. **Health Implications** - None

9. **Sustainability Implications** - None

10. **Human Rights Implications** - None

11. **Area and Ward Implications** - None

12. **Background Information**

The School Governance (Constitution) (England) Regulations 2012.

13. Local Authority Governor Nominations

Schools

In accordance with the School Governance (Constitution) (England) Regulations 2012, the following Local Authority governors are nominated for a period of four years (as stipulated in the individual Instruments of Government) with effect from the dates stated below:

School	Nomination	Date from
Emmaville Primary School	Cllr Helen Haran	1 st July 2019
Fellside Community Primary School	Cllr Gary Haley	10 th July 2019

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TITLE OF REPORT: Future High Street Fund - Expression of Interest

REPORT OF: Tony Alder, Acting Strategic Director, Communities & Environment

Purpose of the Report

1. To approve the submission of an Expression of Interest to the Future High Street Fund on the 22 March 2019. At this stage of the application process the Council is required to identify the area covered by the bid (but not a red line boundary) and provide evidence of the challenges, strategic vision and leadership arrangements. The Council is not required to detail specific funding requirements at this stage of the process.

Background

2. There has been successful partial regeneration of Gateshead Town Centre with the Trinity Square development and Northumbria University student accommodation. There are several significant planned developments on the periphery of the primary shopping area such as Old Town Hall Quarter, Quays Conference Exhibition and Arena, Baltic Quarter and Exemplar Neighbourhood that will provide significant benefits to Gateshead residents and opportunities to develop the offer in the Town Centre. The development that has occurred and is planned, represents significant delivery against the 2008 Regeneration Strategy Fit for a City objectives in challenging times. However, there are substantial residual challenges in the primary shopping area, notably on High Street, Jackson Street and West Street. With a high percentage of underutilised or abandoned property and difficult trading conditions. The Council is preparing a Delivery Plan for the southern end of the High Street with the intention to enable the development of a new intergenerational neighbourhood and has identified a desire to accelerate development and improvements in other areas of the town centre including improvements to the Interchange in partnership with Nexus.
3. The intentions of the Future High Street Fund are aligned with the strategic objectives of the Council and presents an opportunity to proactively intervene to further transform the Town Centre, enabling the development of new mixed uses in response to changing shopping habits and leisure uses.
4. The Government announced in the autumn statement the creation of the £675m Future High Street Fund to transform failing high streets, in recognition that the way we shop and what we are looking for from the high street has fundamentally changed. The prospectus for the Future High Street Fund was issued by the Ministry of Housing, Communities & Local Government (MHCLG) on 26th December 2018 detailing the two-step application process and eligibility, followed by further guidance on 7th February 2019.

Proposal

5. It is proposed to submit an Expression of Interest to the Fund for Gateshead Town Centre and specifically the High Street. Based on the feedback provided by MHCLG and detailed consideration of the objectives of the Fund it is proposed to apply to the Future High Street Fund to accelerate delivery of the following;
 - I. Intergenerational residential led neighbourhood at the southern end (strong fit with the criteria of the Fund)
 - II. Innovative tech-based leisure opportunities and the reconfiguration of surplus retail property to meet requirements of small independent retailers in the Northern end of the High Street. The concept is to provide start up space in indoor markets and move on space in smaller units (as identified in Fit for a City).
 - III. There are embryonic discussions with other services that have identified the potential need for physical presence on the High Street such as community skills and shared learning space.
6. The Council is not required at this stage to identify a full business case, however should the Council be invited to submit a full business case in the summer 2019 there will be resource implications.

Recommendations

7. It is recommended that the Council submits an Expression of interest to the Future High Street Fund by the deadline of 22 March 2019.

For the following reasons:

- (i) To accelerate regeneration activities in the town centre, enabling utilisation of abandoned property and bringing forward new development in a shorter timescale than could be achieved in the absence of Future High Street Funding.
- (ii) Improvements to the environment in the Town Centre and reduction in negative uses that have a direct correlation with anti-social behaviour and crime and disorder.
- (iii) To protect and enhance business rate income and to increase new income through council tax.
- (iv) Creation of new job and training opportunities.
- (v) To secure match capital funding to address the funding gap in the emerging business case. This will be attractive to potential interested investment partners subject to determination of the procurement options.

CONTACT: Jo Gooding extension 2695

Policy Context

1. The Council's submission to the Future High Street Fund directly supports the delivery of Making Gateshead a Place where Everyone Thrives. The emerging vision for the Town Centre and proposed interventions are aligned with all 5 pledges and is putting people at the heart of the vision, the proposed interventions especially on the Southern end of the High Street are designed to support communities to help themselves and each other, working together to fight for a better Gateshead and is seeking investment in the economy to provide sustainable opportunities for growth, innovation and employment.
2. The Council's submission is compatible with Vision 2030
3. Core Strategy and Urban Core Area Action Plan (2015). The proposal is aligned with the objectives of Policy CS2 Spatial Strategy for the Urban Core. The Urban Core is the priority location for development which will maintain and enhance its vibrancy. This will be achieved by;
 - enhancing the retail function through improving the quality, quantity and range of comparison and convenience shops.
 - Supporting developments which enhance and diversify culture, leisure and tourism facilities.
 - Securing a mix of housing, including at least 3,750 new homes and prioritising the Exemplar Neighbourhood.
 - Promoting sustainable modes of transport and access for all, managing traffic to minimise the impacts of development and improving the local environment.
 - Securing high-quality design that promotes local distinctiveness and sustains and enhances the historic environment.
 - Allocating Key Sites, including Exemplar Neighbourhood (SG2) for growth. The sites will be brought forward in accordance with approved masterplans to demonstrate a comprehensive and coordinated approach to site development and infrastructure provision.
4. The Gateshead Regeneration Delivery Strategy or RDS sets a vision for Gateshead Centre, of being 'Fit for a City' by 2030 and sets out the recommended next stages in the ongoing regeneration of Gateshead Centre over the next 15 plus years. A centre that retains and attracts residents, visitors and businesses, is a destination of choice, is a full partner in NewcastleGateshead.

In summary, Gateshead Centre will be New, Green and Creative;

- Creative and independent retail will add a new dimension to the regional retail offer
- New forms of city living, particularly focused on families and expressed in new forms of urban housing
- A complementary visitor and leisure offer will appeal to families and include a new city park with visitor attractions and viewing points
- A business offer which is sufficiently diverse to provide innovative workspaces and value for money for the creative and cultural industries

Background

5. The Future High Street Fund will contribute up to a maximum of £25 million per area (however MHCLG are expecting awards to be in region of **£5-£15m**). Successful capital awards will need to be spent by 2023-24. The Fund will invest in the following elements;
 - Site assembly to facilitate housing, workspace and/or public realm,
 - Improvements to transport access (highways, public transport)
 - Supporting change of use to housing and densification
 - Adaption of the high street in response to changing technology
 - Revenue funding to develop long term town centre strategy
6. The Fund is a two-stage process and successful areas will be invited in summer 2019 to submit detailed project information and full business cases in a 6-8 month timescale. In more detail;
 - Phase 1 – 22nd March 2019 deadline for expressions of interest
 - Phase 2 - summer 2019 MHCLG will invite successful areas to develop projects and capital business cases
 - Phase 2 – Late 2019 submission of final business case
 - Successful bids announced on a rolling basis
 - Second round of FHSF will not open before 2020.
7. There are two elements (that comprise 60% of the score criteria) of the Expression of Interest where the Council is required to evidence an adopted vision for the area put forward in the bid and provide evidence of engagement and leadership;

Draft Vision for the Town Centre

8. The proposal is to adapt the vision from Fit for a City as it is:
 - the current regeneration strategy for the urban core,
 - it is evidence based and
 - it is well aligned with the objectives of the Fund.
9. The current draft vision is as follows:

Gateshead's revitalised, walkable, thriving 24/7 town centre will be built upon three pillars linking the past, the present and the future - combining the rich local heritage and townscape assets, with the opportunities for the emerging and creative industries, and the Council's track record of championing culture, regeneration and innovation.

Culture - Tourists meander past cafes in the Victorian railway arches to visit the world's only Unnatural History Museum in the Grade II listed Old Town Hall Quarter. Regeneration - New and long-standing residents come together in functional urban green spaces at the heart of the pioneering socially interactive intergenerational community on High St South. Workers and visitors leave the refurbished Gateshead Metro and Bus Interchange to use the services and offices built above and to visit the shops and cafes before heading down to Quays Exhibition and Arena. Innovation - Shoppers come to buy from the regionally renowned cluster of independent businesses and start-ups producing customised, digitally produced

fashion and furniture. Young people feel the buzz of being whisked away to adventures on another planet in the Virtual Reality leisure centre.

10. This draft vision will be tested internally and at a Town Centre Stakeholder workshop on 12th March 2019. It will also be informed by the formative feedback of the Town Centre Survey with over 2500 responses received.

