

RIBBLE VALLEY BOROUGH COUNCIL

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Dear Councillor

The next meeting of the **HEALTH & HOUSING COMMITTEE** is at **6.30pm** on **THURSDAY, 20 MARCH 2014** at the **TOWN HALL, CHURCH STREET, CLITHEROE.**

I do hope you will be there.

Yours sincerely

CHIEF EXECUTIVE

To: Committee Members (Copy for information to all other members of the Council)
Directors
Press

AGENDA

Part I – items of business to be discussed in public

1. Apologies for absence.
- ✓ 2. To approve the minutes of the last meeting held on 23 January 2014 – copy enclosed.
3. Declarations of Interest (if any).
4. Public Participation (if any).
5. Ribble Valley Homes – Presentation by Christine Grimshaw.

FOR DECISION

None.

FOR INFORMATION

- ✓ 6. Deprivation in Ribble Valley – report of Chief Executive – copy enclosed.
- ✓ 7. Housing Service Update – report of Chief Executive – copy enclosed.
- ✓ 8. Affordable Homes Programme – report of Chief Executive – copy enclosed.
- ✓ 9. Year of Health and Wellbeing – Mid Term Report – report of Chief Executive – copy enclosed.
- ✓ 10. Capital Programme 2013-2014 – report of Director of Resources – copy enclosed.
- ✓ 11. General Report of Chief Executive – report of Chief Executive – copy enclosed.
- ✓ 12. Minutes of the Health and Wellbeing Partnership Group – copy enclosed.
- ✓ 13. Reports from Outside Bodies (if any).

Part II - items of business **not** to be discussed in public

FOR INFORMATION

- ✓ 14. General Report – Grants – report of Chief Executive – copy enclosed.
- ✓ 15. Affordable Housing Update – report of Chief Executive – copy enclosed.

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 20 MARCH 2014
title: DEPRIVATION IN RIBBLE VALLEY
submitted by: CHIEF EXECUTIVE
principal author: RACHAEL STOTT – HOUSING STRATEGY OFFICER

1 PURPOSE

1.1 To provide Committee with an overview of the levels of deprivation across the borough.

1.2 Relevance to the Council's ambitions and priorities

- Community Objectives – To meet the identified housing needs across the borough.
- Corporate Priorities - To provide efficient services based on identified customer needs.
- Other Considerations – N/A

2 BACKGROUND

2.1 At the last Health and Housing Committee, Members requested a report detailing deprivation levels and the impact of the Social Sector Size Criteria (SSSC) Regulations across the borough. In response, the strategic housing service and the benefits service have produced information which is presented under the following headings:

- Ribble Valley - Appendix 1 indices of multiple deprivation report and ONS Ribble Valley statistics
- Income to house price ratio in 2012 – Appendix 2
- Housing Needs evidence taken from the strategic housing market assessment and the housing service demand – Appendix 3
- Housing waiting list information – Appendix 4
- Food Bank usage – Appendix 5
- CAB Annual report – Appendix 6
- Social Sector Size Criteria (SSSC) Regulations – Appendix 7

3 ISSUES

3.1 The statistics and information provided demonstrates Ribble Valley's deprivation levels and evidences that by comparison on a national and regional level deprivation and the associated issues that deprivation creates is not a significant problem for the borough. However, access to services, house prices, low housing benefit rates and a shortage of social housing, means deprived households in the borough face greater challenges in seeking support than those in neighbouring authorities.

3.2 A verbal overview of each Appendices will be provided at the meeting.

4 RISK ASSESSMENT

4.1 The approval of this report may have the following implications:

- Resources – The cost of delivering services is greater in Ribble Valley when demand is low.
- Technical, Environmental and Legal - No implications identified.
- Political – No implications identified.
- Reputation – It is important we identify where there are gaps in services specific to Ribble Valley.
- Equality & Diversity – No implications identified.

5 CONCLUSION

5.1 Consider the content of this report.

RACHAEL STOTT
HOUSING STRATEGY OFFICER

MARSHAL SCOTT
CHIEF EXECUTIVE

For further information please ask for Rachael Stott, extension 4567.

REF: RS/EL/200314/H&H

3 LOCAL RESULTS

3.11 The IMD 2010 provides measures of deprivation at local authority (as well as lower super output area level (LSOA)), ranking the deprivation of 354 local authority districts in England, where 1 is the most deprived and 354 is the least deprived.

3.12 The 2010 IMD replicates the 2007 IMD as far as possible, so changes in rankings are likely to reflect change between the two time periods. However as some indicators have changed, it is possible that some changes in rankings are a reflection of the different indicators used.

3.13 This section examines the summary data at local authority level, and it examines changes in deprivation rankings in more depth and the LSOA level data.

3.14 Summaries of the 2010 IMD lower super output area level data are provided at local authority level, these are:

- **Local concentration** – This shows the severity of deprivation in each authority, measuring 'hot spots' of deprivation.
- **Extent** – This measures the proportion of a district's population that lives in the most deprived LSOAs in England.
- **Average scores**
- **Average ranks** – Both these measures are ways of depicting the average level of deprivation across the entire local authority.
- **Income scale** – This measures the number of people experiencing income deprivation.
- **Employment scale** – This measures the number of people experiencing employment deprivation.

3.15 Comparing the 2010 to the 2007 Index of Deprivation, for all of the six summary measures of deprivation, Ribble Valley ranks as being relatively more deprived. (This is a change from 2007 when comparing to the 2004 Index of Deprivation, where Ribble Valley ranked as being relatively less deprived.)

3.16 IMD summary ranks for Ribble Valley, comparing 2004 and 2007, and 2007 and 2010.

	Rank of Average Score	Rank of Average Rank	Rank of Extent	Rank of Local Concentration	Rank of Income Scale	Rank of Employment Scale
2004	288	283	298	318	348	315
2007	302	296	309	332	349	323
2010	290	285	294	312	323	305
Difference* 2004 – 2007	-14	-13	-11	-14	-1	-8
Difference* 2007 - 2010	12	11	15	20	26	18

* A positive number highlights an increase in relative deprivation; a negative number highlights a relative decrease in deprivation.

3.17 Index of Multiple Deprivation 2010, borough level summary ranks for local authorities in Lancashire¹ can be found in the table below.

3.18 Three of Lancashire's local authorities fall into the 10% most deprived in the country. Blackpool is the most deprived local authority in the county. It's deprivation ranking has fallen from 18th out of 326 local authorities in 2007 to 10th. Burnley is the second most deprived with its ranking falling from 31st to 21st. The percentage of Lancashire LSOAs falling into the most deprived 10% in the country

¹ This table contains the six measures which summarise the Index of Multiple Deprivation 2010 at local authority district level (post April 2009 boundary changes). The summary measures have been constructed by the Social Disadvantage Research Centre at the University of Oxford as part of the English Indices of Deprivation 2010. All figures can only be reproduced if the source (Department for Communities and Local Government, Indices of Deprivation 2010) is fully acknowledged.

has increased from 16% to 17.4% (2007 to 2010). The percentage of Lancashire LSOAs falling into the most affluent 10% has increased, from 1.2% to 5.4% suggesting that the gap is widening between the most and least deprived areas.

LA NAME	Rank of Local Concentration	Rank of Extent	Rank of Income Scale	Rank of Employment Scale	Rank of Average Score	Rank of Average Rank
Blackpool	1	16	74	63	6	10
Burnley District	4	19	125	115	11	21
Blackburn with Darwen	7	14	70	75	17	28
Hyndburn District	27	33	152	137	34	40
Pendle District	29	32	135	138	33	41
Preston District	23	34	104	97	45	59
Rossendale District	123	103	228	199	98	90
Lancaster District	59	104	127	113	116	133
West Lancashire District	79	117	145	136	136	153
Chorley District	118	132	206	166	156	173
Wyre District	101	135	174	162	163	185
South Ribble District	189	190	229	186	206	207
Fylde District	220	218	280	253	236	235
Ribble Valley District	312	294	323	305	290	285

3.19 Further examining the 'rank of average score', the local authority that appears to have seen the biggest relative increase in its deprivation rank is Chorley, which ranked 188th most deprived in 2007 and is now the 156th most deprived local authority.

3.20 Changes in rank on the 'rank of average score' summary for local authorities in Lancashire. (A positive number highlights an increase in relative deprivation, a negative number highlights a relative decrease in deprivation).

	2007 Rank of Average Score	2010 Rank of Average Score	Difference
Chorley	188	156	32
South Ribble	233	206	27
Fylde	251	236	15
Ribble Valley	302	290	12
Pendle	44	33	11
Burnley	21	11	10
Wyre	170	163	7
Blackpool	12	6	6
Hyndburn	40	34	6
West Lancashire	141	136	5
Preston	48	45	3
Lancaster	117	116	1
Blackburn with Darwen	17	17	0
Rossendale	92	98	-6

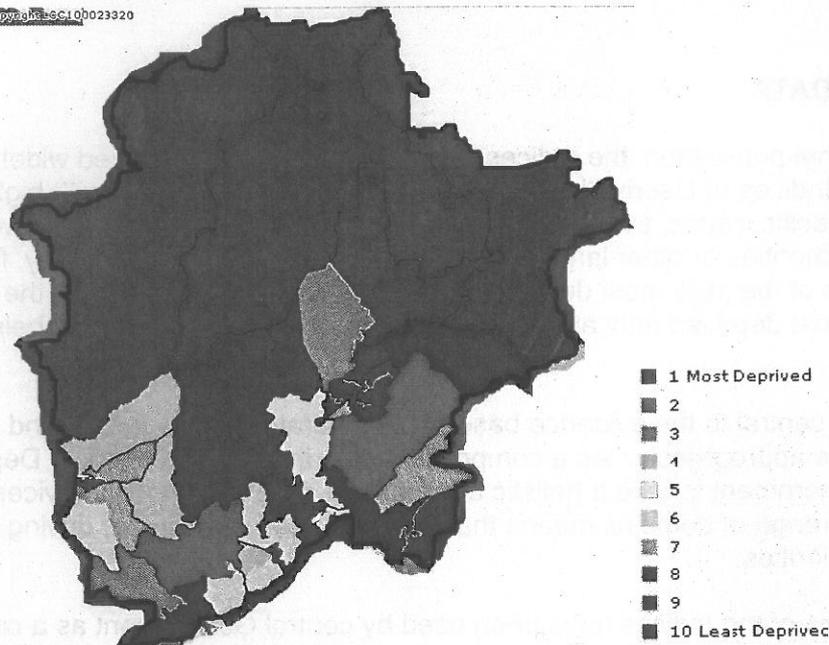
3.21 Local authority measures can provide useful summaries of deprivation in local areas. One measure that is used widely is the proportion of LSOAs in a local authority amongst the 10 per cent most deprived in England.

3.22 All of the domains have been examined to see if any of Ribble Valley's 40 LSOA fall into the 10 per cent most deprived. The following notable results were found (please see Appendix B for full results and accompanying map to pinpoint LSOA)):

- Rank of Education, skills and training –

- 2 LSOAs fall in the bottom 30 per cent (1 in Primrose ward and 1 in Littlemoor ward)
- Rank of Employment –
 - 2 LSOAs fall in the bottom 30 per cent (1 in Langho ward and 1 in Littlemoor ward)
- Rank of Barriers to Housing and Services –
 - 6 LSOAs fall in the bottom 10 per cent (Aighton, Bailey and Chaigley, 1 in Billington and Old Langho ward, Bowland, Newton and Slaidburn, Chipping, Gisburn and Rimington, 1 in Waddington and West Bradford ward)
 - 2 LSOAs fall in the bottom 20 per cent (1 in Clayton-le-Dale with Ramsgreave ward, Wiswell and Pendleton)
- Rank of Barriers to Housing and Services (sub domain of geographical barriers) –
 - 11 LSOAs fall in the bottom 10 per cent (Aighton, Bailey and Chaigley, 1 in Billington and Old Langho ward, Bowland, Newton and Slaidburn, Chipping, 1 in Clayton-le-Dale with Ramsgreave ward, Gisburn and Rimington, 1 in Mellor ward, 2 in Waddington and West Bradford ward, 1 in Wilpshire ward, Wiswell and Pendleton)
 - 7 LSOAs fall in the bottom 20 per cent (1 in Alston and Hothersall ward, 1 in Billington and Old Langho ward, 1 in Clayton-le-Dale with Ramsgreave ward, 1 in Derby with Thornley ward, 1 in Read and Simonstone ward, 1 in Whalley ward, 1 in Wilpshire ward)

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- Rank of Barriers to Housing and Services (sub domain of wider barriers eg affordability) –
 - All LSOAs fall in the top 50 per cent. (The lowest LSOA is ranked in the bottom 60 per cent (1 LSOA in the Derby and Thornley ward)
- Rank of Living Environment –
 - 1 LSOA falls in the bottom 10 per cent (Bowland, Newton and Slaidburn)
 - 2 LSOAs fall in the bottom 20 per cent (Chatburn and 1 in Primrose ward)
- Rank of Living Environment – (sub domain Indoors)
 - 2 LSOA falls in the bottom 10 per cent (Bowland, Newton and Slaidburn and Chatburn)
 - 5 LSOAs fall in the bottom 20 per cent (Aighton, Bailey and Chaigley, 1 in Alston and Hothersall ward, Chipping, 1 in Derby and Thornley ward, Gisburn and Rimington, 1 in Primrose ward)
- Sub domain rank of index for older people –
 - 1 LSOAs fall in the bottom 30 per cent (1 in Derby and Thornley ward)
- Rank of Index of Multiple Deprivation –
 - 1 LSOA falls in the bottom 40 per cent (1 of the LSOAs in Littlemoor ward)

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Housing

Area: Ribble Valley (Local Authority)

Variable	Measure	Ribble Valley	North West	England
Total Number of Dwellings (Dwellings, Mar11) ^{4 10}	Count	24,867	3,146,862	22,947,500
Private Housing Stock as Percentage of All Dwellings (Dwellings, Apr11) ^{5 10}	%	92.0	81.5	82.1
Average House Price: Median (Dwellings, Jan09-Dec09) ^{3 1 10}	£	165,000	130,000	170,000
Number of Dwellings Sold (Dwellings, Jan09-Dec09) ^{3 1 10}	Count	613	66,213	586,894
Local Authority Housing Stock as Percentage of All Dwellings (Dwellings, Apr11) ^{5 10}	%	0.0	3.6	7.5
Registered Social Landlord Housing Stock as Percentage of All Dwellings (Dwellings, Apr11) ^{5 10}	%	7.4	14.8	10.1
Other Public Sector Housing Stock as Percentage of All Dwellings (Dwellings, Apr11) ^{5 10}	%	0.6	0.1	0.3
Average Rent Charged for all Registered Social Landlord Dwellings (Net Weekly) (Dwellings, Mar05) ^{7 11 9}	£	61.34	54.58	61.46
Average Rent Charged for all Local Authority Dwellings (Net Weekly) (Dwellings, Mar05) ^{7 11 9}	£	45.75	49.81	55.15
Council Tax Band A Dwellings: Percentage (Dwellings, Mar11) ^{4 10}	%	13.93	41.89	24.84
Council Tax Band B Dwellings: Percentage (Dwellings, Mar11) ^{4 10}	%	19.09	19.79	19.58
Council Tax Band C Dwellings: Percentage (Dwellings, Mar11) ^{4 10}	%	19.36	17.49	21.76
Council Tax Band D Dwellings: Percentage (Dwellings, Mar11) ^{4 10}	%	17.95	10.07	15.31
Council Tax Band E Dwellings: Percentage (Dwellings, Mar11) ^{4 10}	%	13.12	5.82	9.44
Council Tax Band F Dwellings: Percentage (Dwellings, Mar11) ^{4 10}	%	8.25	2.84	4.99
Council Tax Band G Dwellings: Percentage (Dwellings, Mar11) ^{4 10}	%	7.52	1.90	3.51
Council Tax Band H Dwellings: Percentage (Dwellings, Mar11) ^{4 10}	%	0.78	0.20	0.57
Percentage of Vacant Dwellings and Second Homes (Dwellings, Mar08) ^{8 2 10}	%	3.7	5.1	4.7
Number of Statutory Homeless Households (Households, Apr10-Mar11) ^{6 12 13}	Count	13	3,880	44,160

Source: Valuation Office Agency; Department for Communities and Local Government; Communities and Local Government

Notes

- ¹ A number of transactions could not be allocated to a Middle Layer Super Output Area (MSOA) due to the lack of, or incompleteness of the postcode, consequently sums of MSOAs may not equal Local Authority totals.
- ² At GOR level, the percentages presented are derived by considering only those LAs where both numerator and denominator are available. For more information please see 'About the dataset'.
- ³ From the dataset: Changes of Ownership by Dwelling Price
- ⁴ From the dataset: Dwelling Stock by Council Tax Band
- ⁵ From the dataset: Dwelling Stock by Tenure and Condition
- ⁶ From the dataset: Homelessness
- ⁷ From the dataset: Social Housing Rents
- ⁸ From the dataset: Vacant Dwellings
- ⁹ Not National Statistics

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Economic Deprivation

Area: Ribble Valley (Local Authority)

Variable	Measure	Ribble Valley	North West	England
Economic Activity Rate; Aged 16-64 (Persons, Apr12-Mar13) ^{4 5}	%	86.2	75.6	77.3
Employment Rate; Aged 16-64 (Persons, Apr12-Mar13) ^{4 5}	%	81.7	69.2	71.1
Unemployment Rate; Aged 16-64 (Persons, Apr12-Mar13) ^{4 5}	%	3.6	8.3	7.8
All People of Working Age Claiming a Key Benefit (Persons, Aug10) ^{2 1 6}	%	9	19	15
Jobseeker's Allowance Claimants (Persons, Aug10) ^{2 1 6}	%	1	4	4
Incapacity Benefits Claimants (Persons, Aug10) ^{2 1 6}	%	5	9	7
New Personal Insolvencies (Cases, Jan11-Dec11) ^{3 7}	Rate per 10000	22.3	29.6	26.7

Source: Office for National Statistics; Insolvency Service

Notes

¹ Experimental Statistics

² From the dataset: Benefits Data Indicators: Working Age Client Group

³ From the dataset: Personal Insolvency Statistics

⁴ From the dataset: Worklessness: Economic Activity

⁵ National Statistics

⁶ The percentages in these indicators are calculated using WACG data that have been rounded to a base of 5. In addition, although the population estimates are presented to unit level, there is no intention to imply that they are accurate to this degree. Therefore, all percentages have been published to zero decimal places rather than showing a false level of precision.

⁷ Other Official Statistics

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Benefits Data: Working Age Client Group Period: Nov11

Area: Ribble Valley (Local Authority)

Variable	Measure	Ribble Valley	North West	England
Total (Persons) ^{1 2}	Count	3,020	801,900	4,843,570
Job Seekers (Persons) ^{1 2}	Count	520	192,170	1,266,420
Job Seekers (Persons) ^{1 2}	%	17	24	26
Incapacity Benefits (Persons) ^{1 2}	Count	1,640	383,850	2,108,260
Incapacity Benefits (Persons) ^{1 2}	%	54	48	44
Lone Parent (Persons) ^{1 2}	Count	160	74,920	505,130
Lone Parent (Persons) ^{1 2}	%	5	9	10
Carer (Persons) ^{1 2}	Count	240	65,240	398,970
Carer (Persons) ^{1 2}	%	8	8	8
Others on Income Related Benefits (Persons) ^{1 2}	Count	90	22,290	151,000
Others on Income Related Benefits (Persons) ^{1 2}	%	3	3	3
Disabled (Persons) ^{1 2}	Count	290	53,910	348,120
Disabled (Persons) ^{1 2}	%	10	7	7
Bereaved (Persons) ^{1 2}	Count	90	9,510	65,660
Bereaved (Persons) ^{1 2}	%	3	1	1
Unknown (Persons) ^{1 2}	Count	0	0	0
Unknown (Persons) ^{1 2}	%	0	0	0
Male (Persons) ^{1 2}	Count	1,620	419,610	2,462,610
Male (Persons) ^{1 2}	%	54	52	51
Female (Persons) ^{1 2}	Count	1,400	382,290	2,380,960
Female (Persons) ^{1 2}	%	46	48	49
Aged 16-24 (Persons) ^{1 2}	Count	450	129,810	803,490
Aged 16-24 (Persons) ^{1 2}	%	15	16	17
Aged 25-49 (Persons) ^{1 2}	Count	1,340	400,910	2,481,910
Aged 25-49 (Persons) ^{1 2}	%	44	50	51
Aged 50 and Over (Persons) ^{1 2}	Count	1,240	271,130	1,557,660
Aged 50 and Over (Persons) ^{1 2}	%	41	34	32

Last Updated: 23 August 2012

Source: Department for Work and Pensions

Notes

¹ National Statistics

² The Incapacity Benefit count will include a proportion from the Employment and Support Allowance (ESA). The ESA proportion of this figure will increase until Incapacity Benefit is fully replaced in 2014. These data have been rounded to base 5 in order to protect small counts. Caution should therefore be exercised if aggregating these data to higher geographies.