Town Centre Leadership and Stakeholder Involvement

11. Internal and external partnership working is a strong feature of the Council's operational culture and the delivery of capital projects. MHCLG are seeking to reward areas that can evidence coordinated stakeholder delivery to ensure delivery of the Fund objectives within a relatively short time frame.
12. Even without the Fund driving this, the Council needs a coordinated urban core delivery structure and governance model to achieve the connectivity and public realm aspirations of the Quays Conference & Arena, Baltic Quarter and the Unnatural History Museum.
13. Subject to full member consultation, it is proposed to set up a Town Centre Forum (or appropriately named leadership board) to champion and steer delivery. The structure and formation of this is open for discussion and views are required. It is noted that this new Forum would not circumnavigate the democratic legitimacy or decision-making powers of Members.
14. For the purposes of Town Centre Regeneration, it is suggested that the following stakeholders are potentially important to delivery success.
 - Political representatives
 - Business/land owner community
 - Town centre investors
 - Nexus
 - Northumbria and Newcastle University
 - Gateshead College
 - Town centre attractions
 - Community representatives
 - Older and younger representatives
 - Crime & Safety partners

Consultation

15. In preparing this report, consultations have taken place with all Cabinet Members.
16. External consultation has taken place with the Ministry of Housing Communities and Local Government, North East Local Enterprise Partnership, Trinity Square Management, Nexus, National Centre for Ageing, Dinosauria Limited, South of Tyne Combined Authority.
17. The Town Centre Survey was launched at the beginning of February and over 2500 responses have been received to date.
18. Town Centre Stakeholder workshop 12th March 2019. The primary purpose of this two-hour event is an informal discussion on the aims and vision for the town centre. The event is aimed at traders, ward and portfolio Councillors, university and college

representatives, Nexus, Dinosauria, Northumbria Police, Trinity Square management team, Church and community representatives.

Alternative Options

19. The eligibility criteria discounted other Gateshead high streets as set out in the Fund prospectus and further guidance. Eligible high streets or town centres are required to *'exhibit high levels of social and economic activity, that contain a variety of uses and functions and that acts as important service centres for extensive catchment populations'*.

Implications of Recommended Options

20. Resources

- a) **Financial Implications** – The Strategic Director, Corporate Resources confirms a proposal for revenue funding to support the costs of preparing a full business case will be included in the Expression of Interest. There will need to be consideration of match funding for the revenue request, should the Council be invited to submit a full business case in stage 2 (summer 2019).

- b) **Human Resources Implications** – A proposal for revenue funding to support the costs of preparing a full business case will be included in the Expression of Interest. There will need to be consideration of match funding for the revenue request, should the Council be invited to submit a full business case in stage 2.

It is acknowledged there could be changes required to roles and responsibilities in the Capital Project Team and other Economic Development service functions to deliver the Future High Street Fund and this will be subject to consultation and review.

- c) **Property Implications** - There are no implications arising from this report. There will be implications if the application progresses to the next stage.

21. **Risk Management Implications** – It is identified that in undertaking Town Centre engagement activities, that regardless of the outcome of the Expression of Interest, expectations will be raised, ideas are being shared and there is evidence of strong feelings about the town centre. To avoid damaging reputation and relationships the design of the workshop on 12th March recognises this issue and is sensitive to being realistic and clear on the funding challenges.

22. **Equality and Diversity Implications** – There are no implications arising from this report.

23. **Crime and Disorder Implications** – There are no implications arising from this report. There will be implications if the application progresses to the next stage.

24. **Health Implications** – There are no direct implications arising from this report. There will be implications if the application progresses to the next stage.

25. **Sustainability Implications** – Environmental, economic and social sustainability are key considerations in the presentation of the condition of the Town Centre and will be detailed in the Expression of Interest. There will be substantial implications if the application progresses to the next stage.

26. **Human Rights Implications** – There are no implications arising from this report.
27. **Area and Ward Implications** – Bridges Ward in the Central area. Due to the extent of economic and social catchment that the Town Centre area draws on there are implications for all Gateshead Wards.

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REPORT TO CABINET
19 March 2019

TITLE OF REPORT: Update on EU Exit Preparations

REPORT OF: Tony Alder, Acting Strategic Director, Communities & Environment

Purpose of the Report

1. The purpose of this report is to provide an update to Cabinet in relation to EU Exit preparations also referred to as 'Brexit'.

Background

2. As a reminder, on the 14th of November 2018, the UK and EU provisionally agreed the terms of the UK's withdrawal from the EU. The agreement specifies a transition period for the UK until December 2020, although this can be extended by mutual arrangement.
3. At the time of writing this report (15 March 2019), it is still very unclear as to when or what the final outcome of EU Exit will be. Leaving the EU will result in several changes that will affect, for example, businesses, individual citizens, the local economy, workforce, regulatory services and communities.
4. However, until the final outcome is known it is difficult to determine its exact impact. Due to the ongoing high degree of uncertainty, the Government and the Council will need to be prepared for all eventualities (including a no deal exit) and keep up-to-date with developments, regularly reviewing the areas of highest potential impact. This will enable us to strengthen resilience and develop any necessary contingency plans
5. This report summarises the Council's current preparations of the UK leaving the EU.

Proposal

6. It is proposed that Cabinet note the current information update on the Council's preparations in place for the potential impacts of EU Exit and agree to a future programme of members seminars at appropriate stages of the EU Exit process.

Recommendations

7. Cabinet is asked to note the Council's preparations for the potential impacts of EU Exit and agree to a future programme of members seminars at appropriate stages of the EU Exit process.

For the following reason:

To ensure that the Council has proportionate preparations in place for the potential impacts of EU Exit within Gateshead.

CONTACT: David Patterson extension: 2807

Policy Context

1. This report has been prepared taking into consideration the Corporate Risk Management Framework, the Strategic Resilience and Emergency Planning Framework and Making Gateshead a place where everyone thrives.

The Council's planning and readiness to respond

2. The Council's Corporate Risk and Resilience Group is continuing to monitor the potential local impact of EU Exit planning, considering the implications for Gateshead and assessing the Council's readiness to respond until a final agreement is known.
3. As announcements are made by the Government, in the short-term the group is continuing to identify any relevant mitigations and controls using existing Business Continuity; Resilience and Emergency Planning; Financial plans and processes; and the management of concurrent risks. This will be included as a key corporate risk in the Council's Strategic Risk Register.
4. The longer-term outcomes and the process of exiting the EU are being considered and the Council along with regional partners are undertaking work to understand the future requirements and plan for potential longer-term impacts.
5. By exception, there are several potential implications that the Council is considering:
 - Citizens' rights
 - Community tension and cohesion issues
 - Future of Economic Development Funding
 - Legal, Procurement and Regulatory Changes
 - Local Economy
 - Local Growth
 - New burdens responsibilities
 - Regulatory services
 - Supply chain distribution
 - Workforce issues
6. Until the final agreement is known it is difficult to determine what the exact impact will be, and the Council will need to be prepared for all eventualities.

Additional Resources

7. On 28 January 2019, the Secretary of State announced new funding to support local authorities in their preparations for Brexit. Gateshead will receive

£210,000 (£105,000 in 2018/19, and £105,000 in 2019/20). Allocation of the funding and any grant conditions will be confirmed in due course.

8. In addition, Northumbria Local Resilience Forum has received £38,000 of additional funding from the Secretary of State to support EU Exit planning and allocation of this funding is to be determined.

Civil contingency planning and partnership working

9. Local Resilience Forums (LRFs) have been undertaking extensive proportionate contingency planning in the event the UK leaves the EU with no deal or alternative measures in place. Locally, this activity is being led by the Northumbria Local Resilience Forum Chair working with Executive Strategic Board Members and associated thematic groups. The Council is liaising closely with neighbouring local authorities on our approach and co-ordinating joint collaborative action where necessary, including taking a lead role within the Northumbria LRF.

Communication, Information Sharing and Engagement

10. Nationally, the Cabinet Office Civil Contingencies Secretariat, and the Ministry for Housing, Communities and Local Government (MHCLG) Resilience and Emergencies Division are coordinating communication, engagement and information sharing.
11. The Secretary of State for Housing, Communities and Local Government, James Brokenshire, took the step of writing to all Council leaders where he made clear that it was “essential” for Councils to ensure they were “all undertaking the necessary local planning and preparations” in the event of no-deal.
12. MHCLG are continuing to closely engage with local authorities so that they and their residents are well-prepared for the UK leaving the European Union on 29 March 2019. To support this activity, a network of 9 local authority chief executives from across England has been established. For the North East area, the lead is Martin Swales, Chief Executive from South Tyneside. The chief executives will engage with Councils in their region to share information on preparations to support an orderly exit. Simultaneously, Local Authority Chief Executives continue to be kept well-informed on national policy on EU exit that could have implications for local services, businesses and residents.
13. Nationally, the Council is continuing to participate in Government teleconferences and exit planning workshops, coordinated by MHCLG, alongside the LGA (Local Government Association), SOLACE (Society of Local Authority Chief Executives), Core Cities, Key Cities, the County Councils Network and SIGOMA (Special Interest Group of Municipal Authorities) to influence contingency planning and post Brexit policy making.

Future Announcements

14. Further information will be provided to Councillors when EU Exit-related announcements are made by the Government.

Consultation

15. The Council's Corporate Risk and Resilience Group, along with additional officers from groups and services within the Council, have been consulted on the preparation of this report.
16. All Cabinet Portfolio Holders have also been consulted on the preparation of this report.

Implications of Recommended Options

17. **Resources:**

a) Financial Implications – The Strategic Director, Corporate Resources confirms that funding of £210,000 has been made available by government to the Council to assist in EU planning and preparations. Allocation of the funding and any grant conditions will be confirmed in due course. The wider financial implications following EU Exit remain very uncertain and will be the subject of future reports, including the implications for inward investment from the private sector and government grant funding into Gateshead.

b) Human Resources Implications – the Council is closely monitoring current Government advice in relation to employees and the EU Settlement Scheme, utilising the <https://euexit.campaign.gov.uk/> for the most up to date advice and guidance.

c) Property Implications - There are no property implications directly arising from this report.

22. **Risk Management Implications** – the impact of the UK's exit from the EU is being monitored and will be included as a key corporate risk in the Council's Strategic Risk Register.
23. **Equality and Diversity Implications** - There are no current equality and diversity implications identified however this will be monitored once a final agreement is known to ensure there is continued support to residents and communities.
24. **Crime and Disorder Implications** – There is a potential for the UK's Exit from the EU to lead to a rise in community tensions and increased instances of hate crime.
25. **Health Implications** – There is potential that the health effects of EU Exit are wide-ranging. Potential impacts at a system level could include staffing within

the NHS, access to health care for UK Citizens in the EU and EU citizen's access to UK services, supply of medicines, access to medical radioactive isotopes and the loss of EU legislation in areas such as tobacco, environment, housing and food safety and nutrition. A comprehensive assessment of the exact impact upon the population of Gateshead however, cannot be made until a final agreement is in place.

26. **Sustainability Implications** – The preparations and plans in place will ensure as far as possible that the Council maintains a sustainable position.
27. **Human Rights Implications** – There are no imminent implications in relation to changes to Human Rights Law. Statistics show that Gateshead and the North East has experienced relatively little migration, and suggests population and workforce change in Gateshead is potentially more heavily influenced by free movement than international migration.
28. **Area and Ward Implications** - This report affects all wards.
29. **Background Information**
 - 'Making Gateshead a place where everyone thrives'
 - Civil Contingencies Act (2004)
 - <https://euexit.campaign.gov.uk/> - Government advice and guidance

TITLE OF REPORT: **Miscellaneous Income – Transfer of Uncollectable Amounts**

REPORT OF: **Darren Collins, Strategic Director, Corporate Resources**

Purpose of the Report

1. To seek approval to transfer out of the Council's Accounts outstanding balances in excess of £500 from miscellaneous income accounts and Housing Benefits overpayments where all possible recovery action has been taken and the balances are now considered to be uncollectable.

Background

2. Sundry debts for miscellaneous income are raised and appropriate recovery action is taken on those debts that remain unpaid within the specified time.
3. There are currently 98 miscellaneous and income accounts, amounting to a net sum of £182,867.65 where all possible recovery action has been taken and the amounts remain unpaid. These debts are now deemed uncollectable.
4. In addition, 1271 accounts with balances of up to £500, totalling £131,840.66 have been transferred under delegated powers, in accordance with Financial Regulation 8.10.
5. Housing Benefit overpayments arise where the council has paid housing benefit over and above the amount to which a claimant was entitled. This can occur where:
 - the claimant has failed to tell the Council about a change
 - there has been an error by the Department of Works and Pensions
 - there has been a delay in dealing with a change
 - the Council has made an error in calculating the amount of benefit payable
 - the claimant has moved onto Universal Credit and has been overpaid (the law does not allow the Council to recover this debt but the council receives subsidy on the amount).
6. Invoices for overpayments which are recoverable from the claimant or landlord, and which remain unpaid, are subject to appropriate recovery action. Despite this action there remain some debts which are judged to be uncollectable.
7. There are currently 174 Housing Benefit overpayment invoices amounting to a sum of £337,673.53 where all possible recovery action has been taken and amounts remain unpaid.
8. In addition, 1,330 Housing Benefit overpayment accounts with balances of £500 or less totalling £164,983.55 have been transferred under delegated powers in accordance with Financial Regulation 8.10

9. Council Tax and Business Rates court costs are added to an account when the Council is granted a Liability Order following non-payment. This enables further recovery action to be taken to collect outstanding amounts of Council Tax or Business Rates.
10. There were 1,482 Council Tax accounts with court costs balances of up to £500, totalling £151,584.95 and 57 Business Rates accounts with court costs balances up to £500 totalling £6,193.18. All possible recovery action has been taken and these amounts of court costs remain unpaid and are now deemed uncollectable and have been transferred under delegated powers, in accordance with Financial Regulation 8.10.

Proposal

11. It is proposed to transfer out of the Council's Accounts the balances on 98 individual sundry debtor accounts, to the value of £182,867.65. The amount of the proposed transfer represents approximately 0.2% of the value of accounts raised so far during 2018/19 of some £81 million.
12. It is proposed to transfer the balances on 174 Housing Benefit overpayment invoices to the value of £337,673.53. The amount of the proposed transfer represents 0.4% of total Housing Benefit expenditure of £78 million during 2017/18.

Recommendations

13. It is recommended that Cabinet:
 - (i) Agrees to the transfer of balances on 98 sundry debtor accounts, amounting to £182,867.65 and 174 Housing Benefits overpayment invoices totalling £337,673.53.
 - (ii) Notes the action taken under delegated powers to transfer out of the Council's accounts the identified amounts that are deemed uncollectable.

For the following reason(s)

- (i) To ensure the effective management of the Council's resources.
- (ii) To ensure that the Council Accounts accurately reflect the correct financial position.

CONTACT: John Jopling

extension: 3530

Policy Context

1. The proposals in this report are consistent with the Council's priorities and in particular the priority of ensuring a sustainable Gateshead through the best use of its resources. The proposals are consistent with the framework for achieving the Council's new strategic approach "Making Gateshead a Place Where Everyone Thrives". The Council recognises there are huge financial pressures on not just Council resources but those of partners, local businesses and residents.

Background

Sundry Debts

2. Of the total transfer value of £182,867.65;
 - £42,912.93 relates to 24 invoices for care charges. In all cases either the debtor is deceased and no funds are available from the estate or the debts are uneconomical to pursue.
 - £37,184.04 relates to one invoice for rechargeable works undertaken during an event at Gateshead International Stadium. The invoice was issued to a company in Australia who disputed the charge. Advice from Legal Services is that the chances of recovering the money are small and that the debt is uneconomical to pursue.
 - £24,797.06 relates to 13 invoices for occupation of council units/offices. In all cases the debt is too old to pursue or is considered not cost effective to pursue further.

The action of transferring balances out of the accounts would not prevent future recovery action being taken should this be appropriate due to circumstances changing or further information becoming available.

Housing Benefits

3. The transfer reflects Housing Benefit overpayment accounts where all means of recovery available have been exhausted and it is no longer cost effective to pursue the debts further.
4. Of the total transfer value of £337,673.53 the invoice balance exceeds £5,000 in 12 cases as detailed below:
 - 1 case where the debtor is bankrupt (totalling just under £6k)
 - 5 cases where all recovery avenues have been exhausted (totalling £42.2k). 2 cases were fraud, but we are unable to recover from the debtor as they are no longer on benefit and all other efforts to recover have failed. 3 cases where a failure to declare a change in circumstances has not been treated as fraud (in each case the claimant had gone into care).
 - 3 cases where the debtor is deceased and it is not possible to recover the debt from the estate (£18.5k)

- 1 case where the debtor can no longer be traced (£24.8k) despite all attempts to do so.
- 2 cases where the Housing Benefit regulations do not allow recovery of the debt (£32.2k)

5. **Consultation**

Consultation has taken place with the Leader of the Council.

6. **Alternative Options**

No alternative options are proposed. A regular review of the debt owed to the Council is an essential part of best practice recovery and accounting procedures.

Implications of Recommended Option

7. **Resources:**

a) **Financial Implications**

The Strategic Director, Corporate Resources confirms that the cost of the transfer of £182,867.65 for sundry debtors and £337,673.53 for Housing Benefit overpayment can be met from the appropriate bad debt provision

b) **Human Resources Implications – Nil**

c) **Property Implications - Nil**

8. **Risk Management Implication** - The transfer mitigates the risk of entries within the Statement of Accounts being inaccurate and supports prudent financial planning.