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Benefits Data Indicators: Working Age Client Group Period: Aug10

Area: Ribble Valley (Local Authority)

Variable	Measure	Ribble Valley	North West	England
All People of Working Age Claiming a Key Benefit (Persons) ^{1 2}	%	9	19	15
Job Seekers (Persons) ^{1 2}	%	1	4	4
Incapacity Benefits (Persons) ^{1 2}	%	5	9	7
Lone Parent (Persons) ^{1 2}	%	0	2	2
Carer (Persons) ^{1 2}	%	1	1	1
Others on Income Related Benefits (Persons) ^{1 2}	%	0	1	1
Disabled (Persons) ^{1 2}	%	1	1	1
Bereaved (Persons) ^{1 2}	%	0	0	0
Unknown (Persons) ^{1 2}	%	0	0	0
Male (Persons) ^{1 2}	%	5	10	8
Female (Persons) ^{1 2}	%	4	9	7
Aged 16-24 (Persons) ^{1 2}	%	1	3	2
Aged 25-49 (Persons) ^{1 2}	%	4	10	8
Aged 50 and Over (Persons) ^{1 2}	%	4	6	5

Last Updated: 07 December 2011
Source: Office for National Statistics

Notes

¹ Experimental Statistics

² The percentages in these indicators are calculated using WACG data that have been rounded to a base of 5. In addition, although the population estimates are presented to unit level, there is no intention to imply that they are accurate to this degree. Therefore, all percentages have been published to zero decimal places rather than showing a false level of precision.

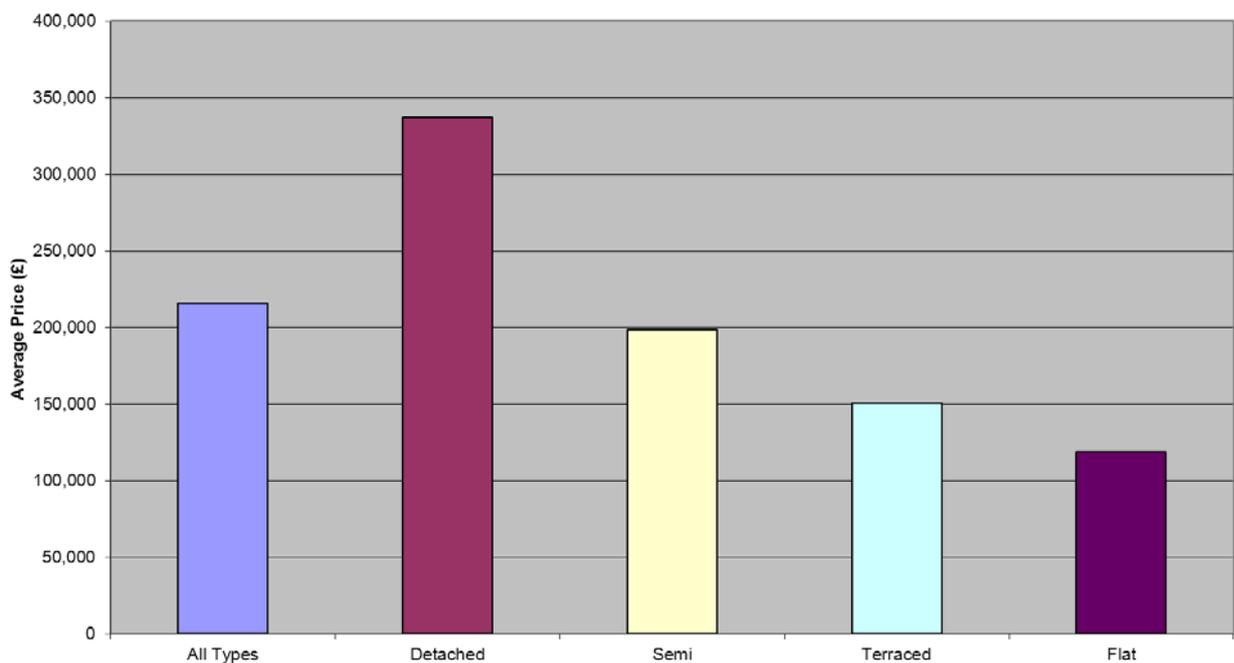
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Appendix – Deprivation – House Price data

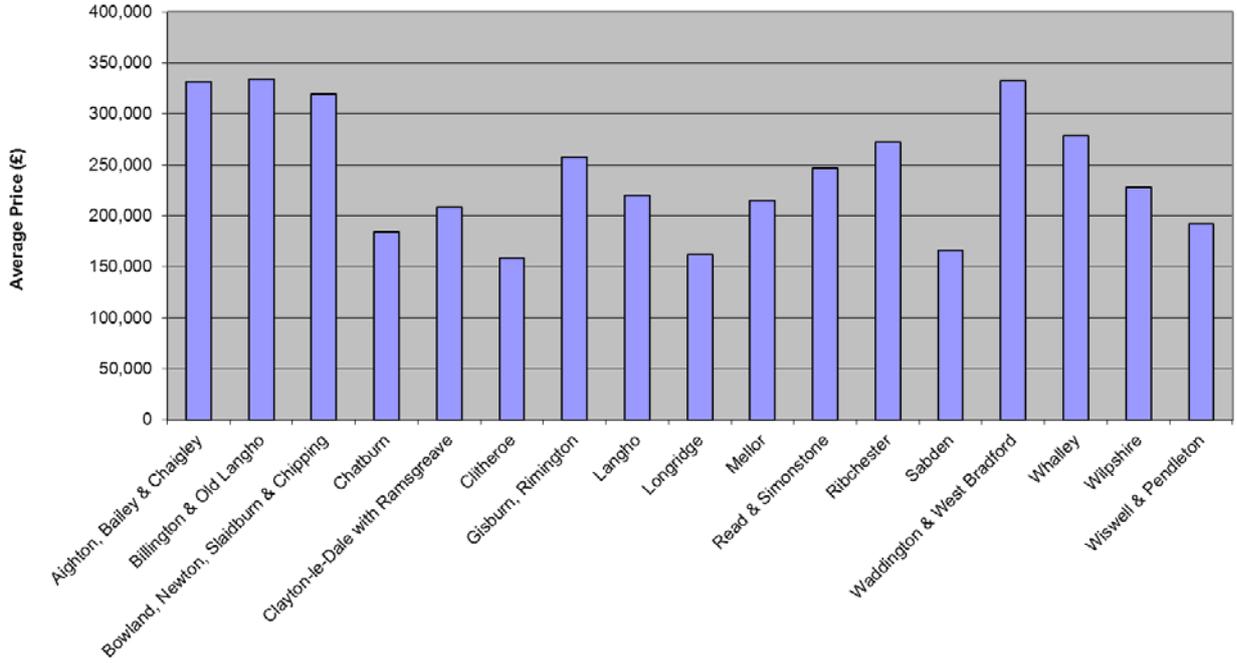
	All Types	Detached	Semi	Terraced	Flat
Aighton, Bailey & Chaigley	331,346	457,500	314,000	331,667	185,000
Billington & Old Langho	334,074	539,500	216,875	153,365	0
Bowland, Newton, Slaidburn & Chipping	319,190	415,938	301,929	210,333	0
Chatburn	184,250	403,750	183,325	135,883	0
Clayton-le-Dale with Ramsgreave	208,858	271,900	204,781	152,340	0
Clitheroe	158,887	303,090	180,819	122,526	98,481
Gisburn, Rimington	257,006	394,667	207,350	125,000	0
Langho	220,083	258,654	176,950	150,000	0
Longridge	161,984	273,300	159,798	118,616	73,500
Mellor	215,193	254,857	165,869	254,500	57,000
Read & Simonstone	246,447	309,375	290,000	115,217	0
Ribchester	272,089	433,063	178,790	188,438	120,000
Sabden	165,884	185,000	218,380	135,813	0
Waddington & West Bradford	332,644	408,842	248,600	264,600	102,500
Whalley	278,176	308,477	229,333	266,590	118,000
Wilshire	228,288	270,625	189,111	197,200	0
Wiswell & Pendleton	191,800	282,562	226,581	230,874	132,958
Ribble Valley	215,712	337,076	198,578	150,456	118,420

Semi	185,887	198,578
Terraced	148,907	150,456
Flat	184,017	118,420

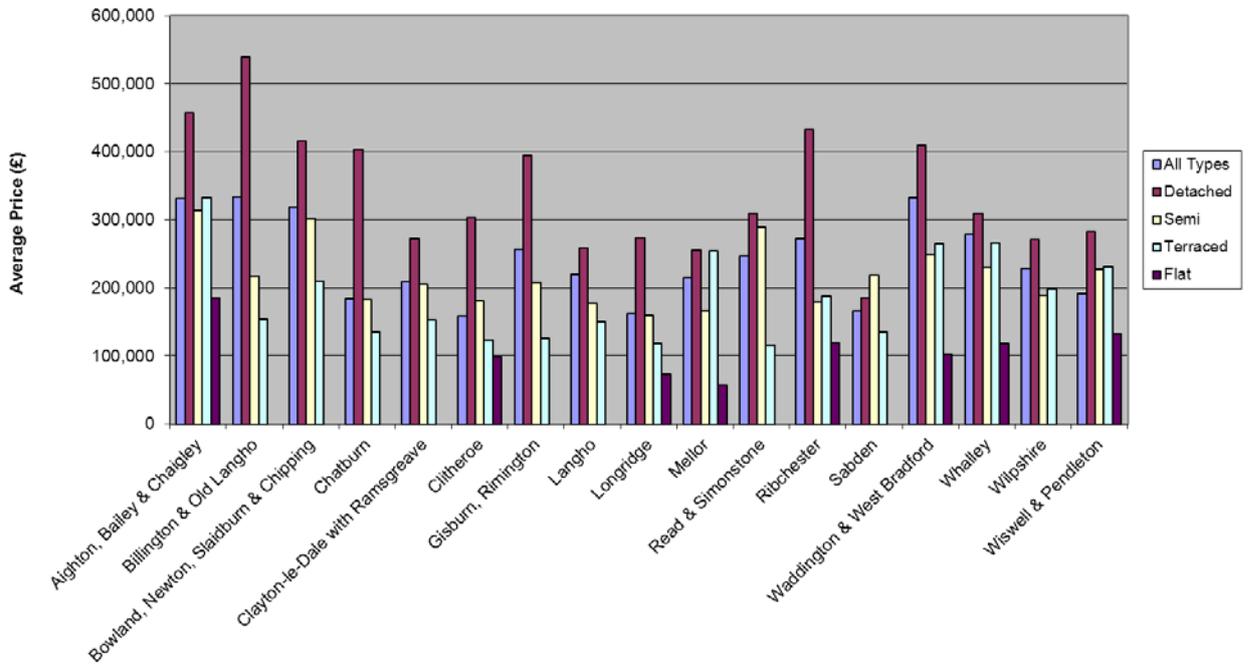
Average Ribble Valley House Price By Type



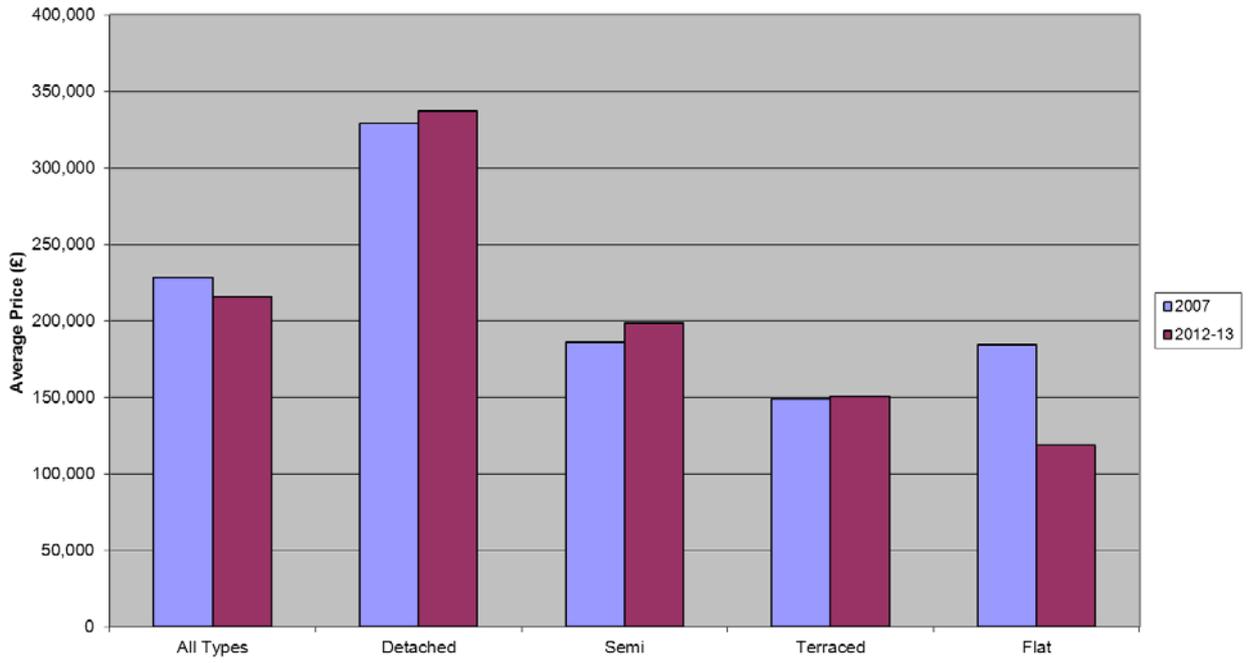
Average House Price



Average House Price By Type



Average Price Comparison for 2007 and 2012-13



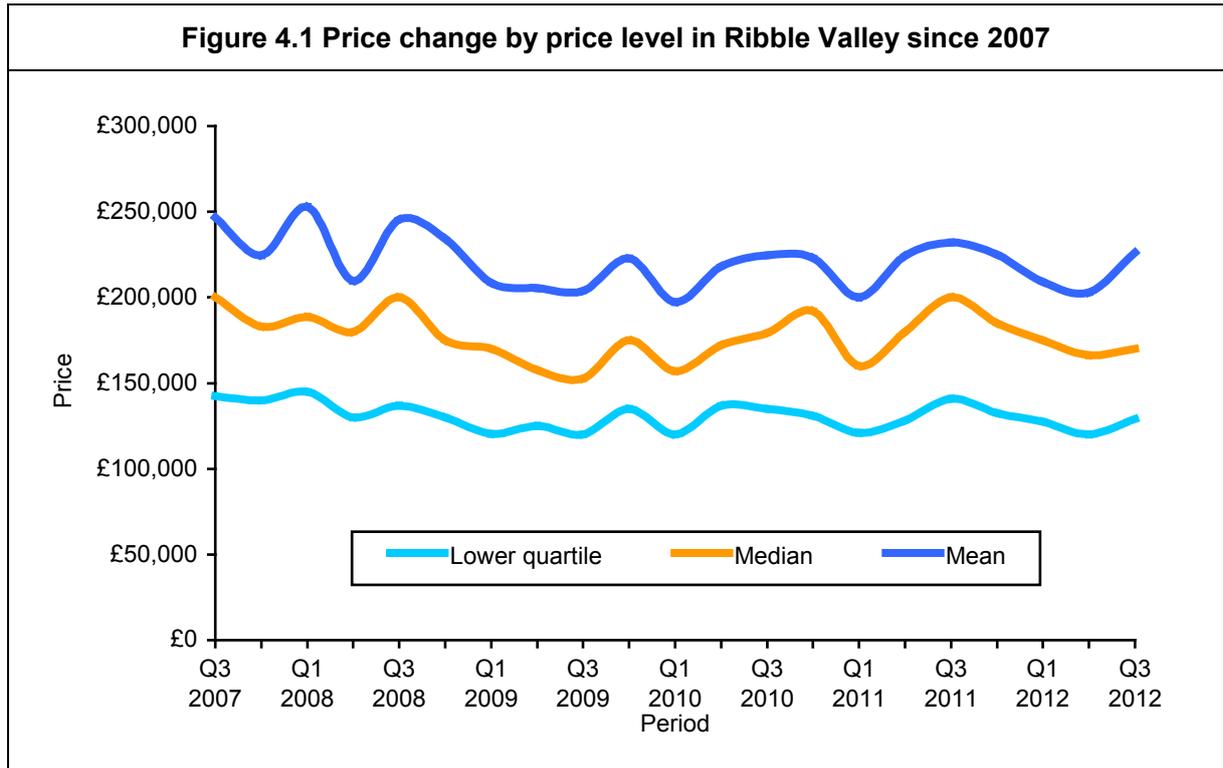
The situation in Ribble Valley

- 4.3 The most recent house price data available at the time of the previous SHMA report was from 2007. The Land Registry has now published data for the third quarter of 2012. It is therefore possible to assess the changes recorded in Ribble Valley over this period, alongside national equivalents.
- 4.4 Table 4.1 shows the change in average prices between the third quarter of 2007 and the third quarter of 2012 for England, Lancashire and Ribble Valley. The Table shows that between 2007 and 2012 average prices have decreased at a faster rate in Ribble Valley than they have across the County, whilst nationally prices have increased by almost 10%. Overall properties in Ribble Valley are on average notably more expensive than those in Lancashire as a whole and also higher than the national average.

<i>Area</i>	<i>Average price Jul- Sep 2007</i>	<i>Average price Jul- Sep 2012</i>	<i>Percentage change recorded 2007-2012</i>
Ribble Valley	£246,519	£226,021	-8.3%
Lancashire	£157,763	£150,116	-4.8%
England	£232,345	£253,816	9.2%

Source: Land Registry via CLG

- 4.5 Figure 4.1 shows price change by property price level since the third quarter of 2007. The Figure shows that prices at all levels follow the same pattern of seasonal peaks and troughs. Lower quartile prices have fallen by less than median prices over the last five years (9.3% compared to 15.0%).