9. **Equality and Diversity Implications - Nil**

10. **Crime and Disorder Implications – Nil**

11. **Health Implications - Nil**

12. **Sustainability Implications - Nil**

13. **Human Rights Implications - Nil**

14. **Area and Ward Implications - All wards**

Background Information

15. **Nil**



REPORT TO CABINET
19 March 2019

TITLE OF REPORT: **Surrender and New Lease of Derwenthaugh Marina, Gateshead**

REPORT OF: **Mike Barker, Strategic Director, Corporate Services and Governance**

Purpose of the Report

1. To seek approval to (i) accept the surrender of the current lease of Derwenthaugh Marina from Ramesh Dewan ("the Tenant") and (ii) the grant of a new lease for a term of 125 years to the Tenant.

Background

2. Terms have been provisionally agreed in relation to the property transaction as set out in Appendix 1.

Proposal

3. It is proposed to proceed with the property transaction outlined in Appendix 1.

Recommendations

4. It is recommended that Cabinet:
 - (i) approves the property transaction outlined in Appendix 1: and
 - (ii) authorises the Strategic Director, Corporate Services and Governance to agree the detailed terms.

For the following reason:

To manage resources in accordance with the provisions of the Corporate Asset Strategy and Management Plan.

CONTACT: **Steven Hayles**

extension 3466

Policy Context

1. The proposed new letting is consistent with the overall vision for Gateshead as set out in the Thrive agenda.
2. The proposed letting accords with the provisions of the Corporate Asset Strategy and Management Plan 2015-20 in particular supporting business growth and maximising income.

Background

3. The site is currently leased by Ramesh Dewan ("the Tenant"). The site is shown edged black on the attached plan.
4. The Tenant wishes to surrender their lease with the proposal that a new lease for a term of 125 years is to be granted. The granting of a new lease would allow the Tenant to secure funding. All the relevant financial checks have been carried out and are satisfactory.
5. The existing lease is for a term of 99 years from 29 September 1986, the current rent is £5,500 per annum with a 5 yearly rent review pattern.

Proposal

6. It is proposed to grant a lease for a term of 125 years to Ramesh Dewan from a date to be agreed at a rent of £6,800 per annum with a 5 yearly rent review pattern.

Consultation

7. In preparing this report, consultations have taken place with the Leader and Deputy Leader. Ward Councillors have also been consulted and are supportive of the proposal.

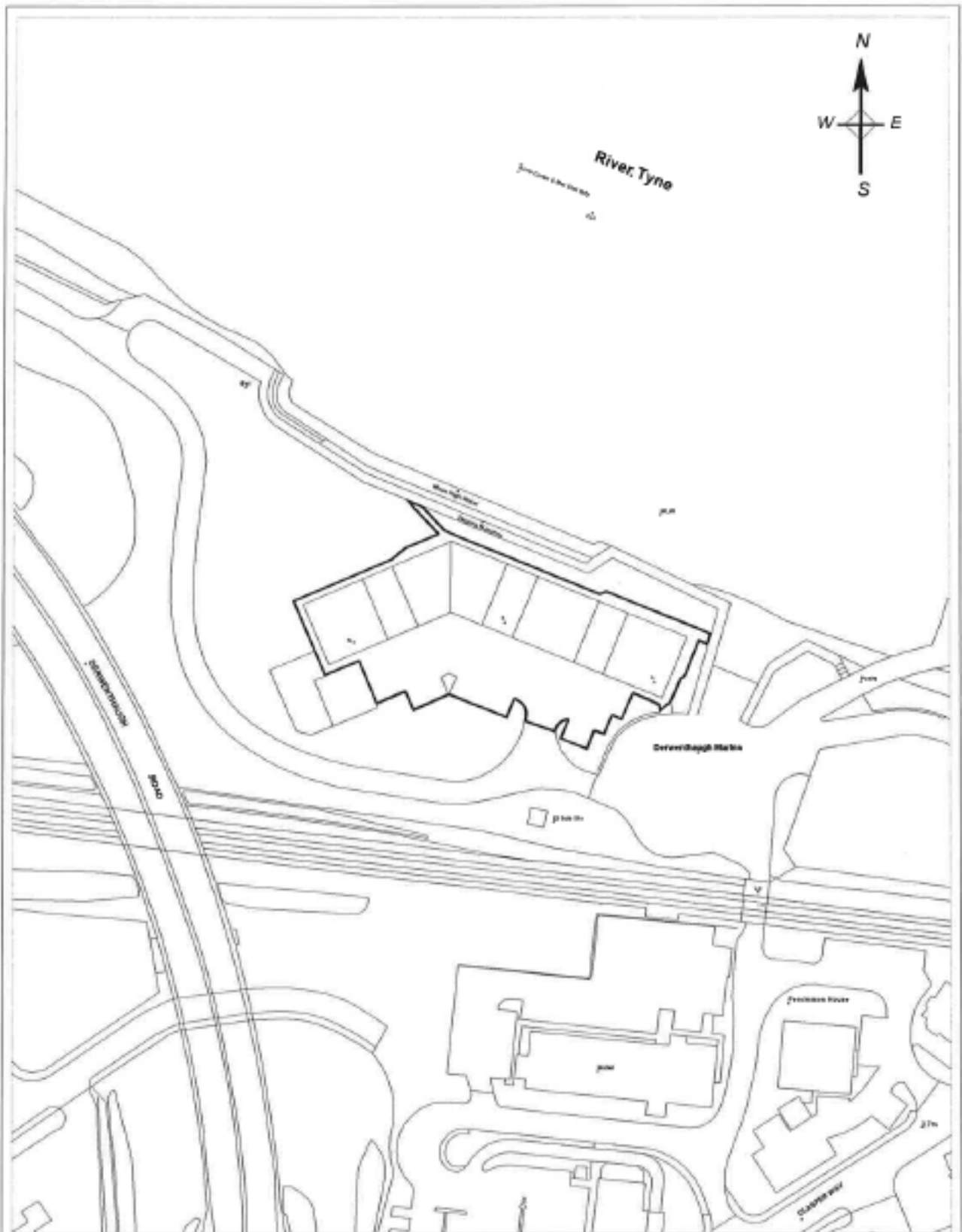
Alternative Options

8. The only alternative to surrendering the existing lease and granting a new one on the terms set out above would be to allow the current lease to continue. This would result in a loss of rental income to the Council. In addition, if the lease is not surrendered and a new one granted, the length of the lease term will continue to decrease and create problems for a tenant in respect of obtaining finance secured against the site which would not be in the interest of the tenant or the Council.

Implications of Recommended Option

9. Resources:

- a. Financial Implications** – The Strategic Director, Corporate Resources confirms that additional income of £1,300 per annum would be generated as a result of this report.
 - b. Human Resources Implications** - There are no human resource implications arising from this report.
 - c. Property Implications** – In accepting a surrender and granting a new lease the Council is ensuring that it continues to maintain the best rental stream from its non-operational portfolio whilst mitigating its liabilities as to outgoings.
- 10. Risk Management Implication** – There are no additional risk management implications arising from this report.
- 11. Equality and Diversity Implications** – There are no equality & diversity implications arising from this report.
- 12. Crime and Disorder Implications** – There are no crime & disorder implications arising from this report.
- 13. Health Implications** – There are no health implications arising from this report.
- 14. Sustainability Implications** – There are no sustainability implications arising from this report.
- 15. Human Rights Implications** – There are no human rights implications arising from this report.
- 16. Ward Implications** – Blaydon



Title Lease Derwenthaugh Marina Derwenthaugh Road, Blaydon			<small>Information supplied in this document is for information only and should not be used for any purpose other than that for which it was intended. It is the user's responsibility to ensure that the information is accurate and up to date. The user should consult the relevant authorities for further information.</small> Drawing Number Asset ID 000316		Rev 00
Scale 1:1250	Date Created 28th September 2010	Drawn By Gillian Hall	Date Printed 28th September 2010	GIS NUMBER NZ2063SW	Corporate Asset Strategy Team Legal and Corporate Services Gateshead Council

TITLE OF REPORT: Surplus Declaration and Community Asset Transfer of Bowling Greens and Pavilions

REPORT OF: Mike Barker, Strategic Director, Corporate Services and Governance
Tony Alder, Acting Strategic Director, Communities and Environment

Purpose of the Report

1. To seek approval to (i) the properties listed below being declared surplus to the Council's requirements, (ii) the future proposals for the properties after being declared surplus and (iii) providing investment in the sites:
 - Marley Hill Bowling Green and Pavilion
 - Pelaw Bowling Green and Pavilion
 - Felling Park Bowling Green and Pavilion

Background

2. At its meeting on 19th September 2017 (Minute Number C62), Cabinet approved the rationalisation of the Council maintained stock from 27 to 14 greens as recommended within the Playing Pitch Strategy. This would enable the Council to achieve the proposed 2017/18 budget saving of £75,000. It was agreed, however, to defer implementation until the 1st April 2019 and also undertake a feasibility study to consider the potential asset transfer of 3 sites (Pelaw, Marley Hill and Felling Park). The properties are shown edged black on the attached plans.
3. As a result of the feasibility work, the three associations at Pelaw, Marley Hill and Felling Park are now in a position to proceed with taking on the responsibility of operating independently of the Council.

Proposal

4. It is proposed that the properties be declared surplus to the Council's requirements and thereafter dealt with in accordance with the proposals set out in the attached Appendices (1,2 & 3).
5. To ensure the bowling clubs can operate and become sustainable it is proposed to provide investment at each site. The funding will be used by the volunteers to minimise some of the costs of operating the greens. This will be achieved through the purchase of grass cutting equipment and onsite storage together with essential site improvements which may arise to complete a Community Asset Transfer. Details of the proposals are set out in attached Appendix 4. The investment will be provided through the underspend in the 2018 / 19 Gateshead Thrive Fund allocation, which fits with the criteria of the fund, namely:

- the development of new ways of working
- capacity building activity, including staff, volunteer and management committee training, strengthening organisational structures and systems
- the costs of asset transfers

Recommendations

6. Cabinet is asked to approve the recommendations set out in appendices 1 – 3 of this report.

For the following reason:-

- (i) To manage resources and rationalise the Council's assets in line with the Corporate Asset Strategy and Management Plan.
- (ii) To realise savings identified through rationalisation of the bowling green portfolio as agreed by Cabinet in 2017.

CONTACT: Bev Horton; Paul Cairns & Stephen Ward extensions: 3502, 2816 & 3148

APPENDIX 1: Marley Hill Bowls Pavilion and Bowling Green, Church Street, Marley Hill NE16 5DW

Policy Context

1. The proposed surplus declaration supports the overall vision for Making Gateshead a Place where people Thrive, in particular supporting communities to support themselves and each other.
2. The proposed declaration will also accord with the provisions of the update of the Corporate Asset Strategy and Management Plan 2015 – 2020. In particular, the rationalisation of the estate through disposal of an uneconomic asset.

Background

3. The property known as Marley Hill Bowls Pavilion and Bowling Green, which is shown edged black on the attached plan is held by the Council as trustee.
4. The property is subject to a Trust Deed dated 5 June 1969 which states that the objects of the Trust is for the property to be held “upon trust as a public recreation ground for the inhabitants of the area of Whickham”. The Council must therefore ensure that any decisions made in relation to the Trust property meet this requirement.
5. As the property is held in trust, the consent of the Charity Commission and the Coal Industry Social Welfare Organisation (CISWO) is also required.
6. CISWO will only consent to a lease for a term of 25 years. Terms have, therefore, been provisionally agreed with the Marley Hill Community Bowling Club CIO for a 25 year lease pursuant to the Council’s Community Asset Transfer policy. This is considered to be in the best interests of the Trust and once formal approval is obtained from CISWO the consent of the Charity Commission will then be sought.

Proposal

7. It is proposed that the property be declared surplus to the Council’s requirements and a 25 year lease at a nil rent be granted to the Marley Hill Community Bowling Club CIO, which is considered to be in the best interests of the Trust.

Recommendation

8. It is recommended that Cabinet:-
 - (i) Declare the Property surplus to the Council’s requirements;
 - (i) Authorise the Strategic Director, Corporate Services and Governance to grant a 25 year lease at a nil rent pursuant to the Council’s Community Asset Transfer policy.

For the following reason:-

- (i) To manage resources and rationalise the Council's assets in line with the Corporate Asset Strategy and Management Plan.
- (ii) To realise savings identified through rationalisation of the bowling green portfolio.

Consultation

9. In preparing this report consultations have taken place with the Leader, Deputy Leader, Communities and Volunteering Portfolio Holders and Ward Councillors for Whickham South and Sunnyside. The Service Directors for Street Scene, Commissioning and Neighbourhoods and Trading and Commercialisation have also been consulted.

Alternative Options

10. The option of retaining the property has been discounted as maintenance of the green and pavilion had been identified as an efficiency saving. There were no alternative viable options for the use of the site.

Implications of Recommended Option

11. Resources:

- a) **Financial Implications** - The Strategic Director, Corporate Resources confirms that up to £13,346 of required resources will be met from the Gateshead Thrive Fund.
 - b) **Human Resources Implications** - There are no direct staffing implications arising from the recommendations in this report, the Street Scene employees will be redeployed to other sites and locations maintained by the service.
 - c) **Property Implications** - The future disposal of this property will result in a reduction in the Council's overall property portfolio thus reducing operational costs.
12. **Risk Management Implication** - The future disposal of this property will remove opportunities for vandalism to a vulnerable property.
13. **Equality and Diversity** - There are no implications arising from this recommendation.
14. **Crime and Disorder Implications** - The future disposal of this property will remove opportunities for crime and disorder, especially vandalism and theft.
15. **Health Implications** - There are health implications arising as result of this report, as the clubs continue to operate and develop, the activities provided should continue to provide both physical and mental health benefits of members of the clubs and other residents who participate in activities delivered at each site.

16. **Sustainability Implications** - The grant of a lease will ensure the future sustainability of the pavilion and use of the bowling green thus fulfilling the Council's obligations in accordance with the Trust.
17. **Human Rights Implications** - There are no implications arising from this recommendation.
18. **Ward Implications** – Whickham South and Sunnyside.
19. **Background Information** – Minute No. C62 (2017).

APPENDIX 2: Pelaw Bowls Pavilion and Bowling Green, Bill Quay Park, Station Road, Pelaw. NE10 0RN

Policy Context

1. The proposed surplus declaration supports the overall vision for Making Gateshead a Place where People Thrive, in particular supporting communities to support themselves and each other.
2. The proposed declaration will also accord with the provisions of the update of the Corporate Asset Strategy and Management Plan 2015 – 2020. In particular, the rationalisation of the estate through the disposal of an uneconomic asset.

Background

3. The property known as Pelaw Bowls Pavilion and Bowling Green, which is shown edged black on the attached plan, is held by the Council for the benefit improvement and development of the borough pursuant to section 120(1) of the Local Government Act 1972. The Council has the authority to dispose of land at an undervalue of no more than £2,000,000 and that it is likely to contribute to the achievement of the promotion or improvement of the economic, social and environmental well-being of persons residing in the borough. The purpose of the disposal will clearly contribute to the social and environmental well-being of the borough.

Proposal

4. It is proposed that the property be declared surplus to the Council's requirements and a 35 year lease at a nil rent be granted to Pelaw Community Bowling Club pursuant to the Council's Community Asset Transfer policy.

Recommendation

5. It is recommended that Cabinet:-
 - (ii) Declare the Property surplus to the Council's requirements;
 - (iii) Authorise the Strategic Director, Corporate Services and Governance to grant a 35 year lease at a nil rent pursuant to the Council's Community Asset Transfer policy.

For the following reason:

- (i) To manage resources and rationalise the Council's assets in line with the Corporate Asset Strategy and Management Plan.
- (ii) To realise savings identified through rationalisation of the bowling green portfolio.

Consultation

6. In preparing this report consultations have taken place with the Leader, Deputy Leader, Communities and Volunteering Portfolio Holders and Ward Councillors for Pelaw and Heworth. The Service Directors for Street Scene, Commissioning and Neighbourhoods and Trading and Commercialisation have also been consulted.

Alternative Options

7. The option of retaining the property has been discounted as the maintenance of the green and pavilion had been identified as an efficiency saving. There were no alternative viable options for the use of the site.

Implications of Recommended Option

8. Resources:

- a) **Financial Implications** - The Strategic Director, Corporate Resources confirms that £13,346 of required resources will be met from the Gateshead Thrive Fund.
 - b) **Human Resources Implications** - There are no direct staffing implications arising from the recommendations in this report, the Street Scene employees will be redeployed to other sites and locations maintained by the service.
 - c) **Property Implications** - The future disposal of this property will result in a reduction in the Council's overall property portfolio thus reducing operational costs.
9. **Risk Management Implication** - The future disposal of this property will remove opportunities for vandalism to a vulnerable property.
 10. **Equality and Diversity** - There are no implications arising from this recommendation.
 11. **Crime and Disorder Implications** - The future disposal of this property will remove opportunities for crime and disorder, especially vandalism and theft.
 12. **Health Implications** - There are health implications arising as result of this report, as the clubs continue to operate and develop, the activities provided should continue to provide both physical and mental health benefits of members of the clubs and other residents who participate in activities delivered at each site.
 13. **Sustainability Implications** - The future disposal of this property will reduce the level of the Council's operational costs, including gas and electricity use, which will subsequently result in a reduction in the Council's carbon footprint.
 14. **Human Rights Implications** - There are no implications arising from this recommendation.
 15. **Ward Implications** – Pelaw and Heworth.
 16. **Background Information** – Minute No. C62 (2017).