Source: Land Registry via CLG

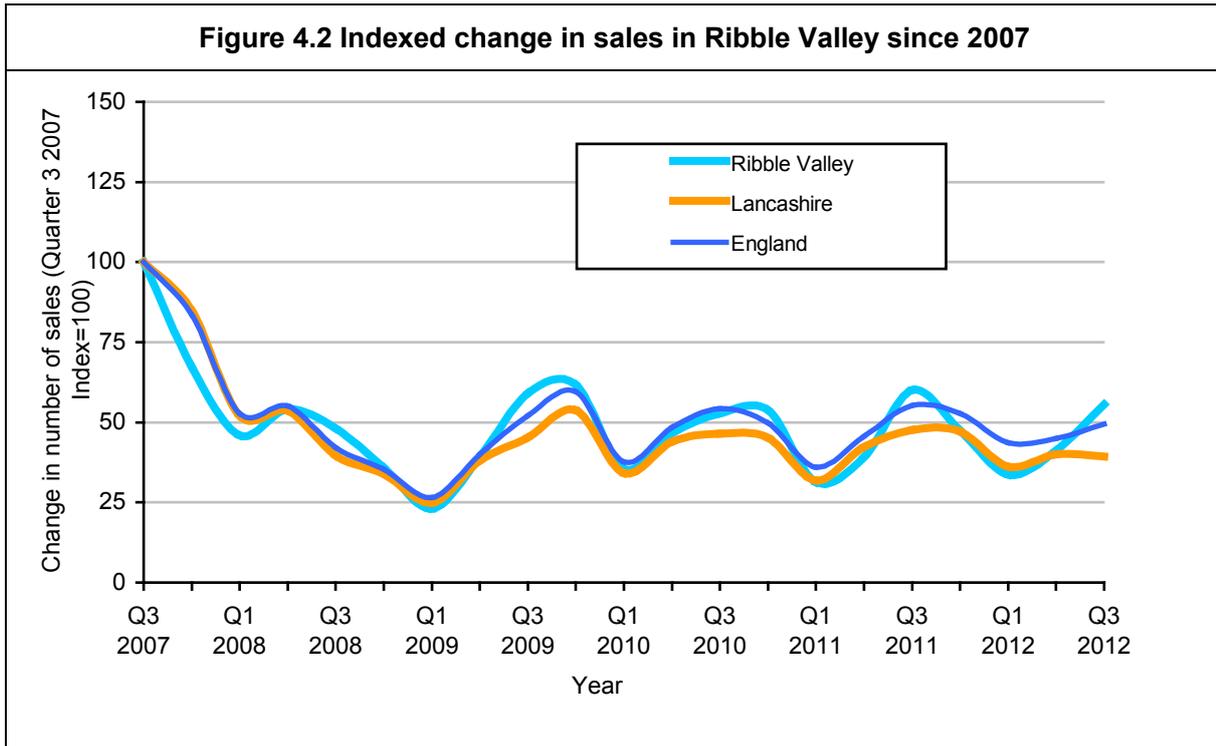
4.6 Table 4.2 shows the change in the number of property sales between the third quarter of 2007 and the third quarter of 2012. The Table indicates that property sales have notably decreased since the high levels recorded at the time of the previous SHMA (pre the economic downturn). Ribble Valley records the level of sales decreasing by 44.5% during this period, whilst across the County the decrease was 60.6% and nationally sales levels fell by almost 50.6%.

Table 4.2 Change in the number of property sales

Area	Number of sales Jul- Sep 2007	Number of sales Jul- Sep 2012	Percentage change recorded 2007-2012
Ribble Valley	335	186	-44.5%
Lancashire	7,813	3,076	-60.6%
England	329,208	162,688	-50.6%

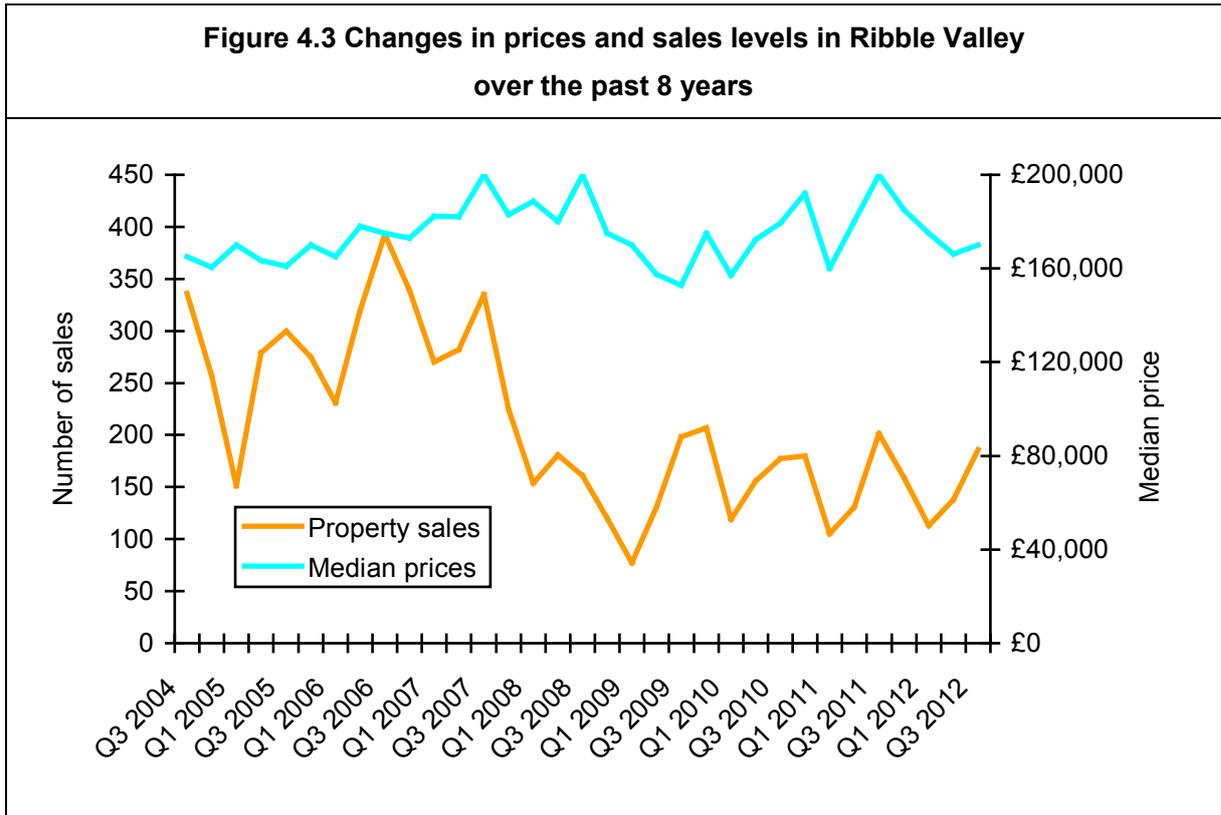
Source: Land Registry via CLG

4.7 Figure 4.2 shows the indexed change in the number of property sales since the third quarter of 2007 for Ribble Valley, Lancashire and England. The Figure suggests that in Ribble Valley the pattern follows that recorded for Lancashire and England and, despite seasonal fluctuations, sales levels are much lower now than they were before the economic downturn.



Source: Land Registry via CLG

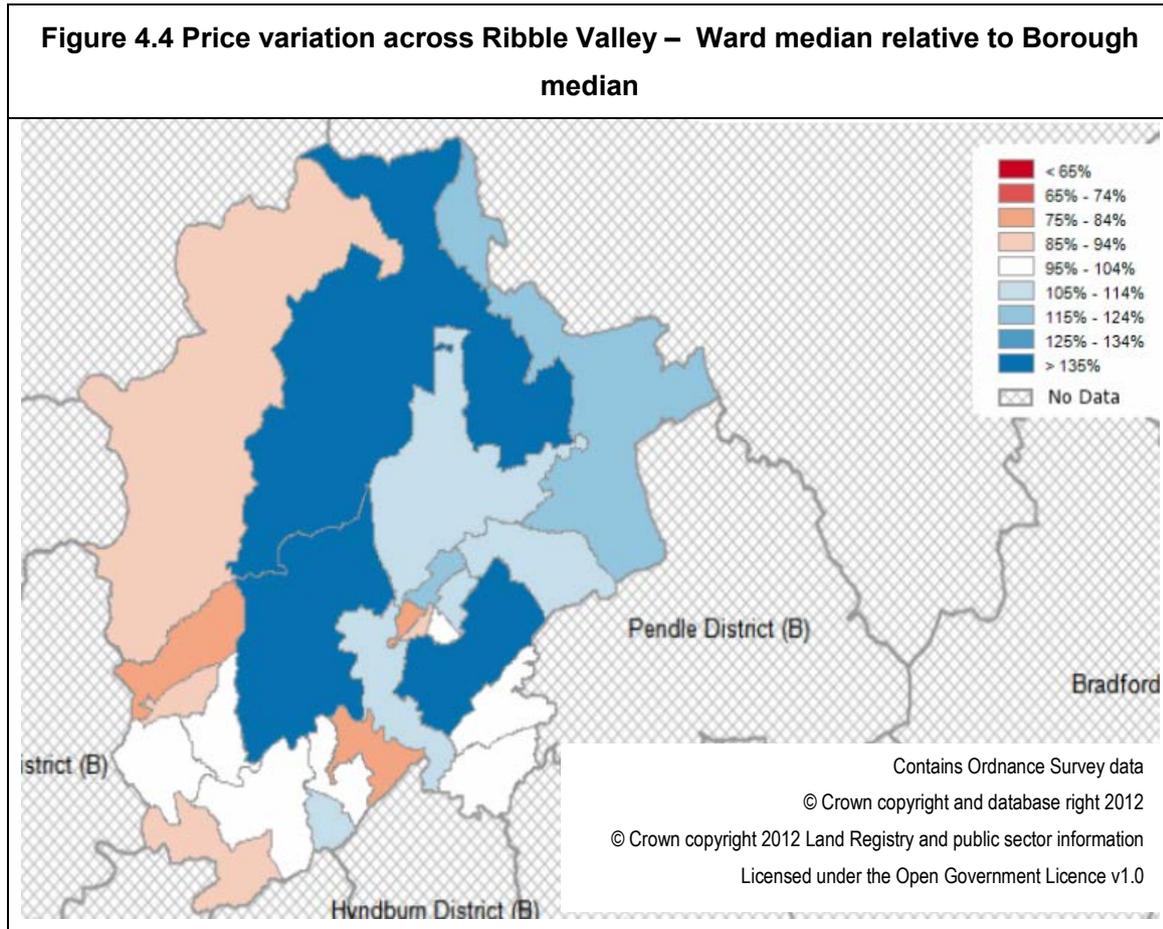
4.8 It is useful to briefly review housing market activity over a longer period to consider the influences on property price changes. Figure 4.3 shows the variation in median prices and property sales levels since 2004. The data suggests that property prices remained relatively stable over the last eight years despite property sales declining dramatically for part of that period (Summer 2007 to Summer 2009).



Source: Land Registry via CLG

The cost of housing in Ribble Valley

- 4.9 To fully understand the affordability of housing within an area, it is necessary to collect data on the cost of housing by number of bedrooms. This ensures that it is possible to assess the ability of households to afford market housing of the size required by that particular household. However, no secondary data contains this information. As part of this study we have therefore undertaken a price survey to assess the current cost of housing in the Borough. Variations in prices across the Borough were examined.
- 4.10 Figure 4.4 shows the variation in prices across the wards in the Borough. The Figure indicates that generally the difference in prices within the Borough is fairly small; with the majority of wards within 25% of the Borough-wide median. The Figure suggests that prices in the rural area are highest, and prices in the South West of the Borough the lowest.

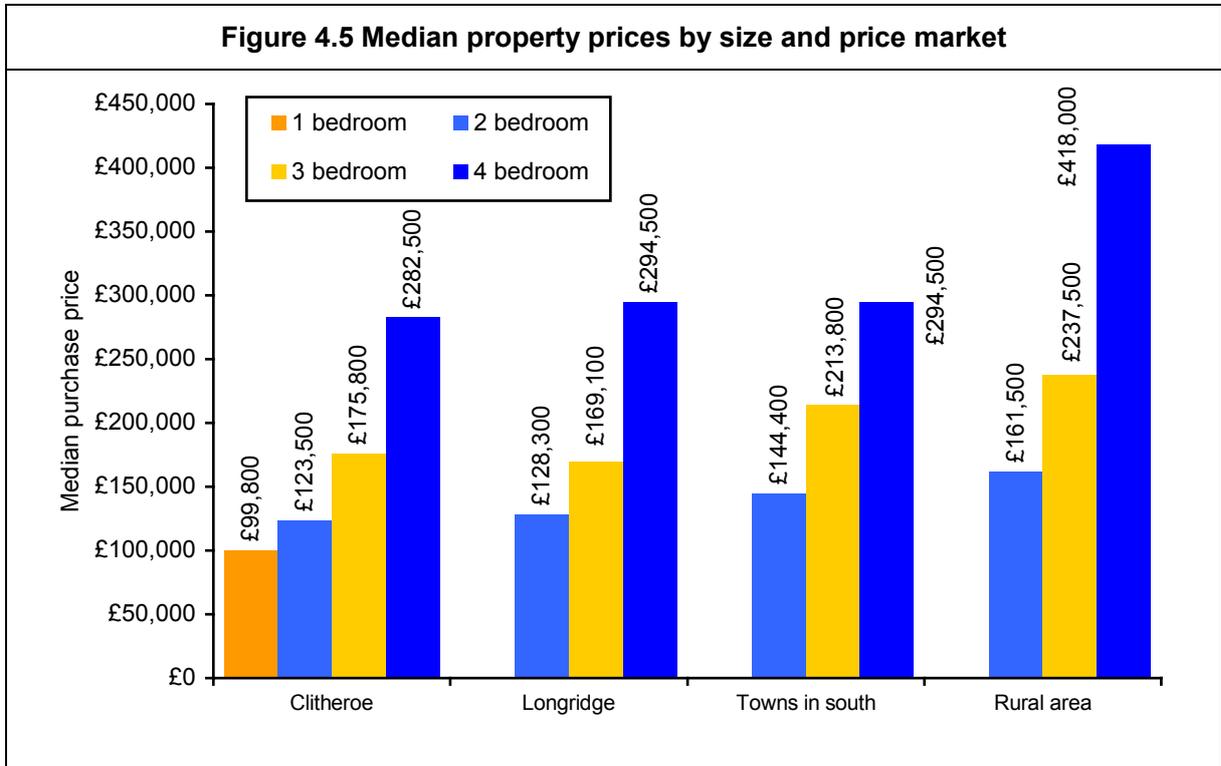


Source: Property Database Ltd, 2012

Sub-markets

- 4.11 Variations in prices and market rents have been assessed to identify how many separate price markets exist within Ribble Valley. The analysis of the housing market indicated that four price markets exist currently; Clitheroe, Longridge, Towns in the South, and the Rural area. These price markets are based on ward boundaries.
- 4.12 Median property prices by number of bedrooms were obtained in each of these four price markets via an online search of properties advertised for sale during March 2013. The results of this online price survey are presented in Figure 4.5. The prices recorded include a discount to reflect that the full asking price is not usually achieved (with sales values typically 3-5% lower as indicated by local estate agents). One bedroom properties for purchase were found to be in very short supply outside of the Clitheroe price market, therefore prices have not been presented for this dwelling size in the other price markets.

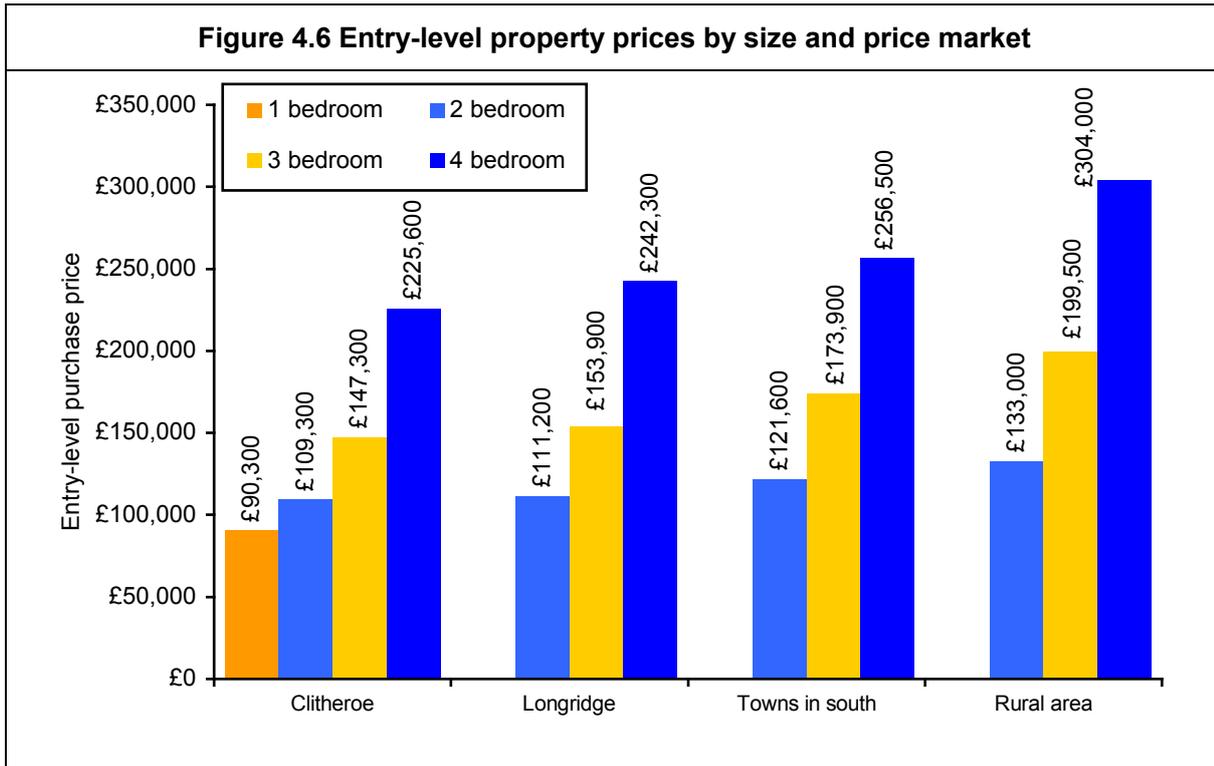
4.13 The Figure shows that the price increase for each property size is quite consistent across all the market areas (a three bedroom home is about 45% more than a two bedroom home within the same market area and a four bedroom property is about 70% more than a three bedroom dwelling within the same market area). Overall prices are highest in the Rural price market and lowest in the Clitheroe price market.



Source: Online estate agents survey March 2013

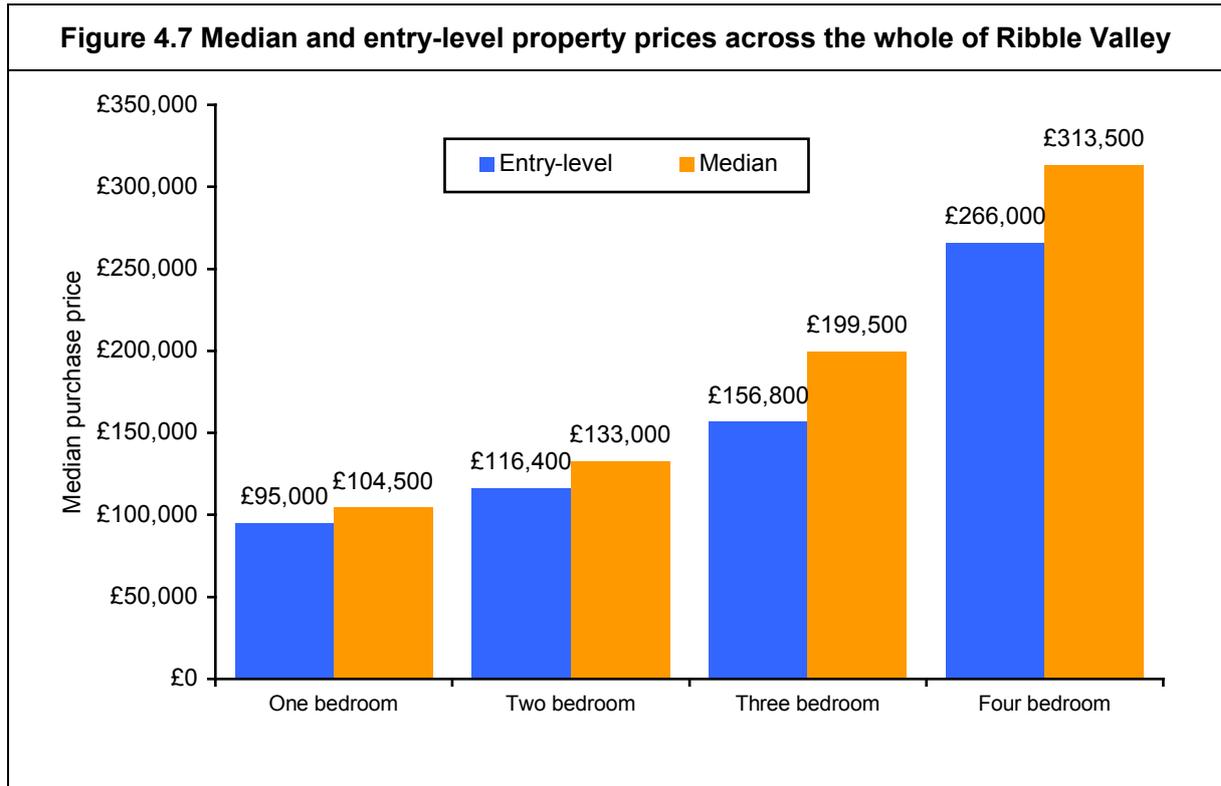
4.14 The online survey also collected information at different points of the price distribution. Entry-level property prices for each price market area are presented in Figure 4.6 below. In accordance with the Practice Guidance entry-level prices are based on lower quartile prices.