APPENDIX 3; Felling Park Bowls Pavilion and Bowling Green, Holly Hill, Felling, Gateshead NE10 9NG

Policy Context

1. The proposed surplus declaration supports the overall vision for Making Gateshead a Place Where People Thrive in particular supporting communities to support themselves and each other.
2. The proposed declaration will also accord with the provisions of the update of the Corporate Asset Strategy and Management Plan 2015 – 2020. In particular, the rationalisation of the estate through disposal of an uneconomic asset.

Background

3. The property known as Felling Park Bowls Pavilion and Bowling Green, which is shown edged black on the attached plan, is held by the Council for the benefit improvement and development of the borough pursuant to section 120(1) of the Local Government Act 1972. The Council has the authority to dispose of land at an undervalue of no more than £2,000,000 and that it is likely to contribute to the achievement of the promotion or improvement of the economic, social and environmental well-being of persons residing in the borough. The purpose of the disposal will clearly contribute to the social and environmental well-being of the borough.

Proposal

4. It is proposed that the property be declared surplus to the Council's requirements and a 35 year lease at a nil rent be granted to the Friends of Felling Park and Town Centre pursuant to the Council's Community Asset Transfer policy.

Recommendation

5. It is recommended that Cabinet:
 - (i) Declare the Property surplus to the Council's requirements;
 - (ii) Authorise the Strategic Director, Corporate Services and Governance to grant a 35 year lease at a nil rent pursuant to the Council's Community Asset Transfer policy.

For the following reason:

- (i) To manage resources and rationalise the Council's assets in line with the Corporate Asset Strategy and Management Plan.
- (ii) To realise savings identified through rationalisation of the bowling green portfolio.

Consultation

6. In preparing this report consultations have taken place with the Leader, Deputy Leader, Communities and Volunteering Portfolio Holders and Ward Councillors for

Felling. The Service Directors for Street Scene, Commissioning and Neighbourhoods and Trading and Commercialisation have also been consulted.

Alternative Options

7. The option of retaining the property has been discounted as the maintenance of the green and pavilion had been identified as an efficiency saving. There were no alternative viable options for the use of the site.

Implications of Recommended Option

8. Resources:

- a) **Financial Implications** - The Strategic Director, Corporate Resources confirms that £17,674 of required resources will be met from the Gateshead Thrive Fund.
 - b) **Human Resources Implications** - There are no direct staffing implications arising from the recommendations in this report, the Street Scene employees will be redeployed to other sites and locations maintained by the service.
 - c) **Property Implications** - The future disposal of this property will result in a reduction in the Council's overall property portfolio thus reducing operational costs.
9. **Risk Management Implication** - The future disposal of this property will remove opportunities for vandalism to a vulnerable property.
 10. **Equality and Diversity** - There are no implications arising from this recommendation.
 11. **Crime and Disorder Implications** - The future disposal of this property will remove opportunities for crime and disorder, especially vandalism and theft.
 12. **Health Implications** - There are health implications arising as result of this report, as the clubs continue to operate and develop, the activities provided should continue to provide both physical and mental health benefits of members of the clubs and other residents who participate in activities delivered at each site.
 13. **Sustainability Implications** - The future disposal of this property will reduce the level of the Council's operational costs, including gas and electricity use, which will subsequently result in a reduction in the Council's carbon footprint.
 14. **Human Rights Implications** - There are no implications arising from this recommendation.
 15. **Ward Implications** - Felling.
 16. **Background Information** – Minute No C62(2017).

Appendix 4: Findings of the feasibility work into transferring bowling greens to community organisations.

1. The Neighbourhood Management and Volunteering Team (NMVT) & CAST have worked closely with each of the three bowls clubs to assess whether it was feasible to transfer the greens and pavilions pursuant to the Community Asset Transfer policy (CAT). The review covered the following areas:
 - a. **New ways of Working:** Each bowls clubs has adopted a new constitution and have applied to become a Charitable Incorporated Organisation (CIO). Marley Hill has completed the process and gained charitable status whilst Pelaw is awaiting final approval from the Charity Commission. Felling Bowls Club is part of the Friends of Felling Park and Town Centre and their governing document is more complex as it includes the wider work they carry out with the Community Library.
 - b. **The cost of asset transfers:** A budget forecast and cashflow has been developed with each club.
 - i. Currently all costs for the delivery of bowling is met by the Council. Costs far exceed the income generated through annual green fees (approximately circa 90%).
 - ii. The major expenditure is on the maintenance for the green at circa £7-8k per annum per green.
 - iii. Development of cashflows have enabled the clubs to establish their core costs outlining the requirements for maintaining the greens and pavilions.
 - c. **Capacity building activity, including staff, volunteer and management committee training, strengthening organisational and systems:**
 - i. The cost of a Green Card is currently £48 per member per season. Contributions to the Council will cease and fees will be retained by the clubs which will contribute to the running costs of the organisation as an independent charity.
 - ii. All three clubs are aware that the future operation of the greens will only be possible with the delivery of essential ground maintenance by their volunteers. The total cost of greens maintenance and building maintenance and running costs is estimated to be £2600 - £3000 per year for each of the clubs.
 - iii. Increasing the clubs' ability to generate income through diversification of activities has been considered, such as community bowls events, open days, working with schools and creating new activities such as tai chi.
 - iv. Increasing membership fees and reviewing the fees payable have also been considered by the clubs as a means of meeting the costs of a rationalised independently run bowling green and pavilion. It has been recognised that there is a need to increase the membership base. New members have been recruited since news of the withdrawal of funding for the three sites. New categories of membership have also been created at £10 per annum to offer inclusion to those who do not play bowls but wish to participate in the social elements of the club. Reviewing the membership fees is a key element to independent

sustainability by all clubs in order to balance the revenue account alongside other self-supporting fund-raising activity.

- v. The clubs will be supported to secure additional funding through grants from funding trusts and foundations for improvement to the sites. Funding to support revenue activities could be considered if the benefits of bowling can be conveyed to new audiences, meeting the objectives of funders.
- vi. Work on the development of the clubs' websites and increasing use of social media has progressed and all three clubs will be registered with www.OurGateshead.org

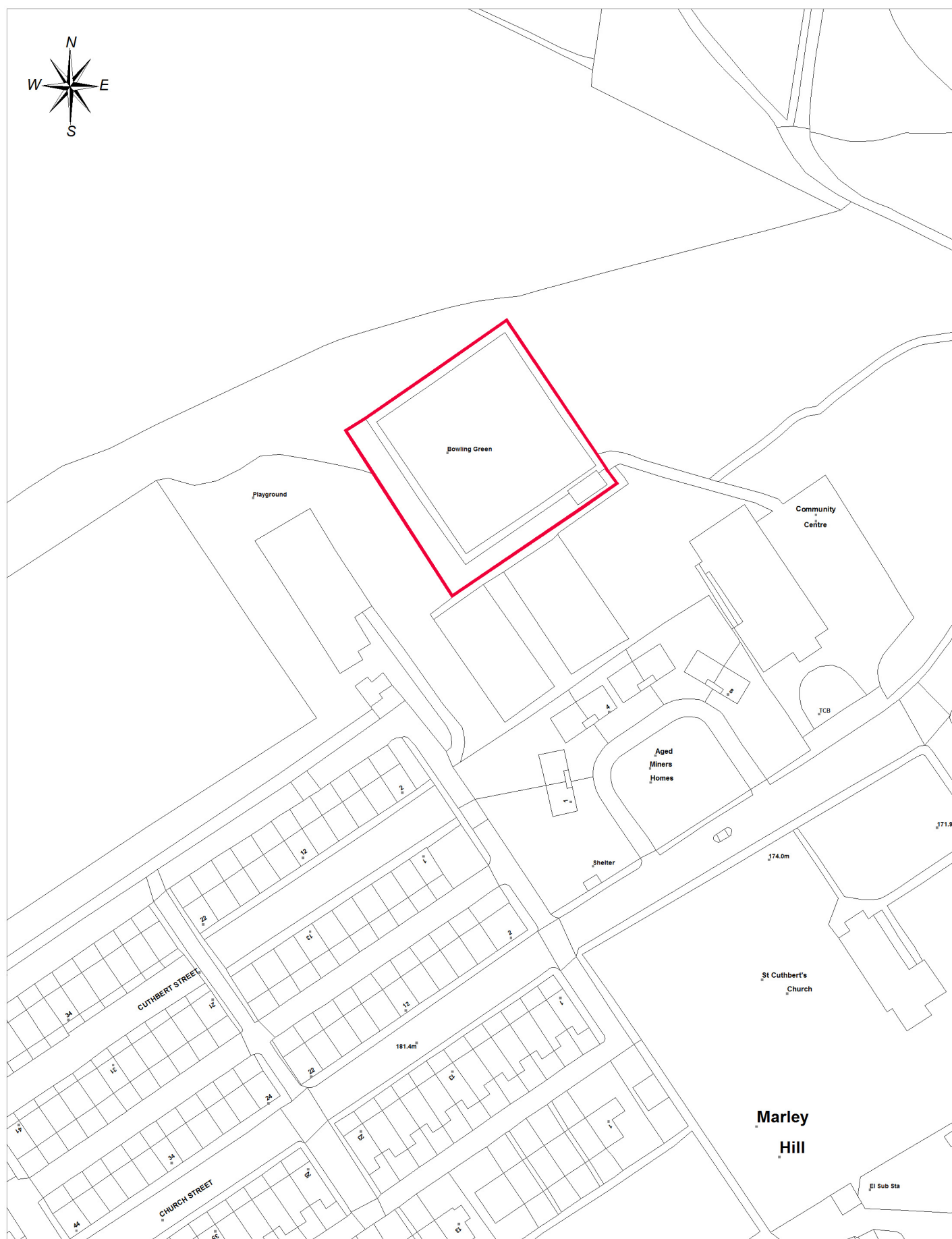
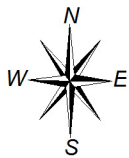
2. Community Benefit