4.15 The Figure indicates that entry-level prices in Ribble Valley Borough range from around £90,300 for a one bedroom home in the Clitheroe price market up to £304,000 for a four bedroom property in the Rural price market. In terms of market availability the analysis showed that three bedroom properties are most commonly available to purchase in all price markets. One bedroom properties for purchase were found to be in relatively short supply outside the Clitheroe price market, therefore two bedroom dwellings are considered to be the smallest property found to be widely available in the other price markets and form the market entry point for owner-occupation.



Source: Online estate agents survey March 2013

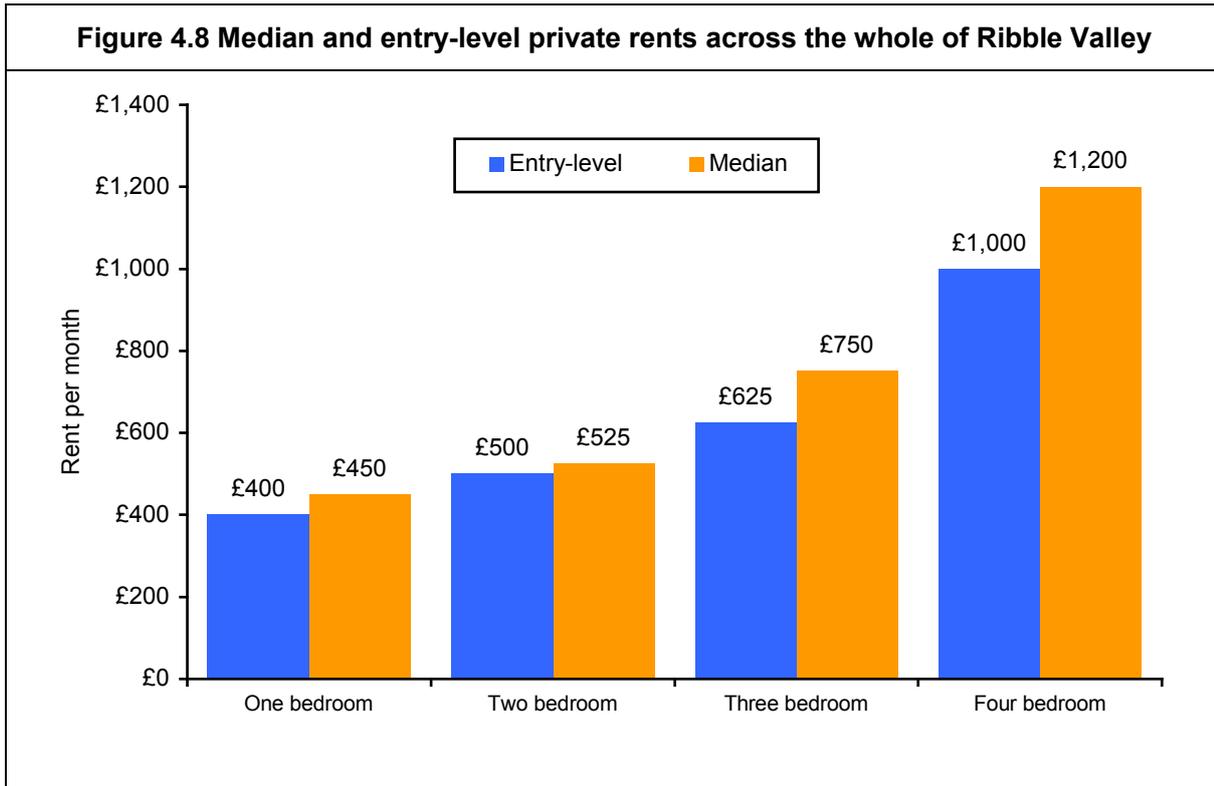
4.16 The analysis so far has considered price data by price market; however it is useful to also present this information for the Borough as a whole. Figure 4.7 therefore shows median and entry-level property prices by number of bedrooms across Ribble Valley. The Figure indicates that entry-level prices in Ribble Valley range from £95,000 for a one bedroom home up to £266,000 for a four bedroom property. Median prices are generally around 15-25% higher than entry-level prices.



Source: Online estate agents survey March 2013

Entry-level rents

- 4.17 The principle factor determining the rent of a unit is not its general location, we found that rents are driven largely by the condition and situation of the property. Whilst there was variation in the rents across the Borough, it was not as great as is recorded in property prices. In addition the number of homes available to rent was notably smaller than the number available for purchase. For these reasons a single private rented market across the Borough is most appropriate. The entry-level price for private rented accommodation by property size is presented in Figure 4.8. The Figure indicates that entry-level rents in Ribble Valley range from £400 per month for a one bedroom home up to £1,000 per month for a four bedroom property.
- 4.18 The Figure shows that as with owner-occupation, the smallest difference is between the cost of a one and two bedroom entry-level home. The difference between the cost of three and four bedroom accommodation is most marked in the private rented sector as was the case for property purchase. In addition, the profile of properties available is somewhat different to that for purchase with a greater proportion of two bedroom homes available to rent.



Source: Online letting agents survey March 2013

Social rents

4.19 The cost of social rented accommodation by dwelling size in Ribble Valley can be obtained from the Homes & Communities Agency’s Statistical Data Return dataset. Table 4.3 below illustrates the cost of social rented dwellings in Ribble Valley. As can be seen the costs are significantly below those for private rented housing, particularly for larger houses, indicating a significant potential gap between the social rented and market sectors.

<i>Bedrooms</i>	<i>Rent (per month)</i>
One bedroom	£298
Two bedrooms	£346
Three bedrooms	£368
Four bedrooms	£396

Source: HCA’s Statistical Data Return 2012

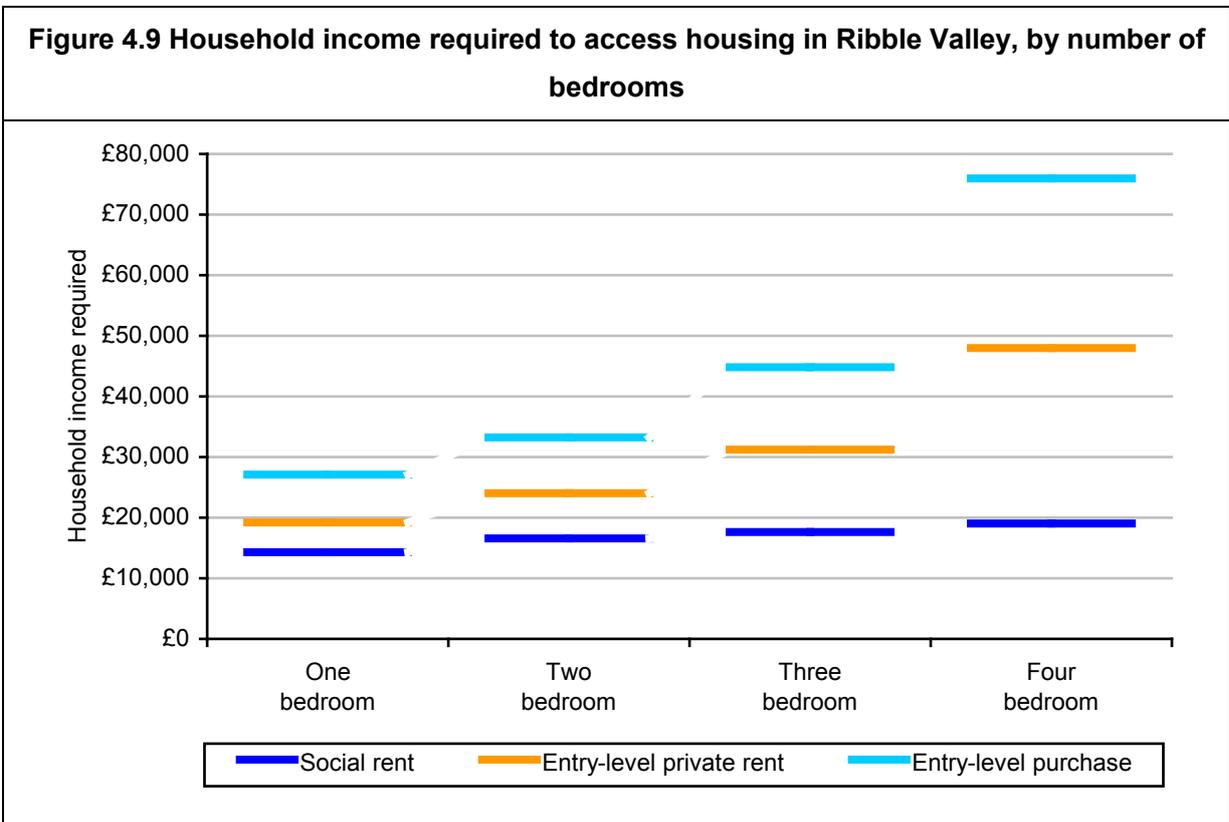
Analysis of housing market ‘gaps’

4.20 Housing market gaps analysis has been developed to allow easy comparison of the costs of different tenures. Figure 4.9 below shows the housing ladder that exists for different sizes of property in Ribble Valley. The housing ladder is illustrated by comparing the different types of housing in terms of the income required to afford them. To do this, we have divided the entry-level property price by 3.5 to get an income figure and multiplied the annual rent by four to produce a comparable figure. This latter step

was carried out for both social and market rents. This is in accordance with the affordability criteria set out in the Practice Guidance.

4.21 The Figure shows a comparison of the likely income requirements per household for different types of housing. Measurement of the size of the gaps between these ‘rungs of the ladder’ helps assess the feasibility of households moving between the tenures - the smaller the gaps, the easier it is for a household to ascend the ladder.

4.22 The Figure indicates that for one, two and three bedroom properties, the gap between social rent and market rent is larger than the gap between market rent and entry-level home ownership, with the reverse true for four bedroom homes. The gaps for four bedroom accommodation are particularly large; an additional £29,000 per year is required to access a four bedroom private rented home over the cost of a four bedroom social rented property, with a further £28,000 required to move to an owner-occupied home.



Source: Online survey of property prices March 2013; HCA’s Statistical Data Return 2012

4.23 Table 4.4 shows the size of the gaps for each dwelling size in Ribble Valley. The Table indicates, for example, that one bedroom market entry rents are 34.1% higher (in terms of income required) than the cost of social rented accommodation. The very large gap recorded between social rents and market entry rents for all dwelling sizes indicates that intermediate housing could potentially be useful for a large number of households in Ribble Valley. The significant gap between market entry rents and

market entry purchase indicates notable potential demand for part-ownership products for households in this gap.

<i>Property size</i>	<i>Social rent/market rent</i>	<i>Rent/buy gap</i>
One bedroom	34.1%	41.4%
Two bedrooms	44.4%	38.6%
Three bedrooms	70.0%	49.3%
Four bedrooms	152.4%	58.3%

Source: Ribble Valley Borough Strategic Housing Market Assessment, 2013

Affordable Rent

- 4.24 Affordable Rents are being introduced to help fill the gaps that exist in the current housing market. Affordable Rent is a social tenure intended to house households on the Housing Register. Affordable Rents can be set at *up to 80%* of open market rents, implying there is a flexibility as to what they may cost. This section, therefore profiles in more detail the private rented sector, on which the tenure is based, and then considers the potential cost of Affordable Rent in Ribble Valley.

Understanding the private rented sector (PRS) in Ribble Valley

- 4.25 The section considers the breadth of the private rented market for each property size in Ribble Valley. Table 4.5 shows the cost at the key points of the rental distribution. It can be seen from the figures in the Table that the price markets for each bedroom size are largely distinct as there is no overlap within the inter-quartile ranges of the adjacent property size. For all property sizes, the extremes of each market overlap somewhat with the next size of dwelling. For example, a household in a high quality two-bed dwelling could live in a median priced three-bed property at the same rent but they would have to accept a noticeable drop in quality.

<i>House size</i>	<i>One bed</i>	<i>Two bed</i>	<i>Three bed</i>	<i>Four bed</i>
Minimum	£325	£395	£475	£725
Lower Quartile	£400	£500	£625	£1,000
Median	£450	£525	£750	£1,200
Upper Quartile	£475	£600	£875	£1,350
Maximum	£700	£950	£1,625	£1,750
Inter-quartile range	£75	£100	£250	£350
% difference between quartiles	18.8%	20.0%	40.0%	35.0%

Source: Online letting agents survey March 2013

Affordable Rents compared with open market rents

- 4.26 We have considered various forms of averaging to derive a median market rent, from which the Affordable Rent at 80% could be calculated. The most effective, we believe, is to take the median from the middle range of observed rents. Table 4.6 compares the observed ranges of rent in the PRS with the Affordable Rents based at 80% of these levels. Social rent and Local Housing Allowance (LHA) levels are also included. The tables show that social rent levels in Ribble Valley are consistently below the entire range of rates for Affordable Rent products and the gap between social rent and Affordable Rent increases with property size.
- 4.27 Ribble Valley is located in three Broad Rental Market Areas (BRMA); the Central Lancashire BRMA, the East Lancashire BRMA and the West Pennine BRMA. The LHA cap for all three applicable BRMAs, as set by the Valuation Office Agency is also included in the table. This is based on the 30th percentile of open market rents. In most markets the LHA rates are above the median and often above the maximum Affordable Rent level. In the Central Lancashire BRMA the LHA cap is above the median Affordable Rent for one and two bedroom properties and above the lower quartile Affordable Rent for three bedroom homes, whilst the East Lancashire BRMA and the West Pennine BRMA LHA cap is only above the minimum Affordable Rent for one bedroom homes. A notable number of households accessing Affordable Rent in Ribble Valley will therefore be required to contribute to at least some of the cost themselves – it will not be covered entirely by LHA.
- 4.28 For four bedroom homes there is an overlap between the maximum Affordable Rent rate and the entry level private rent. If, in this instance, high end properties were made available as Affordable Rent products, they would offer the chance for households to move into a high quality property at below open-market rents; however, there would still be suitable cheaper properties available in the open market.
- 4.29 In terms of providing an Affordable Rent product that is above the social rent level but suitably below the entry-level market rent, the tables suggest that the most suitable properties to be made available for Affordable Rent would be ones equivalent to those in the 'lower-middle' section of the open market.

Table 4.6 Rent levels by tenure in Ribble Valley (cost per month)				
<i>House size</i>	<i>One bed</i>	<i>Two bed</i>	<i>Three bed</i>	<i>Four bed</i>
PRS				
Lower Quartile	£400	£500	£625	£1,000
Median	£450	£525	£750	£1,200
Upper Quartile	£475	£600	£875	£1,350
Affordable Rent				
Minimum (80% of lower quartile)	£320	£400	£500	£800
Median (80% of median)	£360	£420	£600	£960
Maximum (80% of upper quartile)	£380	£480	£700	£1,080
Social rent				
Typical rent*	£298	£346	£368	£396
LHA cap				
Central Lancashire BRMA**	£375	£480	£550	£695
East Lancashire BRMA**	£335	£390	£450	£600
West Pennine BRMA**	£325	£368	£412	£595

Source: Online letting agents survey March 2013, *HCA's Statistical Data Return 2012, ** Valuation Office Agency March 2013

Affordable Rent levels

- 4.30 Having established how Affordable Rent at 80% should be positioned in the market, it is important to consider the cost of other potential Affordable Rent options below the maximum of 80%. Alternative levels of Affordable Rent (70%, 65% and 60% of the median of the market) are also considered to understand how lowering rents impacts affordability. The costs of renting at these various levels are presented in Table 4.7.
- 4.31 As can be seen in Table 4.7, the 60% and 65% Affordable Rent rate is lower than the social rent level for one and two bedroom properties. As a result, when the affordability of different levels of Affordable Rent is tested in Chapter 5, we do not test this option. As the aim of Affordable Rent is to generate a greater income for registered providers (RPs) to supply more affordable developments, charging these levels would generate less income, therefore the RPs would be better off charging social rents.
- 4.32 A limited number of Affordable Rent units are currently available in Ribble Valley (25 as at April 2012 according to the HCA's Statistical Data Return). The Table also indicates the current Affordable Rent charged on these properties (including any service charge). The Table shows that the current Affordable Rent levels charged are below the cost of entry-level rent for all property sizes. The Affordable Rent currently charged for one bedroom homes is above the 80% Affordable Rent level calculated, for two bedroom homes it is between the 70% and 80% Affordable Rent levels calculated, whilst for three bedroom homes it is between the 60% and 65% Affordable Rent levels calculated.

<i>Bedrooms</i>	<i>One</i>	<i>Two</i>	<i>Three</i>	<i>Four</i>
Lower Quartile Private Rents	£400	£500	£625	£1,000
Affordable Rent at 80%	£360	£420	£600	£960
Affordable Rent at 70%	£315	£368	£525	£840
Affordable Rent at 65%	<i>£293</i>	<i>£341</i>	£488	£780
Affordable Rent at 60%	<i>£270</i>	<i>£315</i>	£450	£720
Social rent*	£298	£346	£368	£396
Current Affordable Rent charged*	£394	£406	£456	-

Italic figures are those below social rent.

Source: Online letting agents survey March 2013, *HCA's Statistical Data Return 2012

Shared ownership

- 4.33 Whilst this section has profiled Affordable Rent in detail, it should be noted that shared ownership accommodation is an alternative affordable product aimed at the same group of households - those able to afford more than social rents but unable to afford market accommodation.
- 4.34 Table 4.8 presents the estimated costs of shared ownership housing in Ribble Valley. The prices presented in the Table were obtained from the online estate agent survey. It is important to note that there were few shared ownership properties available in Ribble Valley at the time of the estate agent survey, so the open market value for these properties may be subject to refinement. The monthly costs of the most commonly available equity shares offered are also shown. The monthly costs are based on an interest rate of 5.69% paid on the equity share owned and rent payable at 2.5% on the remaining equity. These costs have been produced just to allow a broad comparison with the Affordable Rent levels presented above. It is clear that there is a potential overlap between the two products, particularly between shared ownership with a 50% equity share and Affordable Rent at 70%. Shared ownership with a 75% share is more expensive than the Affordable Rent options, but is cheaper than entry-level prices. It is worth noting that the vast majority of shared ownership properties available in the area have a 50% equity share (with higher levels of equity only available rarely) and where households in Ribble Valley are tested as to their ability to afford shared ownership accommodation later in this report, the price is based on the 50% equity share level.

	<i>One</i>	<i>Two</i>	<i>Three</i>	<i>Four</i>
Open market value	£97,500	£125,000	£160,000	£235,000
Monthly cost of shared ownership with a 50% equity share	£333	£427	£546	£802
Monthly cost of shared ownership with a 75% equity share	£398	£510	£652	£958

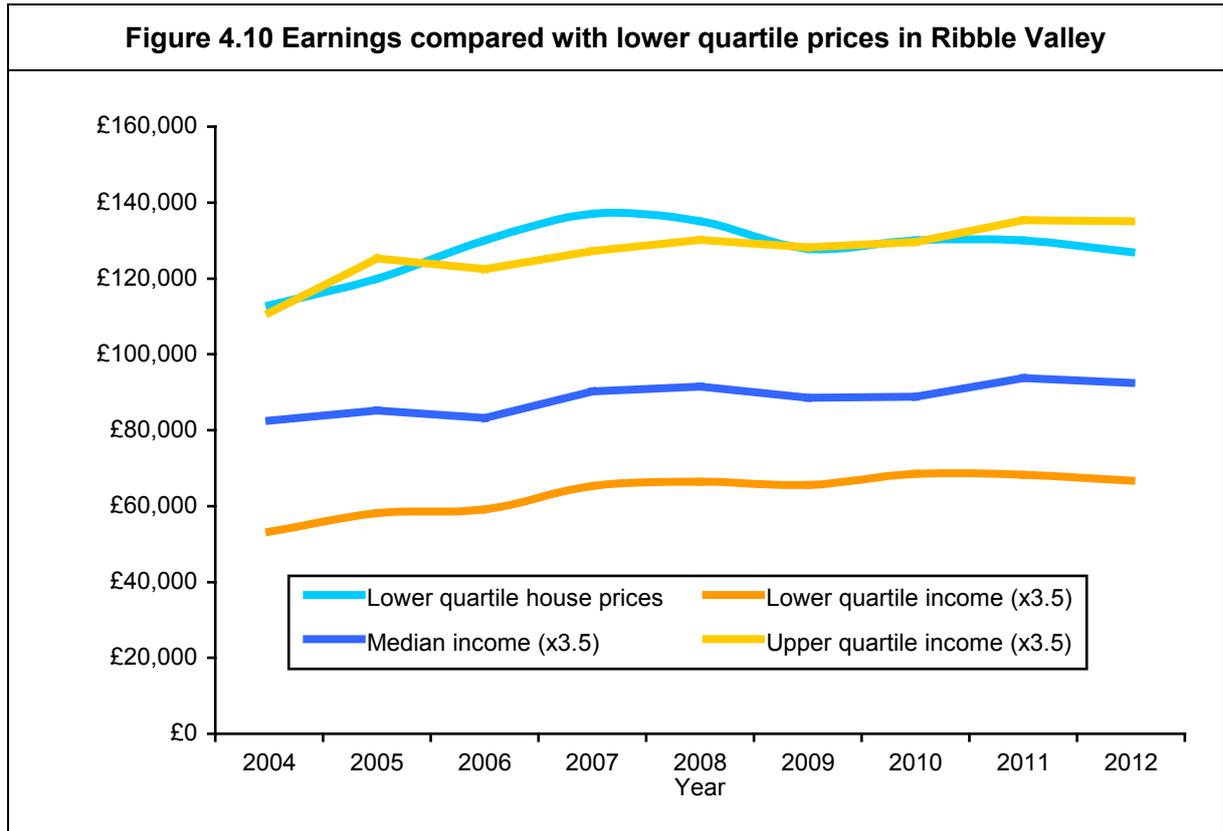
Source: Online letting agents survey March 2013

Affordability of housing

- 4.35 Assessing the affordability of market housing in an area is crucial to understanding the sustainability of the housing market. Poor affordability can result in the loss of employees from an area, an increase in poverty, a high number of households requiring assistance with their housing (either via a social rented property or through a benefit-supported private rented accommodation) and a loss of mix and balance in the population within the area.
- 4.36 The affordability of housing in an area is measured by the ratio of market housing costs to income in that area. Initially the general Borough-wide entry-level cost of market housing will be compared to different points on the earnings distribution of residents in Ribble Valley to consider affordability in historical terms. This will be followed by an analysis that assesses the ability of households in Ribble Valley to afford market accommodation of the size they require using data on the household income distribution and the household composition in the Borough.

General affordability

- 4.37 Figure 4.10 shows the lower quartile, median and upper quartile income of full-time workers (as set out in Chapter 2) multiplied by 3.5 (the income multiple set out in the Practice Guidance) compared to Borough-wide lower quartile prices (set out in Figure 4.7). The figure shows that full-time workers with earnings at the upper-quartile level in Ribble Valley would be able to purchase an entry-level property in the Borough. This would not however be possible for full-time workers with earnings at the lower quartile or median level, without additional income or a capital sum to deduct from the purchase price. It is clear that affordability theoretically improved immediately after the economic downturn (discounting the greater difficulty of acquiring a mortgage) and the affordability gap has reduced slightly since. Whilst in 2007 lower quartile prices were almost seven and a half times higher than lower quartile full-time incomes, in 2012 they were around six and a half times higher.



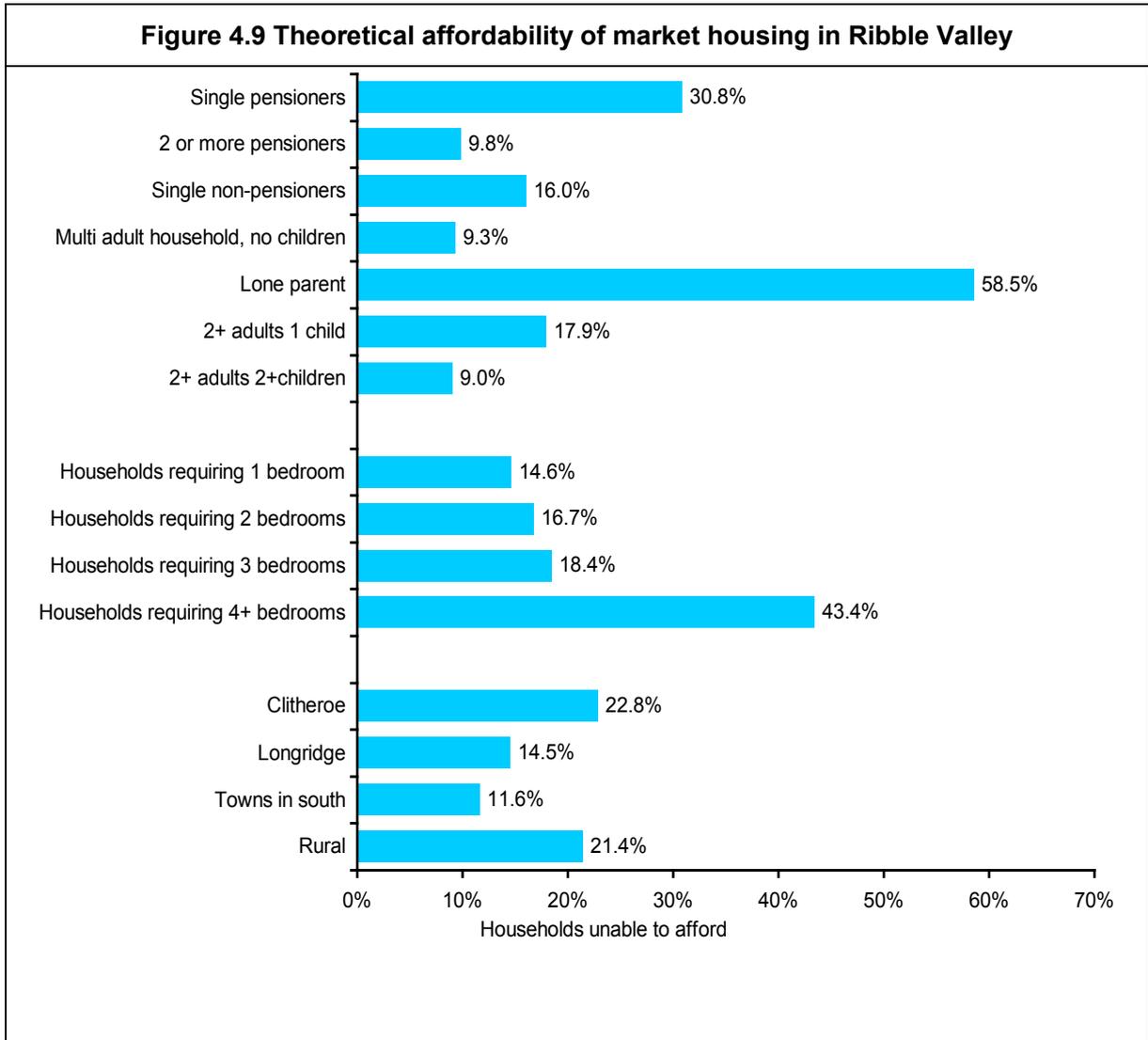
4.38 Although no time-series data is available on market rents in Ribble Valley, the current Borough-wide entry-level rent for a two bedroom home (£500 per month or £6,000 per year) can be compared to different points on the income distribution of full-time workers in the Borough. This is presented in Table 4.9. The Practice Guidance indicates that within the private rented sector no more than a quarter of gross income should be spent on the rent for the rent to be affordable. The Table indicates that whilst full-time workers with earnings at the median and upper quartile level would be able to afford entry-level market rents in the Borough, full-time workers with earnings at the lower quartile level would not.

<i>Income level</i>	<i>Earned income</i>	<i>Price/income ratio</i>
Lower quartile	£19,053	0.31
Median	£26,411	0.23
Upper quartile	£38,574	0.16

Source: Online letting agents survey March 2013; Annual Survey of Hours and Earnings, 2012

Specific theoretical affordability

- 4.39 The household income distribution shown in Figure 2.10 differentiated by household type can be used to assess the ability of households in Ribble Valley to afford the size home that they require (according to the bedroom standard). The cost of housing by bedroom size in the Borough is presented in Figures 4.7 and 4.8 and the test is based on the affordability criteria set out in the Practice Guidance (and presented in the Glossary).
- 4.40 Figure 4.11 shows the current affordability of households in Ribble Valley by household type, number of bedrooms required and price market. This is the theoretical affordability of households, as the analysis considers all households in the Borough regardless of whether the household intends to move.
- 4.41 The data indicates that 58.5% of lone parent households in the Borough would be unable to afford market housing (if they were to move home now). Single person households are also relatively unlikely to be able to afford, as are households with two adults and one child. Multi-adult households with two or more children are most likely to be able to afford market housing in Ribble Valley. Some 43.4% of households requiring a four bedroom home would be unable to afford market housing in the Borough (if they were to move now), compared to 14.6% of households requiring a one bedroom property. Finally households in the Clitheroe price market are least likely to be able to afford market housing, with those in the *'towns in south'* price market most likely.



Source: Ribble Valley Borough Strategic Housing Market Assessment, 2013

ADDRESS	PROP	APP/DATE	PTS	TEN		WKS	
	TYPE			COMM			

Time on list

14 VALE HOUSE	1BGFF	21/06/2012	40	29/07/13			HELEN	
15 VALE HOUSE	1BGFF			05/08/13			HELEN	
16 VALE HOUSE	1BGFF			05/08/13			HELEN	
17 VALE HOUSE	1BGFF			05/08/13			HELEN	
21 VALE HOUSE	1BFFF			05/08/13			HELEN	
22 VALE HOUSE	1BFFF			05/08/13			HELEN	
23 VALE HOUSE	1BFFF	21/02/2007	65	29/07/13			HELEN	
24 VALE HOUSE	1BFFF			05/08/13			HELEN	
3 LITTLEMOOR HSE	1BGFF			15/04/13	DEC		JOANNE	
2 LITTLEMOOR HSE	1BGFF			15/04/13	DEC		JOANNE	
31 MANOR ROAD	1BBUNG	04/03/2013	30	15/04/13	TR	11	JOANNE	1month
93 BILLINGTON GDNS	1BBUNG	22/06/2010	45	06/05/13	WL	2	HELEN	3yrs
64 ALMA PLACE	1BBUNG	02/05/2012	50	13/05/13	WL	5	JOANNE	12mths
1 STANDEN RD BUNG	1BBUNG	16/05/2012	25	22/04/13	TR	2	ADELE	12mths
10 LILAC GROVE	1BBUNG	08/10/2003	45	06/05/13	WL	3	JOANNE	10yrs
5 MAPLE AVE	2BBUNG	16/01/2008	67	08/04/13	WL	3	JOANNE	5yrs
20 PENDLE RD	2BBUNG			11/03/13	DEC		ADELE	
22 CASTLE VIEW	2BBUNG	31/03/2008	70	01/07/13	WL	6	JOANNE	5yrs
20 ST ANNS COURT	1BFFF			29/04/13	WL	2	JOANNE	
3 ST ANNS COURT	1BGFF			29/04/13	DEC	1	JOANNE	
2 LITTLEMOOR HSE	1BFFF	05/12/2011	35	06/05/13	WL	4	JOANNE	18mths
8 BROTHERTON	1BGFF	22/06/2011	30	08/07/13	WL	3	ADELE	2yrs
11 BROTHERTON	1BGFF	06/06/2013	20	10/06/13	TR	3	ADELE	1mth
19 BROTHERTON	1BFFF	10/05/2012	30	24/06/13	WL	6	ADELE	12mths
25 ST ANNS COURT	1BFFF	13/05/2013	40	03/06/13	TR	2	JOANNE	1mth
18 PARK HOUSE	FFB/SIT	25/03/2013	10	03/06/13	WL	3	DEBBIE	3mths
1 STANDEN RD BUNG	1BBUNG	12/12/2012	50	24/06/13	TR	3	ADELE	18mths
33 QUEENSWAY	1BGFF	13/02/2007	35	08/07/13	WL	5	JOANNE	6years
16 RIDDINGS LANE	1BBUNG	08/06/2006	50	17/06/13	WL	3	HELEN	7years
24 PENDLE ROAD	2BBUNG	07/02/2012	35	22/07/13	MUT	0	ADELE	17mths
21 BAYLEY FOLD	1BBUNG			22/07/13	MUT	0	ADELE	
19 VALE HOUSE	1BFFF	18/08/2009	45	12/08/13	WL	2	HELEN	4years
36 ST ANNS CRT	1BFFF	20/08/2012	40	09/09/13	WL	0	JOANNE	13mths
29 WASHBROOK CLS	1BBUNG	07/06/2011	50	29/07/13	WL	2	HELEN	2years
3 SYCAMORE	1BBUNG	03/08/2011	40	14/10/13	WL	10	JOANNE	2yrs2mths
3 ST ANNS COURT	1BGFF	02/02/2012	35	09/09/13	WL	5	JOANNE	18mths
8 ST ANNS COURT	1BGFF	24/07/2013	30	26/08/13	WL	3	JOANNE	1mth
3 LITTLEMOOR HSE	1BFFF	15/04/2013	40	12/08/13	WL	1	JOANNE	4mths
20 PENDLE RD	2BBUNG	24/10/2001	65	26/08/13	WL	3	ADELE	12years

5 ACREMOUNT	1BGFF	22/08/2013	20	16/09/13	WL	6	JOANNE	1 month
84 BILLINGTON GDNS	1BBUNG	16/04/2009	50	12/08/13	WL	1	HELEN	4yrs 4mths
5 PENDLE COURT	GFB/SIT	03/04/2013	30	19/08/13	TR	4	ADELE	4mths
28 BROOKFIELD	1BBUNG	15/04/2013	70	05/08/13	TR	1	HELEN	4mths
33 TOWNELEY HSE	1BFFF	10/07/2013	35	12/08/13	WL	0	DEBBIE	1mth
35 WINDSOR AVE	2BBUNG	19/04/2006	67	05/08/13	WL	1	DEBBIE	7years
38 TOWNELEY HSE	1BGFF			19/08/13	TR	1	DEBBIE	
58 BOLLAND PCT	1BBUNG	21/12/2012	55	26/08/13	TR	2	ADELE	8months
34 CASTLE VIEW	1BBUNG	30/09/2008	75	09/09/13	WL	1	JOANNE	5 years
5 STANDEN RD BUNG	1BBUNG	04/07/2006	55	23/09/13	WL	1	ADELE	7 years
11 STANDEN RD BUNG	1BBUNG	22/09/2005	50	23/09/13	WL	2	ADELE	8 years
10 TOWNELEY HSE	FFB/SIT	26/06/2013	45	14/10/13	WL	6	DEBBIE	4mths
2 ALMA PLACE	1BBUNG	09/06/2010	40	16/09/13	WL	3	JOANNE	3yrs 3mths
11 LITTLEMOOR HSE	1BFFF	05/12/2011	35	02/12/13	TR	14	JOANNE	2 yrs
12 FORGE CORNER	1BFFF	21/04/2010	40	14/10/13	WL	3	HELEN	3yrs6mths
34 ST MARYS GDNS	1BBUNG	20/03/2007	50	14/10/13	WL	2	HELEN	6yrs6mths
90 HENTHORN RD	1BBUNG	21/09/2009	45	07/10/13	WL	1	JOANNE	4 years
14 CASTLE VIEW	2BBUNG	13/11/2013	25	23/12/13	MAN	11	JOANNE	1mth
14 QUEENS CLOSE	1BBUNG	15/02/2010	65	28/10/13	WL	1	ADELE	3years 6 mths
1 HAZEL GROVE	1BBUNG	20/07/2012	45	14/10/13	WL	1	JOANNE	15 mths
24 SHOWLEY CRT	1BGFF	03/09/2012	40	09/12/13	TR	1	HELEN	15mths
25 SHOWLEY CRT	1BFFF	28/09/2009	60	23/12/13	WL	1	HELEN	4yrs 3 mths
1 STANDEN RD BUNG	1BBUNG	04/07/2006	55	14/10/13	TR	0	ADELE	7years 4mths
5 STANDEN RD BUNG	1BBUNG	14/09/2011	50	14/10/13	WL	0	ADELE	2 years
25 MANOR ROAD	2BBUNG	12/07/2007	63	18/11/13	WL	3	JOANNE	6yrs 5mths
6 LITTLEMOOR HSE	1BGFF	28/10/2013	30	02/12/13	WL	4	JOANNE	2mths
10 LITTLEMOOR CLS	2BBUNG	28/01/2013	55	09/12/13	TR	1	JOANNE	11mths
2 LITTLEMOOR HSE	1BGFF	20/02/2013	35	16/12/13	TR	2	JOANNE	10mths
33 ST ANNS COURT	1BFFF	03/04/2013	30	23/12/13	WL	7	JOANNE	8mths
2 PARK HOUSE	GFB/SIT	03/10/2013	15	04/11/13	WL	1	DEBBIE	1 month
21 TOWNELEY HOUSE	GFB/SIT	28/07/2011	35	25/11/13	WL	3	DEBBIE	2yrs6mths
3 PENDLE COURT	GFB/SIT	27/05/2010	35	18/11/13	TR	1	ADELE	3yrs 5mths
1 KIRKFIELDS	1BBUNG	12/11/2013	30	23/12/13	TR	1	HELEN	1month
4 TOWNELEY HSE	2BGFF	16/04/2013	0	09/12/13	WL	2	DEBBIE	8months
12 LITTLEMOOR HOUSE	1BFFF						JOANNE	
9 PARK HOUSE	GFB/SIT	29/11/2013	30	23/12/13	WL	1	DEBBIE	1month

ADDRESS		PRO P	APPL DATE	PT S	OF F	TYP E	TEN/COM M	VOI D	Lengt h of time on list
		TYPE						WKS	

3A MANOR ROAD	TR	CONV			1	TR	06/05/2013		
7A MANOR ROAD	TR	1BFF				TR	02/09/2013		
37 CARLTON PLACE	TR	FFBSI							
36 HENTHORN RD	AA	3BH	28-Feb-12	50	2	WL	08/04/2013	4	14mths
2 BAWDLANDS OLD	AA	1BFF	25-Feb-13	25	1	TR	22/04/2013	13	2mths
25 WASHBROOK CLS	AA	3BH	03-Mar-09	35	2	WL	20/05/2013	3	4yrs 2mths
7 BOLLAND PROSPECT	TR	2BFF	01-May-09	20	1	TR	20/05/2013	1	4yrs 2mths
27 THE CRESCENT	AA	3BH	25-May-06	40	2	WL	13/05/2013	5	7yrs
51 KESTOR LANE	DCD	3BH	05/02/2013	20	1	WL	13/05/2013	5	3mths
19 BOLLAND PROSPECT		2BGF	05/12/2011	45	1	WL	27/05/2013	5	18mths
40 TURNER STREET	TR	3BH	26/08/2011	45	1	WL	03/06/2013	2	22mths
30 ALMA PLACE	TR	2BH	24/08/2012	35	1	WL	20/05/2013	2	10mths
44 MAYFIELD AVE	AA	3BH	13/07/2012	40	3	WL	12/08/2013	8	13mths
3 TRAFFORD GDNS	NH	2BH	05/10/2012	40	1	WL	02/09/2013	13	12mths
21 WASHBROOK CLS	AA	2BH	13/05/2013	40	1	WL	15/07/2013	3	2mths
4 QUEENSWAY	AA	3BH	13/09/2007	40	2	WL	15/07/2013	2	4yrs 10mths
7 MILLTHORNE HOUSE	AA	2FB/S				WL	01/07/2013	3	
15 BOLLAND PROSPECT	TR	2BFF	05/08/2013	15	3	WL	26/08/2013	8	1mth
39 CARLTON PLACE	TR	1BFF							
26 BROTHERTON MDWS	AA	2BH	07/05/2010		1	TR	15/07/2013		3yrs 2mths