- a. Work to widen the membership of the bowling clubs has been undertaken together with the work to widen the range of activity on offer by all three clubs to embrace the Thrive objectives. The clubs recognise the need to diversify beyond the bowls offer and are eager to establish new arrangements for working with the community. Members from Marley Hill, for example, have taken part in safeguarding training hosted by the Council.

3. Site Investment & Improvement

- a. A full assessment of each site has been undertaken and running and maintenance costs have been established. Given the timescale for development, resources are required for one-off purchases of certain items. Equipment for the grounds maintenance will be required in the form of grass cutters and storage sheds.
- b. Some site improvements may be required to ensure the sites continue to provide a safe environment in which to bowl and take part in other activities. At Felling Park there is a security challenge to the boundary line with the adjacent proposed housing development site.

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Title

**Proposed Lease Bowls Pavilion and Bowling Green
Marley Hill Park, Church Street, NE16 5DW**

Scale
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Date Created
1st November 2018

Drawn By
M Hawkyard

Drawing Number
000022(A)

Rev
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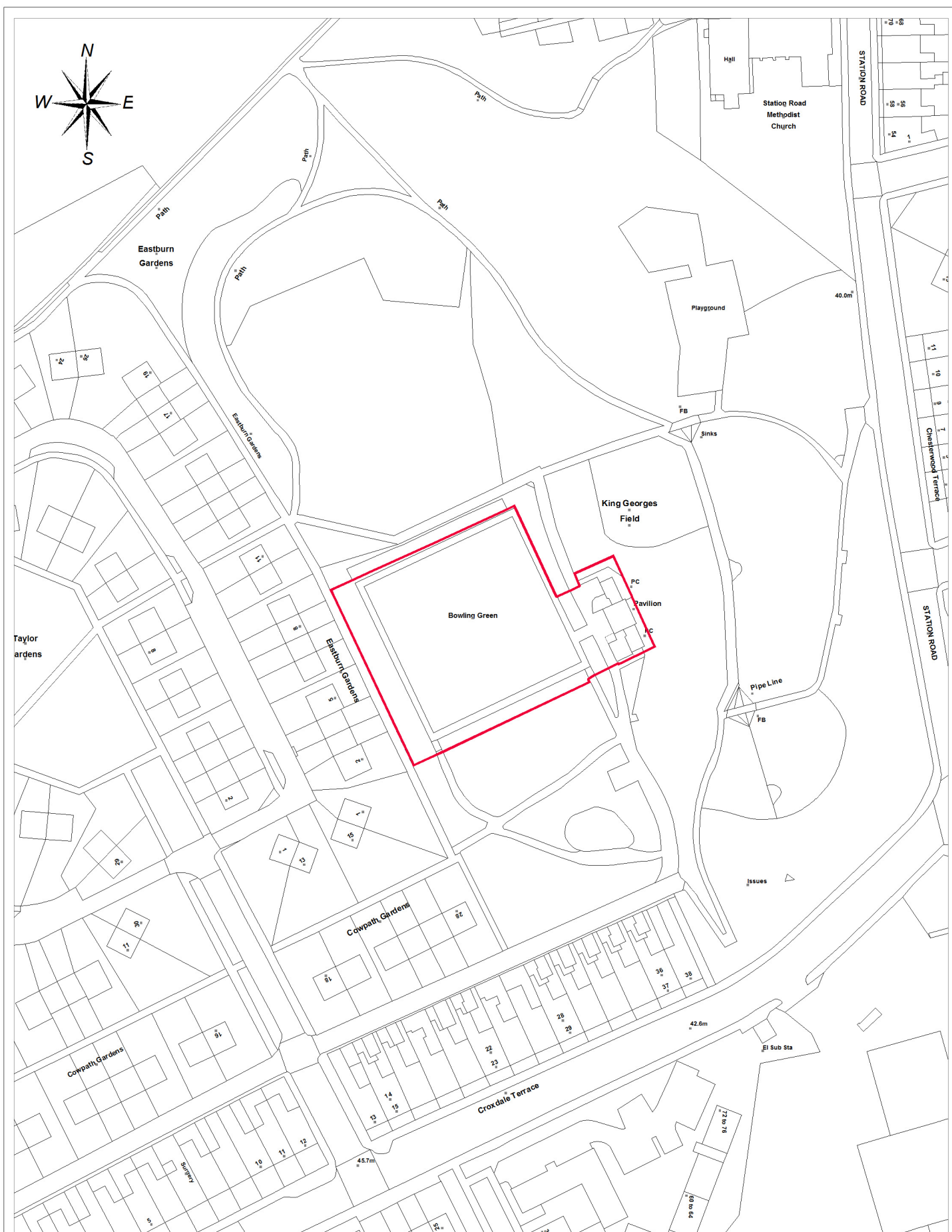
Date Printed
1st November 2018

O/S NUMBER
NZ2058SW



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Corporate Services and Governance
Gateshead Council

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Title

**Bill Quay Park Park Bowls Pavilion
King Georges Field, Station Road, Bill Quay**

Scale
1:1250

Date Created
6th December 2018

Drawn By
M Hawkyard

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Drawing Number
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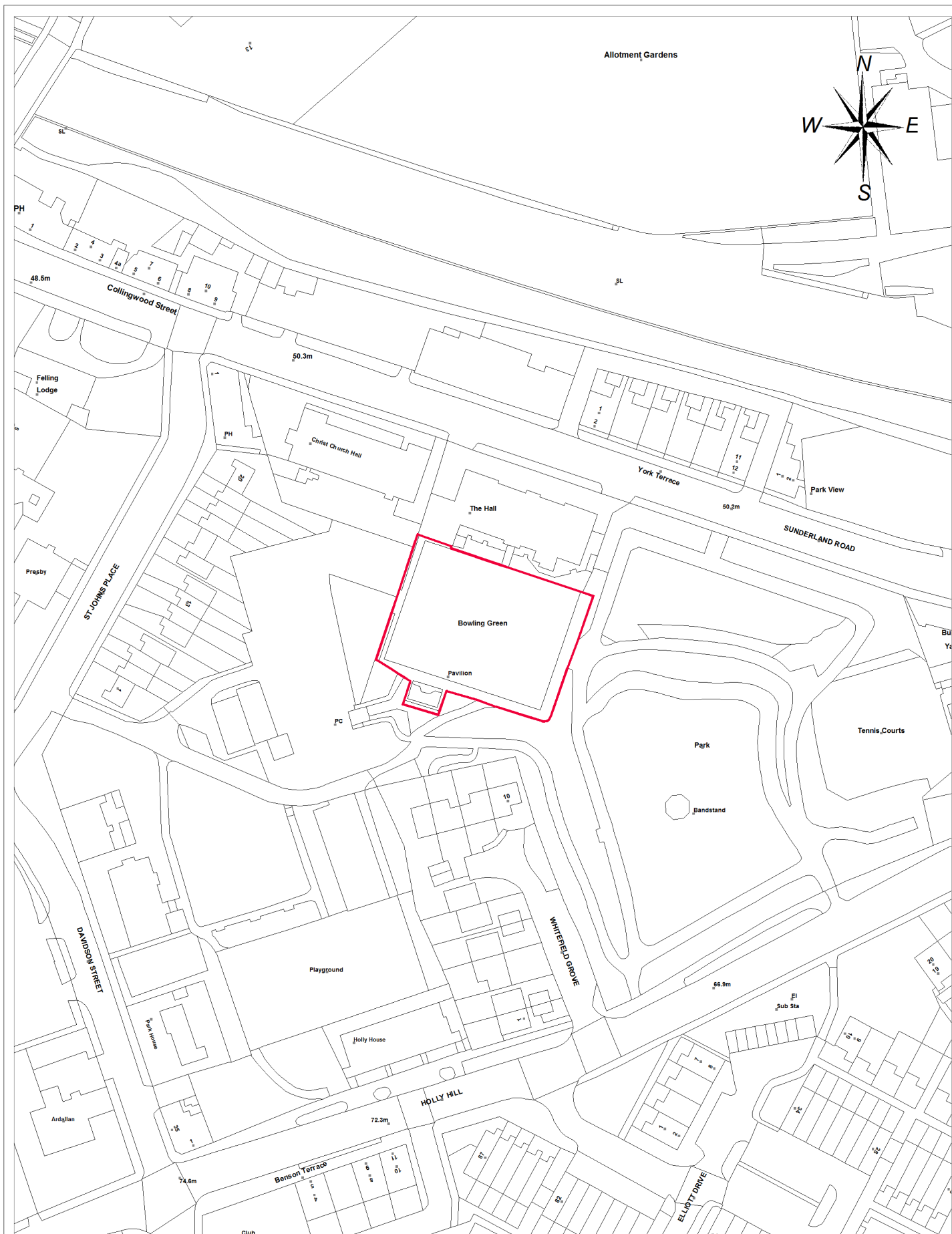
Date Printed
6th December 2018