20 WHITEWELL DRV	TR	3BH	24/02/201 1	30	1	WL	19/08/201 3	4	2yrs 6 mths
15 WELLBROW DRV	AA	1BGF F	08/10/201 0	40	1	WL	12/08/201 3	3	2yrs 10 mths
13 CENTRAL AVE	TR	3BH	14/05/201 0	40	1	WL	02/09/201 3	3	3yrs 4mths
18 SEEDALL AVE	TR	3BH	10/05/201 2	30	1	WL	26/08/201 3	2	1yr 3 mths
1A MANOR ROAD	AA	1BFF F	24/02/201 1	45	1	WL	11/11/201 3	16	2yrs 9 mths
9 WELLBROW DRIVE	TR	1BGF F	18/02/201 3	40	1	WL	26/08/201 3	1	6mths
14 PARLICK AVE	AA	2BH	19/07/201 0	25	1	WL	02/09/201 3	3	3yrs 2mths
62 PADIHAM ROAD	TR	3BH	30/01/201 2	40	1	WL	02/09/201 3	3	1year 7mths
1 LIMEFIELD AVE	TR	3BH	04/10/201 0	40	1	WL	23/09/201 3	3	3years
3 ST MARYS GARDENS	TR	3BH	20/02/201 3	35	1	WL	02/09/201 3	0	7mths
1 ST ANNS CRT	AA	3BH							
7 MANOR ROAD	DEC	1BGF F	12/08/201 3	35	1	WL	13/01/201 4	19	5mths
21 LINDALE ROAD							01/07/201 3		
38 WELLBROW DRIVE		4BH	15/07/201 3	20		WL	09/09/201 3		2mths
4B ESHTON TERRACE		1BF					16/09/201 3		
5 JUBILEE GARDENS		3BH	08/12/201 1	30		WL	04/11/201 3	1	2yrs
33 CARLTON PLACE	DE M	GFB/ S							
35 CARLTON PLACE	DEC	1BGF F							
1 SIDDOWS AVE	AA	3BH	11/09/201 3	40	1	WL	23/12/201 3	9	3mths
14 BLEASDALE CRT	AA	2BFF	22/06/201 2	15		WL	25/11/201 3	3	1yr 5 mths
64 WATERLOO ROAD	PUR	1BH			1	DEC	18/11/201 3		
18 KIRKFIELDS	TR	3BH	02/10/201 3	10	2	WL	13/01/201 4	1	4mths
1 HOLDEN ST	HA	3BH	02/01/201 4	10		WL	24/02/201 4	10	1 month
85A PEEL STREET		1BGF F	21/10/200 5	35	1	WL	02/12/201 3	3	8yrs
62 BAWDLANDS	TR	1BH	02/05/201	50	1	TR	17/02/201	9	18mth

			2				4		s
89 PADIHAM ROAD	TR	3BH	16/05/201 2	20	1	WL	23/12/201 3	1	18mths
6 MILLTHORNE HSE	AA	1BFF F	13/03/201 2	30	1	WL	02/12/201 3	1	1yr 9mths
11 WADDOW GREEN	AA	2BFF	10/05/201 3	20	2	WL	09/12/201 3	2	7mths
1 WELLBROW DRV	AA	1BGF F	15/02/201 3	25		WL	13/01/201 4	7	10mths
13 BLEASDALE COURT	AA	2BGF F	18/11/201 3	10		WL	03/02/201 4	2	3mths
29 WELLBROW DRIVE	AA	1BFF F			1	TR			
27 RIDDINGS LANE	AA	2BH	17/09/201 3	40		HUT	10/02/201 4	2	5mths
7 BEECH STREET	TR	3BH							
19 BLEASDALE COURT	AA	1BGF F	23/02/201 2	25	1	WL			2years
1 PARK COURT	NE W	2BH	22/03/201 0	30		WL	12/08/201 3		3yrs 5mths
2 PARK COURT	NE W	4BH	11/11/200 5	50		WL	12/08/201 3		8yrs
3 PARK COURT	NE W	4BH	14/03/201 3	35		TR	12/08/201 3		5mths
4 PARK COURT	NE W	2BH	26/07/201 2	35		WL	12/08/201 3		13mths
5 PARK COURT	NE W	2BH	20/08/201 2	30		WL	12/08/201 3		12mths
6 PARK COURT	NE W	2BH	08/06/200 6	25		TR	12/08/201 3		7years
7 PARK COURT	NE W	2BH	24/02/201 0	30		WL	12/08/201 3		3yrs 6 mths
8 PARK COURT	NE W	4BH	12/10/201 2	20		TR	12/08/201 3		10mths
18 CHURCH RAIKE		3BH					03/03/201 4		
20 CHURCH RAIKE		3BH					03/03/201 4		
22 CHURCH RAIKE		3BH					03/03/201 4		
24 CHURCH AIKE		3BH					03/03/201 4		

26 CHURCH RAIKE		3BH						
28 CHURCH RAIKE		3BH					03/03/2014	

APPENDIX 5

From: Nigel Rix [mailto:nigeltrix@btinternet.com]
Sent: 28 February 2014 19:21
To: Rachael Stott
Subject: RE: food bank stats - update

Hi Rachael,

The figures I gave you earlier do not include February.

As at the end of Feb, the Foodbank has served 750 people with 6750 meals.

After benefit delay, the second most common reason for needing food parcels is low income.

The largest category of clients is single people followed by single parents with children and then families.

We would be pleased to discuss the Foodbank service with Councillors.

Best wishes

Nigel

**Rix Regeneration
Springwater Barn
Forest Becks
Clitheroe
Lancashire
BB7 4NZ**

Tel. 01200447057
Mob. 07981914758
e. nigeltrix@btinternet.com

Citizens Advice Local Authority Dashboard 2013 - Ribble Valley



Citizens Advice Service England and Wales 2012/13:

	2012/13	2011/12
Unique clients advised	1.9m	2.0m
Problems dealt with	6.6m	6.9m
Community locations	3,300	3,500

Ribble Valley in 2012/13

Citizens Advice Bureaux dealt with:

	2012/13	2011/12
Clients	1,547	1,680
Problems	3,201	3,776

The main problem areas were:

	2012/13		2011/12		
	Problems	%	Problems	%	
Benefits	983	31%	975	26%	↑
Debt	767	24%	1,183	31%	↓
Housing	239	7%	238	6%	↑
Employment	352	11%	416	11%	⇒

The top 5 benefit issues were:

	2012/13		2011/12		
	Problems	%	Problems	%	
Employment Support Allowance	180	18%	111	11%	↑
Working & Child Tax Credits	113	11%	113	12%	↓
Housing Benefit	78	8%	90	9%	↓
Jobseekers Allowance	55	6%	58	6%	⇒
Council Tax Benefit	46	5%	68	7%	↓

The top 5 debt issues were:

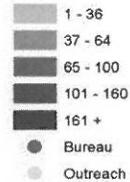
	2012/13		2011/12		
	Problems	%	Problems	%	
Credit, store & chg card debts	119	16%	189	16%	⇒
Unsec'd personal loan debts	95	12%	166	14%	↓
Debt relief order	52	7%	99	8%	↓
Council tax, comm. chg arrears	46	6%	88	7%	↓
Mortgage & sec'd loan arrears	43	6%	69	6%	⇒

Key housing issues:

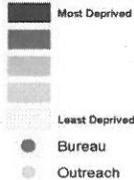
	2012/13		2011/12		
	Problems	%	Problems	%	
Threatened homelessness	24	10%	23	10%	⇒
Actual homelessness	12	5%	8	3%	↑

Directional arrows are based on proportions (percentages)

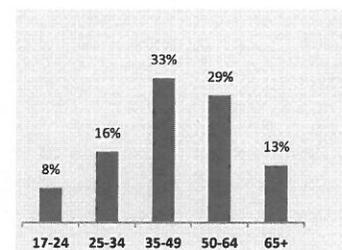
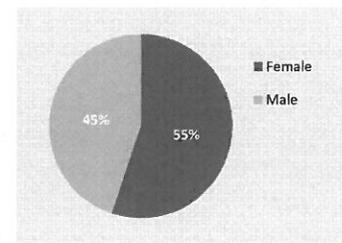
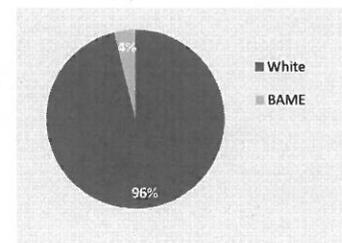
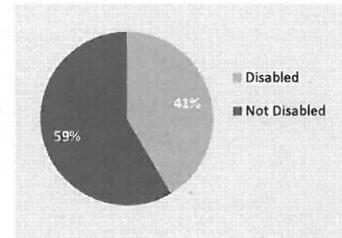
Clients



Deprivation Rank



Client Profile:



APPENDIX 7

SOCIAL SECTOR SIZE CRITERIA (SSSC) REGULATIONS (ALSO REFERRED TO AS THE SPARE ROOM SUBSIDY)

- 1 As part of the governments Welfare Reform Programme the SSSC Regulations were introduced on 1 April 2013.
- 2 The aim of this change was to implement reductions in entitlement for claimants who live in properties that are larger than they require, in the social rented sector, in the same way that claimants who live in the private rented sector have the amount of housing benefit that they are entitled to restricted on the basis of the size of their household.
- 3 The reduction that is applied is 14% for claimants resident in properties with one extra bedroom and 20% for those with more than one extra bedroom.
- 4 In Ribble Valley there are currently 124 claimants that are affected by the SSSC Regulations. 107 of which have a 14% reduction and 17 of which have a 25% reduction.
- 5 In order to offset the impact of this change, and other welfare reforms, the government substantially increased the amount of Discretionary Housing Payment (DHP) funds available to local authorities i.e. for Ribble Valley this resulted in the 2012/13 fund of £14,088 being increased to £46,969 for 2013/14.
- 6 The numbers of applications that we have received has increased substantially i.e. from 64 in 2012/13 to 243 this year so far. In both years the percentage of successful awards has remained constant at approximately 80%.
- 7 The total value of the DHP awards at present totals £46,979 (£10 more than the funding received from central government) with 8 applications still awaiting a decision. £28,824 of the total relates to applications as a result of the SSSC regulations.

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

Agenda Item No.

meeting date: 20 MARCH 2014
title: HOUSING STRATEGY SERVICE 2013
submitted by: CHIEF EXECUTIVE
principal author: RACHAEL STOTT – HOUSING STRATEGY OFFICER

1 PURPOSE

1.1 To report summarises to the achievements of the strategic housing service over the past 12 months.

1.2 Relevance to the Council's ambitions and priorities

- Community Objectives – To meet the identified housing needs in the borough.
- Corporate Priorities – To provide efficient services based on identified customer needs.
- Other Considerations – N/A

2 BACKGROUND

2.1 The services delivered within strategic housing can be separated into four key functions:

- Housing needs service
- Grant service
- Energy efficiency
- Affordable housing delivery

Housing Needs Service

2.2 Appendix 1 provides an overview of all the cases opened by the housing needs service in the year. The total number of households assisted is 248 and the majority of these are households seeking accommodation followed by loss of accommodation due to relationship breakdowns. The service provides 30 minute interviews throughout the day Monday to Friday.

2.3 Each applicant who seeks advice is interviewed and given verbal and written advice to take away. This initial interview will then open up the case that may then lead to intensive casework with various partner organisations or may require only minimal intervention.

2.4 The service also manages admissions to nine temporary accommodation units and eight young person supported accommodation units in the borough. Of the households placed in temporary accommodation, the average length of stay over the year is 16 weeks. This is one of the main issues facing the service, once

households move into temporary accommodation, it is very difficult to secure affordable accommodation to move on to. This is particularly a problem for the young people in supported accommodation.

- 2.5 The tenancy protection scheme continues to be a crucial initiative in supporting the alternative option of utilising the private rented sector for suitable accommodation. There are currently 42 live bonds which equate to 42 households in private rented where the Council have supported entry into the property through a three way agreement between landlord, tenant and the Council. Each bond requires an inspection of the property to approve release of the bond.
- 2.6 The repossession prevention fund has prevented four households from becoming homeless. Of these, two were mortgage arrears and were registered as a charge on the property and two were rent arrears.
- 2.7 In 2013 we also commissioned a youth homeless support scheme, which is a homeless prevention initiative which supports 16-19 year olds facing homelessness. The support provides immediate one to one support, which includes mediation with family that can often result in prevention of homelessness and the young person returning home.
- 2.8 The support provision at the Joiners and The Sidings has been re-commissioned during 2013. Places for People now provide support for both schemes and which allows utilisation of the weekend night cover and pooling of resources. Appendix 2 sets out the management statistics for the year and demonstrates a number of full homeless applications received and decisions made during the period.

Grant Service

- 2.9 In the year 45 disabled facilities grants were approved with the key aim to assist households to remain in their home. The purpose of an adaptation is to modify the environment in order to restore or enable independent living, privacy and dignity. Administering the disabled facilities grant process is a statutory duty for the Council during the year

No	Type of adaptation	Average Cost
2	Paediatric extensions to include bedroom and bathroom extension	£29,000
27	Level access shower facilities	£4,228
2	Through the floor lifts	£4,228
1	Remodelling for wheelchair access	£4,228
1	Specialist bath installed	£4,228
14	Stairlifts	£2,994

- 2.10 With the exception of paediatrics all applicants are means tested and six households were asked to make a contribution. Any schemes of over £10,000 are registered as a charge against the property and repaid on sale of the property.
- 2.11 Another grant administered by the grant service is the landlord/tenant grant. The grant offers 50% towards the cost of renovation of private rented sector properties. The cost of investment is shared between the owner and the Council on the condition that for five years the rent level and the nomination rights are under the Council's control. The maximum grant is £15,000. There was five approved in total – 3 in Clitheroe, 2 in Longridge (Council Tax bands A & B), 3 were two bed

properties and two were one bed properties; and on one of these grant aided properties it was negotiated that a single person room rent would be applied. In each case, the maximum grant was awarded and the owner spent more than RVBC in terms of investment.

- 2.12 In 2013, the Council also offered grants towards boiler replacement for over 65 year olds on an income related benefit, where their boiler was in need of repair or replacement. In total 25 new boilers were installed across the borough.
- 2.13 The service also includes empty property work in total 10 empty properties were returned to occupation through input by the Council. This is an ongoing role of monitoring properties, visiting and liaising between neighbours and owners.

Energy Efficiency

2.14 This area of work involves a wide variety of initiatives. Over 2013 we were fortunate to receive a public health grant award which came to the Council via Lancashire County Council and was awarded by the Department of Health. This grant has allowed us to deliver the following services.

- 480 bags of rock salt delivered to individual households where the householder is over 70 years old.
- Assisted 13 vulnerable households with direct improvements to their energy efficiency.
- Provided 36 emergency warm packs.
- Delivered 60 snow angel kits to communities across the borough.
- Provided home improvement hours to 11 older persons to reduce the risk of falls in their own home.

2.15 There is also a programme underway to provide energy efficiency advice to households to demonstrate heat loss using a thermal imaging camera. There is a registered list of over 150 households and planned programme to visit between 3-4 each day.

2.16 During the year the service has delivered an energy awareness event with over 100 local residents attending. The service has also provided a drop in advice surgery for rural villages considering renewable energy. The service has also attended Age UK events and Clitheroe Health Centre to promote energy efficiency initiatives.

Affordable Housing Development

2.17 Through the year there have been housing needs surveys carried out in Longridge, West Bradford and Osbaldeston. The service has also monitored the sale of Section 106 properties and during that period has approved 11 sales with affordable restrictions. The service organised two housing forums, one homeless forum and a registered provider forum each year.

2.18 Affordable housing development has increased with a total of 69 units being completed. This figure is made up of 50 new build properties and 19 achieved through mortgage rescue, purchase and repair of existing stock delivered through registered providers and the landlord/tenant grant scheme. Appendix 3 sets out the

performance information report for the full year and which details all aspects of the service.

- 2.19 The service also seeks to address specialist housing need. The development of 8 apartments for people with learning disabilities to live independently with care on site has commenced. The first bungalows built to lifetime home standards began construction in 2013. Housing for older persons has been secured on all sites over 30 units.

4 RISK ASSESSMENT

- 4.1 The approval of this report may have the following implications

- Resources – No implications identified.
- Technical, Environmental and Legal - No implications identified.
- Political - No implications identified.
- Reputation – No implications identified.
- Equality & Diversity – No implications identified.

5 CONCLUSION

- 5.1 The strategic housing service continues to play an essential role in ensuring the current and future housing needs of the borough are met.

RACHAEL STOTT
HOUSING STRATEGY OFFICER

MARSHAL SCOTT
CHIEF EXECUTIVE

For further information please ask for Rachael Stott, extension 4567.

REF: RS/200314/H&H

ADVICE ENQUIRY ANALYSIS - CASES OPENED IN PERIOD

Period 01/01/2013 to 31/12/2013

Ethnicity: All Ethnicities

Officer: All Officers

	Number	Percent
Mortgage Arrears	7	2.8
Rent Arrears	12	4.8
Unsuitable/disrepair	22	8.9
Debt	1	0.4
Relationship breakdown	75	30.2
NTQ	21	8.5
Possession Proceedings	6	2.4
Harrassment/Eviction	12	4.8
Security of Tenure	10	4.0
HB	0	0.0
Council Tax	0	0.0
Seeking Accommodation	107	43.1
Homefinder	0	0.0
Fleeing Violence	7	2.8
Health	6	2.4

	Number	Percent
Discharge from Hospital	3	1.2
Sale of property	8	3.2
Loss of Tied Accommodation	0	0.0
Discharge from Armed Forces	1	0.4
Returning to UK from Abroad	1	0.4
Release from HMP	2	0.8
Affordability	15	6.0
Other	1	0.4

Total number of enquiries in period: 248

Management Statistics for Period 01/01/2013 to 31/12/2013

Applications Processed

	No. of applications received:	19
	No. of decisions made in period:	18
Of which, No. Accepted as	Eligible, unintentionally homeless and in priority need	6
(Eligible, homeless and in priority need but intentionally s	2
(Eligible, homeless but not in priority need	3
Not Accepted	Eligible but not homeless	4
(Ineligible:	0

Applicants Rehoused

Permanently housed:	
Housed by RVBHR:	
Housed by other:	
Temporarily housed:	

Applicants in Bed and Breakfast

	At start date	At finish date
Accepted as in Priority Need:		
- Emergency:	0	0
- Dependent children:	0	0
- Expectant mothers:	0	0
- 16/17 year olds:	0	0
- 18 to 20 yr old formerly in care	0	0
- Old age:	0	0
- Physical disability	0	0
- Mental illness or handicap:	0	0
- Drug dependency:	0	0
- Alcohol dependency:	0	0
- Classified as former refugee or as asylum seek	0	0
- Other special reason:	0	0
- Having been in care:	0	0
- Having served in HM forces:	0	0
- Having been in custody/on remand:	0	0
- Having fled violence (domestic):	0	0
- Having fled violence (non-domestic):	0	0
Total in B&B accepted as in Priority Need	0	0
Awaiting Decision:	0	0
Not Accepted:	0	0

Applicants

No. of applicants leaving
Average

Pri

COVALENT PERFORMANCE INFORMATION REPORT (1ST APRIL 2012 – 31ST MARCH 2013)

Code	PI Short Name	Q1 2012/13		Q2 2012/13		H1 2012/13		Q3 2012/13		Q4 2012/13		H2 2012/13		2012/13	
		Value	Target	Value	Target	Value	Target	Value	Target	Value	Target	Value	Target	Value	Target
PI RH9 (BV225)	Actions Against Domestic Violence	Not measured for Quarters				Not measured for Half Years		Not measured for Quarters				Not measured for Half Years		54.5%	54.5%
PI RH1 (BV64)	No of private sector vacant dwellings that are returned into occupation or demolished	2	3	2	6	Not measured for Half Years		2	9	4	12	Not measured for Half Years		4	12
PI RH2	Homeless: Number of applications for assistance	41		97		Not measured for Half Years		40		62		Not measured for Half Years		240	
PI RH3	Homeless: Number of applications accepted	4		4		Not measured for Half Years		5		3		Not measured for Half Years		16	
PI RH5 (BV183b)	Length of stay in temporary accommodation (Hostel)	13.00	9.00	27.00	9.00	Not measured for Half Years		15.00	9.00	24.00	9.00	Not measured for Half Years		19.75	9.00
PI RH6 (BV213)	Preventing Homelessness - number of households where homelessness prevented	.81	1.25	1.17	2.50	Not measured for Half Years		1.60	3.75	1.88	5.00	Not measured for Half Years		1.88	5.00
PI RH7 (NI 155)	Number of affordable homes delivered (gross)	Not measured for Quarters				6	33	Not measured for Quarters				69	65	69	65
PI RH8 (NI 156)	Number of households living in temporary accommodation	7		7		Not measured for Half Years		5		5		Not measured for Half Years		5	7

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

Agenda Item No.

meeting date: 20 MARCH 2014
 title: AFFORDABLE HOMES PROGRAMME
 submitted by: CHIEF EXECUTIVE
 principal author: RACHAEL STOTT – HOUSING STRATEGY OFFICER

1 PURPOSE

1.1 To inform Committee of the new Affordable Homes Programme 2015-2018. The Homes and Communities Agency have released details of the new scheme. This is the funding stream made available for Registered Providers to assist them in the development of affordable housing.

1.2 Relevance to the Council's ambitions and priorities

- Community Objectives – To meet the identified housing needs of the borough. To achieve a balanced housing market.
- Corporate Priorities - None.
- Other Considerations – None.

2 INFORMATION

2.1 £2.9 billion capital funding has been made available nationally to fund affordable housing over the three year programme period 2015-2018. The programme seeks to:

- increase the supply of new affordable housing for affordable rent and affordable home ownership (shared ownership);
- maximise the number of affordable homes delivered with the available grant funding supplemented by bidders own contributions;
- build homes that address demographic challenges facing social housing including the need for more one and two bedroom homes that match the needs of smaller households;
- maximise delivery within the programme period and deliver new homes by March 2018; and
- encourage providers with a capacity who do not currently develop or who could do more to bring that capacity to utilising the skills, expertise of existing delivery partners.

Changes

2.2 The 2015-2018 capital AHP has much in common with the 2011-2015 AHP. This includes that the products that would be funded using Registered Providers own resources to support delivery. Differences in this programme include the approach towards bidding that there is a proportion of funding ring-fenced to be available for market engagement.

- 2.3 There is also a focus on ensuring that the homes will be funded to help to address any mismatch between existing stock and the needs of households, for example by building one and two bedroom homes in areas where tenants under-occupy social homes and do not have the option to move to suitably sized properties.
- 2.4 The prospectus focuses on utilising funding from income from new properties, active asset management, disposals and conversions from social to affordable rent. The programme also makes quite clear that local authorities are strongly encouraged to consider contributions that they can make to support providers bringing forward housing supply and meeting local needs, through the use of their own land holdings, as well as through their negotiation of Section 106 Agreements to deliver affordable housing.
- 2.5 Where local authority land can be brought forward at nil consideration, it is anticipated that this will reduce the call on capital grant funding. It also signals clear support that the proposed scheme meets local strategic priorities as well as an expectation that the scheme has a high degree of certainty of delivery. Taking together it is anticipated that the provision of local authority land at nil consideration will have a positive impact on the assessment criteria applied by the Homes and Communities Agency.
- 2.6 Local authorities are also encouraged to consider the application of other sources of funding, such as the New Homes Bonus or Community Infrastructure Levy to support delivery of new supply. Such support will be taken as a strong signal of local strategic fit and should improve the value for money of the capital grant requested, which will be taken as positive factors in the assessment of bids.
- 2.7 The Homes and Communities Agency lead representative for Lancashire, Hazel Cooper, gave a brief overview of the changed programme to the Strategic Housing Working Group on 4 March 2014. During the meeting she emphasised the need to provide a clear steer to registered providers as to the housing needs of the borough. The meeting concluded with the proposal to organise a workshop for Members to set out the funding opportunities for affordable homes development and the potential for local authorities to consider development.

3 RISK ASSESSMENT

- 3.1 The approval of this report may have the following implications
- Resources – It is essential that registered providers are supported to deliver affordable units.
 - Technical, Environmental and Legal – No implications identified.
 - Political – Registered providers require local authority support to achieve any grant.
 - Reputation – A key ambition of the Council is meeting housing needs and demonstrating Ribble Valley Borough Council's commitment to schemes is important.
 - Equality & Diversity – No implications identified.

4 **CONCLUSION**

- 4.1 That Committee accept the contents of the report and for further information please see:

www.homesandcommunities.co.uk/ourwork/affordable-homes-programme-2015-18

RACHAEL STOTT
HOUSING STRATEGY OFFICER

MARSHAL SCOTT
CHIEF EXECUTIVE

For further information please ask for Rachael Stott, extension 4567.

REF:RS/200314/H&H/EL

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 20 MARCH 2014
title: YEAR OF HEALTH AND WELLBEING 2014/15 – MID TERM REPORT
submitted by: COLIN HIRST – HEAD OF REGENERATION AND HOUSING
principal author: DAVID INGHAM – PARTNERSHIP OFFICER

1 PURPOSE

- 1.1 To provide information on current activities being undertaken as part of the Year of Health and Wellbeing project.
- 1.2 Relevance to the Council's ambitions and priorities:
 - Community Objectives – To help makes people's lives safer and healthier.
 - Corporate Priorities – To provide access to services to all.
 - Other Considerations – None.

2 BACKGROUND

- 2.1 The Year of Health and Wellbeing promoted by Ribble Valley Borough Council aims to build on the theme of "Working Together Towards a Healthier Ribble Valley" and reflect the active work done by partner agencies and community groups within the Borough in trying to redress the imbalance of resources available to the predominantly rural Ribble Valley and the resultant health inequalities experienced by the residents.
- 2.2 The Year of Health and Wellbeing identifies the health and wellbeing priorities for Ribble Valley residents, the problems with access to services and gaps in services offered through lack of funding, along with difficulties in delivering to hard to reach communities and perceived lack of need for those services through partnership projects.

3 SPECIFIC OUTCOMES

- 3.1 During its course the project will showcase and celebrate the exemplar work of partners in Ribble Valley and the leadership of the Borough Council.
- 3.2 There will be specific outcomes from the Year:
 1. Celebrate the Partnership's contribution to Ribble Valley Health and Wellbeing in 2013/4.
 2. Become a Dementia Friendly Council by 2015 and encourage other Ribble Valley organisations to join the project.
 3. Promote Healthier Individual Lifestyles and demonstrably reduce the costs of providing healthcare to Ribble Vallet residents.
 4. Achieve awareness of affordable warmth and healthy homes in Ribble Valley.

- 3.3 Overall the establishment of a wider Health and Wellbeing Partnership Group incorporating co-opted members from partner agencies produced an Action Plan which this document is reporting on and was a key part of developing delivery and better connections between agencies responsible for delivering health improvements to reflect the government's health reforms.
- 3.4 It is an inspirational project and to a large extent will rely on the input of other partners in its delivery. This does not mean that they will be doing any more than their existing programme, merely using the Year of Health and Wellbeing as a project to highlight the work already happening, and identifying any gaps in service experienced, in Ribble Valley. The Borough Council is the lead partner on the project.
- 3.5 The first event, which initiated the **Launch of the Year of Health and Wellbeing 2013/4**, was on 31 July 2013 where speakers from the East Lancs Clinical Commissioning Group, Ribble Valley Children and Young People's Trust and Crossroads Carers talked about recent work undertaken by themselves in the area of Health and Wellbeing for Ribble Valley residents.
- 3.6 Twenty partners attended with exhibition stands showcasing their work in Ribble Valley and seventy delegates attended the launch.

4. SUMMARY OF CURRENT PROJECTS AND PROGRESS

Dementia Friendly Community

- 4.1 Although the predicted number of cases of dementia in the Ribblesdale locality is 507 there are only 158 having a recognised diagnosis (2012).
- 4.2 It is estimated that 64% of people with dementia continue to live in their own home, 36% in care settings and that 70% of those in care settings have a form of dementia. Just under 40% of those of residents over 65 years old worry most about dementia in later life (next highest worry was cancer with 21% of respondents).
- 4.3 Currently there is a need in Ribble Valley for:
- Better pathways to early diagnosis
 - Promotion and maintenance of independence
 - Integrated health and social care
 - Reducing the prescription of antipsychotic drugs in dementia
 - Supporting the community to become more aware and friendly to dementia sufferers
- 4.4 Looking forward there is a potential higher increase in the prevalence of dementia in Ribble Valley when compared with neighbouring districts.
- 4.5 A series of dementia awareness raising events were held throughout Ribble Valley and almost 500 people, a mixture of family and professional carers, attended the sessions. The aims of the project were to raise awareness of the signs, symptoms, concerns and implications of dementia and promote local services and support mechanisms.

- 4.6 It is apparent from the delegates' responses that there is an appetite for the communities in Ribble Valley to make life easier for the families and dementia sufferers. There appears to be barriers that people with Dementia face when trying to continue with their ordinary routines such as shopping, going on the bus and engaging in social activities. It is likely that there are many individuals in Ribble Valley who do not even go out for fear of not coping when outside the home.
- 4.7 This has been translated into the Council's intention of making Clitheroe, and ultimately Ribble Valley, a dementia friendly community as part of its Year of Health & Wellbeing in 2013/2014.
- 4.8 The next steps are to produce action plans towards achieving a dementia friendly community for each of the individual businesses and agencies, their staff and their premises in Clitheroe and Longridge.
- 4.9 Partners already included are:
- Family and friends of residents with dementia
 - Statutory agencies such as council, police, health
 - Shops and Supermarkets'
 - Banks
 - Parks
 - Cafes
 - Libraries
- 4.10 The first step of creating Dementia Friends is the initial building block in helping to create more dementia friendly communities.
- 4.11 Alzheimer's Society will be working with partners to develop Dementia Friends in the wide range of locations, work places, institutions and organisations likely to come into contact with people with dementia in Ribble Valley.
- 4.12 Dementia Champions are being recruited and trained from the database of carers generated by the awareness events. They will in turn be asked to hold sessions to recruit and establish the Ribble Valley Dementia Friends.
- 4.13 Next steps:
- **Dementia Volunteers in Clitheroe Hospital** – Discussions started between RVS and Clitheroe Hospital
 - **Regular coffee mornings, active ageing sessions and lunch clubs in Village Halls** – Part of review of support of luncheon clubs and meals on wheels and Village Healthy Hubs project
 - **Provision of open door dementia friendly community centre at Trinity in Clitheroe** – Project now being explored with volunteers from awareness campaign, Christians in Partnership and Trinity Methodist
 - **Setting up of scheme offering recognisable identity tags and details of next of kin for those with dementia and their families** – Initiated from

volunteers who are involved with first responders and potentially sponsored by Clitheroe businesses.

- **Campaign for identifying and supporting the families and those suffering from dementia and other long-term conditions** – Combination of Calico Floating Support, Help Direct, Age UK and Citizens Advice Bureau funded by Pensions Extra Initiative. Pull together Action Plan for Individuals' Health and Lifestyle Improvement project. Key actions have been agreed.
- **Other issues identified for funding within the Dementia Friendly project:** Training needs analysis specific to dementia for care home staff, GPs and their teams. This is being worked up as a potential opportunity for a funding proposal.

Raising awareness of dementia and establishing preliminary training within agencies, businesses and residents in Clitheroe to progress the establishment of a dementia friendly community. There is a potential opportunity for funding through Public Health partners, some funding has already been secured.

Healthy Individual Lifestyles Projects

4.14 Falls Prevention projects launched

The funding bid was successful and the pilot project has commenced. The outcome measures have been agreed and the Service Level Agreement signed. Evaluation will be completed in March 2014

4.15 Family Health & Wellbeing Conference

A presentation of case studies was given at a partnership event with Ribble Valley Children and Young Persons Trust, Working Together With Families group and Children Action North West – JIGSAW on 14 October 2013. Fifty delegates were present and details of the Young Persons Survey and the quantitative results of the Family Counseling project were shared

4.16 Pensions Extra

The Ribble Valley "Pension Extra" Benefit Take-up Campaign is a rural outreach project, led by Help Direct, using our mobile resource, STAN, the Citizens Advice Bureaux (CAB) and the Seniors Forum supported by Age UK. The campaign's primary goal is to help rural pensioners hear about, and claim, the benefits to which they are entitled.

4.17 Less than 14% of Ribble Valley's pension age population are in receipt of pension credits compared with 23% of the county and national populations. This is despite equivalent levels of pension claimants. The uptake of pension credit claimants varies widely from 6.1% to almost 22% of the eligible population across the target area.

4.18 It is projected, that there are just over 1,000 Ribble Valley residents under claiming £1.5m in benefits when compared with the average for neighbouring districts.

4.19 The campaign is a good example of economic wellbeing because it is:

- improving the incomes of pensioners through benefit, taxation and fuel poverty advice;

- delivering health and social benefits by providing useful information and advice; and
 - increasing the amount of money available to the local economy, including businesses.
- 4.20 The reason people need services like that provided by “Pensions Extra” is often simply because forms are lengthy and the questions are not straightforward
- 4.21 The project to build Ribble Valley benefit claimants requires additional resources. Lancashire County Council has agreed to fund extra part-time advisors to help potential clients make their applications. The partnership will use a variety of methods to connect with pensioners, including STAN, parish magazine articles, a telephone helpline, networking with the community hall co-coordinators’ and attending village events such as lunch clubs. CAB volunteers and local county and borough staff will link up with the GP Practices to watch for and refer vulnerable old people, and systems will be put in place within the CAB, Age UK and Help Direct to ensure that the advisors’ visits are maximised.

Workplace Health Event

- 4.22 This was held at Johnson Matthey in Clitheroe. Partners presented to staff around issues healthy eating/weight management. Johnson Matthey have reported that 74 employees had attended and that 72 had found the information useful and 52% had tried to make subsequent changes to their diet.
- 4.23 A similar event will be held within Ribble Valley Borough Council and the offer will be made to other local businesses.

Affordable Warmth and Healthy Homes in Ribble Valley

- 4.24 **‘Energy Information ‘Event**
An “Energy Information “ event was held on 29 January 2014, within the remit of identifying opportunities for Ribble Valley residents to improve their access to affordable warmth and reducing fuel poverty. Around a hundred residents attended the 4 hour event with some very successful potential contacts made.
- 4.25 **Establish Housing needs of older people in the borough to identify the amount of supported housing, extra care and independent living accommodation required.**
Work has been undertaken with social services to identify needs for all house types. There is an awareness of levels of need for supported accommodation
Still need to identify the extra care needed The policy has been amended but no houses have yet been delivered.
- 4.26 **Support the development of older people housing in the borough to meet the identified need.**
Working in partnership with Registered Providers, funding has been secured from HCA for approximately 20 units
- 4.27 **Ensure the cosy home is made available for households to view by September 2013 and ensure 100 households have visited by the end 2013.**
St Vincent’s have been supported in the development and delivery of the scheme but the project has been delayed due to planning requirements. Planning permission for

the PV panels / heat source pumps has now been approved but other details continue to delay the opening of the house.

4.28 Prepare a bid for warm Homes Healthy People fund in Oct to deliver the agreed winter action plan.

£36,000 secured from Public Health (LCC) to be used for boiler replacements, luncheon clubs, food bank (energy advice), 'snow angels' project, fall prevention initiative, hospital discharge home-packs and emergency household assistance funding.

DAVID INGHAM
PARTNERSHIP OFFICER

MARSHAL SCOTT
CHIEF EXECUTIVE

BACKGROUND PAPERS

Partnership files.

For further information please ask for Colin Hirst, extension 4503.

REF: DI/CMS/H&H/20 MARCH 14

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH AND HOUSING COMMITTEE

INFORMATION

Agenda Item No 10

meeting date: 20 MARCH 2014
 title: CAPITAL PROGRAMME 2014/15
 submitted by: DIRECTOR OF RESOURCES
 principal author: AMY JOHNSON

1 PURPOSE

- 1.1 To inform members of the new schemes which have been approved for inclusion in the capital programme for this committee for the forthcoming financial year (2014/15).

2 BACKGROUND

- 2.1 As members will be aware, this committee agreed a proposed capital programme for 2014/17 at its meeting on 23 January this year. As it stood at that time the capital programme was unaffordable. The proposals have since been reviewed by Budget Working Group and CMT to arrive at an affordable programme for 2014/15.
- 2.2 Following recommendation by a special meeting of Policy and Finance Committee on 11 February, Full Council considered and approved the five year capital programme for 2014/17 on 4 March 2014.
- 2.3 The recommended capital programme for the three year period 2014/17 totals £1,933,060 for all committees. The total for this committee is £909,560 over the three year life of the capital programme, £262,560 of which relates to the 2014/15 financial year.

3 SCHEMES APPROVED FOR 2014/15

- 3.1 For this committee there are 4 schemes that have been approved for the 2014/15 financial year, totalling £262,560. Shown below is a list of the schemes that make up this total. This includes £57,020 of budget, which has been moved from 2013/14 to 2014/15 as these schemes will not be completed until after the 31 March 2014.

	2014/15		
	Approved Budget £	Budget Moved from 2013/14 £	Total Approved Budget £
<u>Environmental Health</u>			
Replacement of Pest Control Vehicle PO07 WPB	11,000		11,000
<u>Housing</u>			
Landlord/Tenant Grants	75,000	20,000	95,000
Disabled Facilities Grants	119,540	10,000	129,540
Repossession Prevention Fund		27,020	27,020
TOTAL HEALTH AND HOUSING COMMITTEE	205,540	57,020	262,560

- 3.2 Detailed information on the 3 new schemes shown in the first column above is provided at Annex 1. The 3 budgets that have been moved from the 2013/14 financial year are a

continuation of those schemes which have previously been monitored by this committee over the past 12 months.

- 3.3 During the closure of our capital accounts there will inevitably be some slippage on schemes in the current year (2013/14). One of the tasks of the Budget Working Group/Capital Working Group will be to review all requests for slippage on capital schemes within the 2013/14 capital programme. A report will be brought to this committee at a future meeting giving details of any slippage.
- 3.4 Responsible officers will complete and update capital monitoring sheets for each scheme, which will be reported quarterly to members to give an indication of progress.

4 CONCLUSION

- 4.1 This committee has a capital programme for next year of £262,560, consisting of four schemes.
- 4.2 There are three schemes where it is known already that they will not be completed in the 2013/14 financial year and therefore they have been moved to the 2014/15 financial year. In addition there may be further slippage on other schemes in the 2013/14 capital programme.

SENIOR ACCOUNTANT

DIRECTOR OF RESOURCES

HH5-14/AJ/AC
7 March 2014

HEALTH AND HOUSING COMMITTEE
New Schemes Approved for the 2014/15 Capital Programme

Replacement of Vehicle PO07 WPB (April 2014)

Service Area: Dog Warden

Head of Service: James Russell

Brief Description:

Replace existing dog warden vehicle on a 5 year rolling programme (current vehicle purchased April 2007).

Overriding aim/ambition that the scheme meets:

To make people's lives safer and healthier.

Government or other imperatives to the undertaking of this scheme:

Not applicable.

Improving service performance, efficiency and value for money:

Improved fuel efficiency and reduced emissions.

Consultation:

Not applicable.

Start date, duration and key milestones:

April 2014.

Financial Implications – CAPITAL:

Breakdown	2013/14 £	2014/15 £	2015/16 £
Equipment/Materials	-	11,000	-

Financial Implications – ANNUAL REVENUE:

Breakdown	£
Existing Service – no change	-

Useful economic life:

5 years

Additional supporting information:

Estimate is for replacement of existing vehicle with similar.