O/S NUMBER
NZ2962SE



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Corporate Services and Governance
Gateshead Council

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Title

**Proposed Lease Felling Park Pavilion Bowling
Holly Hill, Felling, NE10 9NG**

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Drawing Number
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Gateshead Council

Scale
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Date Created
11th December 2018

Drawn By
M Hawkyard

Date Printed

11th December 2018

O/S NUMBER

NZ2761NE

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TITLE OF REPORT: Tenders for the Supply of Goods and Services

REPORT OF: Mike Barker, Strategic Director, Corporate Services and Governance

Purpose of the Report

1. The purpose of this report is to ask Cabinet to consider the tenders received for the contract for the Provision of Occupational Health Physician Services.
2. The background to this contract is contained in the attached appendix.

Proposal

3. Cabinet is asked to agree and note the recommendations below.

Recommendations

4. It is recommended Cabinet agree the tender from Medicals Plus, Gateshead be accepted for the contract for the Provision of Corporate Physiotherapy Services is for a 24 month period commencing 1 April 2019 with the option to extend for a further 2 x 12 month periods.

For the following reason:

A comprehensive evaluation of the tenders received has been undertaken. The recommended tender is the most economically advantageous tender submitted.

CONTACT: Andrea Tickner extension: 5995

APPENDIX 1

Policy Context

1. The contract for the provision of Occupational Health Physician service has been organised in accordance with the Council's Consolidated Procurement Policy.

Background

2. The contract is for a 24 month period commencing 1st April 2019 with the option to extend for a further 2 x 12 month periods.
3. This contract will cover the requirements of the Occupational Health Unit, based at the Civic Centre, Gateshead, which is part of Human Resources & Workforce Development. The Council is currently looking to appoint a Lead Occupational Health Physician for 1 day per week and a Second Occupational Health Physician for ½ a day per fortnight. The service they will deliver will focus on supporting the Council to manage ill health retirement cases, conducting statutory and other medical examinations and providing advice and guidance on the implications of individual employee sickness cases.
4. The estimated annual value of the contract is £55,000
5. Tenders were received from the following companies:

EQ8 Medicals, Lancashire
Medicals Plus, Gateshead
The Newcastle upon Tyne hospitals NHS Foundation Trust, Newcastle
6. A comprehensive evaluation of the tenders has been undertaken against the following criteria:
 - Mandatory requirements: Grounds for Exclusion, Modern Slavery Act 2015, Insurance, Health and Safety, Environmental Management, Compliance with Equality Legislation and Technical and Professional Ability.
 - Quality requirements including Overall Approach to providing the Contract, Methods of Working, Contingency Plans for ensuring Delivery of the Contract, Medical Reports, Understanding of Government Pension Scheme and Ill Health Retirements and Published Work.
 - Price

Consultation

7. There has been no external consultation

Alternative Options

8. The anticipated overall value of this contract exceeds the threshold requiring competitive tenders to be invited in accordance with the EU Public Procurement Directives; therefore there are no alternative options.

Implications of Recommended Option

9. Resources:

- a) **Financial Implications –** The Strategic Director, Corporate Resources, confirms that there are no additional financial implications arising from this report.
- b) **Human Resources Implications –** The procurement of this service will assist the Council to continue to prevent and manage the sickness of employees,
- c) **Property Implications - Nil**

10. Risk Management Implication – Nil

11. Equality and Diversity Implications – The recommended tenderer meets the legal obligations of the Equality Act 2010.

12. Crime and Disorder Implications – Nil

13. Health Implications - Nil

14. Sustainability Implications – Nil

15. Human Rights Implications - Nil

16. Area and Ward Implications -Nil

Background Information

- 17. The documents that have been relied on in the preparation of the report include the tenders that were received.

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TITLE OF REPORT: **Petitions Schedule**

REPORT OF: **Mike Barker, Strategic Director, Corporate Services and Governance**

Purpose of the Report

1. To provide an update on petitions submitted to the Council and the action taken on them.

Background

2. Council Procedure Rule 10.1 provides that any member of the Council or resident of the borough may submit a petition to the Leader of the Council, to another member of the Council nominated by the Leader, to the Chief Executive or a Strategic Director.

Proposal

3. Cabinet is asked to note the petitions received and actions taken on them.

Recommendations

4. It is recommended that Cabinet note the petitions received and action taken on them.

For the following reason:

To inform the Cabinet of the progress of the petitions.

CONTACT: Mike Aynsley extension: 2128

APPENDIX 1

Policy Context

1. The information is provided in accordance Council Procedure Rule 10.2 whereby progress of petitions is to be reported regularly to meetings of the Cabinet. The procedure supports the Council Plan.

Background

2. Council Procedure Rule 10.1 provides that any member of the Council or resident of the borough may submit a petition to the Leader of the Council, to another member of the Council nominated by the Leader, to the Chief Executive or a Strategic Director.

Consultation

3. This report has been prepared following consultation as set out in the schedule.

Alternative Options

4. There are no alternative options.

Implications of Recommended Option

5. Resources:

- a) **Financial Implications** – The Strategic Director, Corporate Resources confirms that there are no financial implications arising from this report.

- b) **Human Resources Implications** – Nil

- c) **Property Implications** - Nil

6. **Risk Management Implication** - Nil

7. **Equality and Diversity Implications** - Nil

8. **Crime and Disorder Implications** – Nil

9. **Health Implications** - Nil

10. **Sustainability Implications** - Nil

11. **Human Rights Implications** - Nil

12. **Area and Ward Implications** - Borough wide

Background Information

13. Petitions schedule attached.

APPENDIX 2

PETITIONS SUBMITTED TO GATESHEAD METROPOLITAN BOROUGH COUNCIL

DATE RECEIVED	REF	FROM	ISSUE	FORWARDED TO	ACTION TO DATE
14.02.18 Submitted to Strategic Director, Corporate Services and Governance	01/18	Petition from GMB	Petition against the proposed parking restrictions on Shearlegs Road, Albany Road and Park Road	Strategic Director, Communities and Environment	The petition has been received in response to the Council's transport consultation on proposed waiting restrictions in the Shearlegs Road area. The petition is being considered together with other representations received.
14.11.19 Submitted to Strategic Director, Corporate Services and Governance	09/18	Petition from Residents of Meadowbrook Drive, Wardley	Petition objecting to the introduction of additional road humps	Strategic Director, Communities and Environment	Through the legal process the decision has been taken to proceed with the scheme as advertised. The lead petitioner will be responded to shortly.
19.12.18 Submitted to Strategic Director, Corporate Services and Governance	10/18	Petition from residents of Wardley and surrounding area	Petition objecting to the proposed traffic regulation order for Sunderland Road.	Strategic Director, Communities and Environment	The petition is currently being considered by officers.
07.02.19 Submitted to the Strategic Director, Communities and Environment	01/19	Petition from residents of Beacon Rise	Petition requesting residential/permit parking on Old Durham Rd at Beacon Rise and part of Bluebell Close	Strategic Director, Communities and Environment	The petition is currently being considered by officers.
05.03.18	03/09	Petition from	Petition requesting the	Strategic	The petition is currently being considered

Submitted to the Strategic Director, Corporate Services and Governance		residents of Sanders Gardens and Highridge, Birtley	implementation of traffic control and traffic calming measures on Sanders Gardens and Highridge, Birtley	Director, Communities and Environment	by officers.
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of the Local Government Act 1972.

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