HEALTH AND HOUSING COMMITTEE
New Schemes Approved for the 2014/15 Capital Programme

Impact on the environment:

Purchase of most cost efficient and environmentally friendly vehicle available within budget.

Risk:

- **Political:** *No comment made.*
- **Economic:** *No comment made.*
- **Sociological:** *No comment made.*
- **Technological:** *No comment made.*
- **Legal:** *No comment made.*
- **Environmental:** *No comment made.*

HEALTH AND HOUSING COMMITTEE
New Schemes Approved for the 2014/15 Capital Programme

Landlord Tenant Grants

Service Area: Regeneration Services

Head of Service: Colin Hirst

Brief Description:

Investment in private rented properties to provide affordable rented property for households in housing need.

Overriding aim/ambition that the scheme meets:

To match the supply of homes in our area with the identified housing need.

Government or other imperatives to the undertaking of this scheme:

All private rented property must meet the HHSKS standard. Not providing the scheme would mean households would spend longer in temporary accommodation.

Improving service performance, efficiency and value for money:

Increases housing options for households

Consultation:

Landlords are consulted and invited to the Housing Forum.

Start Date, duration and key milestones:

April 2015 to March 2016.

Financial Implications – CAPITAL:

Breakdown	2013/14 £	2014/15 £	2015/16 £
Grant	-	75,000	75,000

Financial Implications – ANNUAL REVENUE:

Breakdown	£
Existing Service – no change	-

Useful economic life:

Not applicable

HEALTH AND HOUSING COMMITTEE
New Schemes Approved for the 2014/15 Capital Programme

Additional supporting information:

The scheme provides vital additional affordable properties to rent.

Impact on the environment:

No comment made.

Risk:

- **Political:** *Affordable housing and addressing housing need is a key priority for the Council.*
- **Economic:** *Repossession and eviction rates are increasing.*
- **Sociological:** *No comment made.*
- **Technological:** *No comment made.*
- **Legal:** *No comment made.*
- **Environmental:** *No comment made.*

HEALTH AND HOUSING COMMITTEE
New Schemes Approved for the 2014/15 Capital Programme

Request for Additional Funding - Disabled Facilities Grants

Service Area: Regeneration Services

Head of Service: Colin Hirst

Brief Description:

The scheme provides mandatory grant aid to adapt homes so elderly and disabled occupants can remain in their own home. The maximum grant is £30,000 and for adults is means tested. The grants can provide for minor adaptation, for example, the installation of a stair lift up to the provision of a bathroom and bedroom extension.

Overriding aim/ambition that the scheme meets:

To make people's lives safer and healthier.

Government or other imperatives to the undertaking of this scheme:

The grants are mandatory. The Council has a statutory duty to provide adaptations as instructed by the Occupational Therapist. Grant funding is provided by the Department for Communities to help fund this scheme.

Improving service performance, efficiency and value for money:

Provision of an adequate Disabled Facilities Grant budget ensures households can be offered assistance once a referral has been received.

Consultation:

Bi-monthly meetings with Occupational Therapists and regular contact with technical staff.

Start date, duration and key milestones:

The Disabled Facilities Grant budget operates on a financial year basis ie April – March.

HEALTH AND HOUSING COMMITTEE

New Schemes Approved for the 2014/15 Capital Programme

Financial Implications – CAPITAL:

Breakdown	2014/15 £	2015/16 £	2016/17 £
Previously approved Capital Bid	109,000	109,000	-
TOTAL CAPITAL COST	109,000	109,000	-
Request for Additional Funding – Grants	10,540	52,000	-
REVISED CAPITAL SCHEME COST	119,540	161,000	-
Sources of External Funding			
Department for Communities (confirmed additional grant funding to be received)	-10,540	-52,000	-
NET COST TO THE COUNCIL	0	0	-

Financial Implications – ANNUAL REVENUE:

Breakdown	£
Existing Service – no change	-

Useful economic life:

No comment made.

Additional supporting information:

The provision of disabled facilities grants is a statutory function of the council. Ensuring a no-wait service is essential to address the housing needs of the borough, an ambition of the council.

Impact on the environment:

All equipment is maintained and kept in the ownership of social services to enable it to be recycled where possible.

HEALTH AND HOUSING COMMITTEE
New Schemes Approved for the 2014/15 Capital Programme

Risk:

- **Political:** *The population age of Ribble Valley occupants is increasing and therefore demand for the service will continue.*
- **Economic:** *A high % of applicants pass the means test in the current economic climate.*
- **Sociological:** *Increased expectation that disabled applicants will remain at home through adaptation of the property.*
- **Technological:** *Improvements in technology allow the specific needs of the applicants to be met.*
- **Legal:** *N/A.*
- **Environmental:** *N/A*

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

Agenda Item No.

meeting date: THURSDAY, 20 MARCH 2014
 title: GENERAL REPORT
 submitted by: CHIEF EXECUTIVE
 principal author: JAMES RUSSELL, HEAD OF ENVIRONMENTAL HEALTH SERVICES

1 PURPOSE

1.1 To inform Committee of relevant issues which have arisen since the last meeting.

1.2 Relevance to the Council's ambitions and priorities:

- Council Ambitions – The following reports generally relate to the Council's ambitions to make people's lives healthier and safer.

2 ENVIRONMENT AGENCY LIAISON MEETING

2.1 A liaison meeting was held on 13 January 2014. A copy of the minutes is attached as the Appendix to this report.

3 CLARIFICATION OF DOG DAY CARE LICENCE CONDITIONS

3.1 At the meeting of this committee on 31 October 2013, clarification was requested in relation to the inclusion of additional conditions to the proposed model condition requirements for applicants to hold Planning Permission and be considered a 'fit & proper' person.

3.2 The requirement to have planning permission is not a permitted requirement under the Animal Boarding Establishment 1963 (as amended) and is therefore challengeable if a local authority, as the licensing authority, includes a specific condition that the applicant holds planning permission before a licence be granted. Please be assured, environmental health liaises closely with development planning and would seek not to approve and issue a licence to an operator without relevant planning permission. However, legally if challenged we could be required to issue a licence if the premises met the requisite standards.

3.3 As explained at committee, the principal act specifies the offences and disqualifications from holding an animal boarding licence, which are as follow:

Offences and disqualifications:

- Where a person is convicted of any offence under this Act; or,
- any offence under the Protection of Animals Act 1911; or,
- the Pet Animals Act 1951; or
- of any offence under any of sections 4, 5, 6(1) and (2), 7 to 9 and 11 of the Animal Welfare Act 2006,

a court may cancel any licence and may, disqualify an operator from keeping a boarding establishment for animals for such period as the court thinks fit. As such an applicant is required to sign a statement on their application that they or any person who will have control of the operation has not been convicted/prohibited under relevant legislation.

4 ENVIRONMENTAL HEALTH STAFF

- 4.1 Unfortunately, we have been unsuccessful in attracting a full time maternity cover replacement for the Environmental Health Officer (Health & Safety) post.
- 4.2 In order to meet end of year targets in relation to food safety and pollution prevention control it has been necessary to employ two environmental health consultants. In addition, to achieve the end of 2014 deadline for the assessment of our private water supplies, a general district EHO has been employed for a 12 month fixed contract.

5 CLITHEROE AIR QUALITY MANAGEMENT AREA - UPDATE

- 5.1 A meeting is to take place on 25 March to be attended by this authority's environmental health and planning officers with officers from Lancashire County Highways to consider options to be included in an action plan, as required by DEFRA, to take forward the declared Air Quality Management Plan.
- 5.2 This is the first stage in a significant process which will eventually result in a wider consultation process with stipulated interested parties.

6 RADIOACTIVITY IN FOOD AND ENVIRONMENT ANNUAL REPORT 2012

- 6.1 This is the 18th Annual Report on the monitoring of radioactivity in food and the environment. The report focuses on key information that shows that food is safe and the public's exposure to ionising radiation around the 39 nuclear sites around the UK is within legal limits.
- 6.2 The report generally concludes that levels monitored are either stable or continuing to reduce.
- 6.2 The contamination of sheep and fish with caesium-137 from the accident at Chernobyl in 1986 remained at low but still detectable levels. Concentrations in fish are now less than 10 per cent of those observed in the immediate aftermath of the accident. I am pleased to report that restrictions of sheep movement on farms, due to Chernobyl caesium in sheep meat, have finally after 26 years been withdrawn due to the low consumer risks involved
- 6.3 The UK governments reacted quickly to the Fukushima Dai-ichi accident in 2011 to ensure the safety of UK citizens, including those overseas, and to monitor the effects in the UK. These effects were found to be of no radiological significance in the UK in 2011 and no Fukushima Dai-ichi derived radioactivity was identified in the UK environment in 2012. Monitoring of imported food from Japan continued in 2012. No shipments were withdrawn because of high levels Monitoring at ports of entry to the UK for non-specific contamination detected two food shipments which required further investigation.

7 MOBILE HOMES ACT 2013

- 7.1 The provisions of this Act come into force on 1 April 2014. The Act introduces significant additional powers to local authorities to deal with the licensing and control of certain caravan sites, which provide permanent residency ie are not holiday use only. In particular, the Act allows local authorities to introduce reasonable charges for undertaking their licensing function including transfers of licences, compile and maintain a Public Register of 'Fit & Proper Persons as licence holders' and introduces new enforcement measures of Compliance Notices and Emergency Action measures.

7.2 It is intended to present a further detailed decision report to committee following Matthew Riding attending a training course later this month.

JAMES RUSSELL
HEAD OF ENVIRONMENTAL HEALTH SERVICES

MARSHAL SCOTT
CHIEF EXECUTIVE

For further information please ask for James Russell on 01200 414466.

BACKGROUND PAPERS

None.

JAR/HEALTH & HOUSING/20 March 2014

HANSON CEMENT LIAISON COMMITTEE

MEETING DATE – THURSDAY, 26 SEPTEMBER 2013

PRESENT:	G Young	-	Hanson Cement
	J Peate	-	Hanson Cement
	L England	-	Bellman Committee
	S Booth	-	Chatburn PC
	Hazel Best	-	West Bradford PC
	David Sharp	-	West Bradford PC
	J Haine	-	LCC
	Cllr I Brown	-	RVBC
	Cllr P Dowson	-	RVBC
	J Russell	-	RVBC
	O Heap	-	RVBC

GEOLANCASHIRE PRESENTATION

Before the Liaison meeting started, Peter Del Strother on behalf of GeoLancashire gave a brief presentation on the 5 Geotrails along the Ribble Way that had been produced. Particular emphasis focused on the Clitheroe trail which is to include a viewing platform at Hanson Cement. The trails had been written for walkers in general but had more geographical information on their website.

Gary reported that this was the first step in an educational package that would include a graphical timeline and a geology room alongside the work that the Ribble Catchment Trust are doing.

A visit to the viewing platform then took place.

1 APOLOGIES FOR ABSENCE

- 1.1 Apologies for absence were received from Cllr Richard Sherras, Bill Honeywell (West Bradford) and Mary Gysbers.

2 MINUTES

- 2.1 The minutes of the meeting held on 21 March 2013 were circulated and approved as a correct record.
- 2.2 Lynda asked if the analysis of a deposit on one of the gauges had been received (8.1). Gary reported that it had confirmed as bird strike.
- 2.3 Jonathan corrected the depth of the quarry in point 4.1 to – 31 metres (minus) not 31 metres.

3. OPERATIONAL ISSUES

- 3.1.1 Gary gave a brief update on operations at Ribblesdale. Nationally the demand was continuing to recover and the outlook for Ribblesdale works was that production should be back to normal by the end of January 2014. As a result they would be looking to recruit more employees.
- 3.2 Gary reported that noticeable differences would include the increase in trains to 6 per week – 3 to Scotland and 3 to Avondale (Bristol), and the increase in truck movements carrying SRF onto the site.

4 BELLMAN, LANEHEAD AND COPLOW QUARRIES

- 4.1 Gary reported that development at Bellman had continued although there have been some issues with management of clay deposits. Company extracting in the order of 3.5 million tonnes per annum. De-watering has continued from Bellman into Worston Brook and Lanehead into the Ribble in compliance with EA permit conditions. Extraction and recovery of stone from Tarmac Quarry was ongoing as was the development in the Horrocksford area. The application for the deepening of the operation at Lanehead had been submitted. Intention to deepen from 17 to -31 metres in Horrocksford to access additional high grade limestone. Production requires access to 27,000 tonnes per week of appropriate grade/blend to enable continuous plant operation.
- 4.2 Gary presented an overview of blasting data for both Bellman and Lanehead along with the outflow data that confirmed excellent compliance with quarry planning conditions. There had been a couple of notifications of 'feeling' the blast (Feb) but these had been well within permissible limits.
- 4.3 Gary gave details of the outflows at Bellman and Lanehead along with suspended solids/ph graphs. He also showed data for the settlement pond.
- 4.4 He reported that the discharges to the river were still monitored even though this was no longer required by the Environment Agency. Rather than purely chemical checks the Ribble Catchment Trust were now doing 'health checks' on the river with regard to habitat and species present.

5 QUARRY DEEPENING APPLICATION

- 5.1 This had been submitted on 17.9.12 for the right hand side of Lanehead quarry. There are current reserves of 7 years that would be extended by a further 13 years. This application, in conjunction with existing Bellman reserves, allows for sufficient reserves to support ongoing investment at the plant. For compositional reasons, it will be necessary that both quarries will operate together up to the end of reserve life; estimates for when this will be relate to production volumes but could potentially provide to 2050.
- 5.2 Draft conditions relating to a proposed joint hydrological monitoring scheme with Tarmac had been received this week and were being considered.
- 5.3 Monitoring was also taking place at Chatburn Brook to ascertain the potential loss of water attributable to quarry operations, if any.

6 SUBSTITUTE FUELS / MATERIALS UPDATE

- 6.1 Gary showed a bar chart of the comparative use of substitute fuels - situation again improving – in that site had achieved 65% in 2013, compared to highest achieved of 70% in 2009.
- 6.2 SRF had previously been sourced from Scotland. A contract had now been secured with Lancashire Waste, Thornton to provide SRF. Approx 170 tonnes can be used in one day. A significant % of the waste from Lancashire Waste being used by Hanson Cement at Ribblesdale works.
- 6.3 Application had been made to use MBM to the main burner. Trials were ongoing with SRF to the main burner and calciner. An application for capital for SRF to calciner had been made.

7 COMMUNITY CONCERNS (COMPLAINTS)

- 7.1 Hanson had received 5 complaints so far in 2013. 3 related to dust and 2 to plume grounding. A question was asked if any complaints were ever received about noise. Gary reported that none had been received so far this year and that these were better dealt with if the complainant rings the site as the noise is happening so that an immediate check can be made. A noise survey using an acoustic camera had been carried out at the Padeswood site where it had shown that the offending noise does not always come from where it was expected.

8 ENVIRONMENTAL PERFORMANCE

- 8.1 Gary gave an overview of continuing monitoring of dust, by dust gauges on Google Earth that were placed all around the site and had been in operation since 2007 (single kiln operation). The results showed correlation between all the gauges (North, South, East and West) and the general trend of deposits was continuing to decrease. Any gauge linked with a complaint is sent off for independent analysis. This often transpired as bird strike. Covers had been installed at the 'duckpond' gauge.
- 8.2 Gary reported that the company were to review the number of monitoring stations that would probably result in a rationalisation and reduction in number.

9 ANY OTHER BUSINESS

10.1 Housing development

Gary had made representations on behalf of Hanson Cement at the Planning Inquiry. The outcome had now been received and the appeal had been dismissed with planning permission being given for houses on this site (Old Road, Chatburn).

10.2 Environment Agency

James asked if they were looking for anything new in the future. Gary reported that they have adopted a 'lighter touch' approach to this site although they still visit regularly every couple of months.

10.3 Tarmac

James asked about what happens to the planning permission if Tarmac don't take up quarry work again in the future. Jonathan reported that it would lapse, although the consent was live until 2018 when the agreed restoration works would have to take place if there was no quarrying.

Gary reported that Hanson were accelerating their restoration works in certain parts of their quarries where it was known that there would be no further work. This however would only take place above the 'end' water level. There is currently an approved Restoration Plan.

11 DATE OF NEXT MEETING

- 11.1 The next meeting of the Hanson Cement Liaison Committee will be held on Thursday 27 March 2014.

**LIAISON MEETING BETWEEN RIBBLE VALLEY BOROUGH COUNCIL,
THE HEALTH PROTECTION AGENCY AND THE ENVIRONMENT AGENCY**

**MINUTES OF MEETING HELD ON 13th JANUARY 2014
AT RIBBLE VALLEY BOROUGH COUNCIL OFFICES, CLITHEROE**

PRESENT:

Phil Goodwin – Regulatory Officer, Environment Agency
Councillor Richard Sherras – RVBC
Councillor Ian Sayers - RVBC
James Russell – RVBC CEHO

1. APOLOGIES

- Dr Sohail Ashraf recently left Lancs & Cumbria PHE. Apologies received from Dr Steve Gee who intends to support future meetings.

2. MINUTES & NOTES OF PREVIOUS MEETINGS – 1 July 2013

- The minutes were accepted as an accurate record.
- Considerable changes ongoing within the Agency and streamlining of staff – Phil Goodwin to retain Hanson and expecting to take over responsibility for TATA Lime Kilns at Shap, Cumbria. Aim to achieve greater synergy and consistency of regulatory approach.

3. MATTERS ARISING –

- Apologies given for any inconvenience resulting from the need to defer meeting originally scheduled for early December.

4. HANSON CEMENT UPDATE

- Next scheduled site audit scheduled for later this month. Kiln currently not running as undergoing annual maintenance closure.
- Technical evaluation of burning of SRF and MBM on combination of main burner and Calciner undertaken Mid Oct to Mid November 2013. Trials completed and awaiting final report from Nick Sharpe (Hansons) in near future. Early indications suggesting that will be unable to burn both MBM and SRF on both main burner and Calciner.
- Intention that Env Agency will make permanent burning options identified that meet requirements of trials.
- The Agency outlined an emission exceedence that occurred between 20-21st November 2013. Unusual condition that both wet scrubber stopped at same time as raw mill. Resulted in short duration exceedence of HCL. 24 Hr average of 15 mg/m³ and current limit for site is 10mg/m³.
- It was agreed that future exceedences should be reported for discussion to this group.
- General discussion as to improving emission standards being applied to Ribblesdale in line with Cement Industry. In Particular;
 - Standard for Particulates to be reduced from 30 to 20 mg/m³, NO₂ to be reduced from 800 to 450 (Ribblesdale to add ammonia to process to achieve)
 - Original standards set by Waste Incineration Directive, however standards being tightened by BREF (European Cement Industry Standards)

5. COMPLAINTS

- Aware of complaint from RVBC Officers of observed dust emission from base of Kiln 7. James advised no investigation feedback received from Hanson. Incidents believed localised

6. UPDATE ON OTHER PPC SITES

- Dugdales Nutrition – Nothing to report
- Johnson Matthey – Nothing to report
- Trow – No complaints for 3 years since bio filter media last changed. Growing evidence that bio filter media requires changing every 3-5 years. Found that media breaks down over time degenerates into compost and then blocks.
- BAe – Site inspector is Tony Glynn Jones. EA have electro-plating system, which EA permit. Future RVBC Pollution Officer should direct site enquiries to him.
- General request that PPC site inspectors enquire into and seek effective control of feral pigeons as ongoing problem in Clitheroe Town Centre. Phil to relay back to site inspectors.

9. ANY OTHER BUSINESS

- James advised meeting of recent departure of Gill Atkinson EHO (Pollution). Ribble Valley to seek to replace asap
- Discussion regarding implication of increasing number of Anaerobic Slurry Digestors. Trend to install and bring in slurry from neighbouring farms. Agency indicated that in order of 120 large plants and 500-600 small scale currently in UK. Small plants typically handle slurry, crop residues including straw, dairy waste (excl. cleaning wash waters). Lucrative operation as produces methane as viable fuel and reduces fuel costs on site, Also increases nitrogen content and makes product more stable. Significant pathogen kill which makes safer to spread.
- Farmers seeking other suitable wastes eg food wastes however then becomes waste disposal operation
- **Meeting reviewed purpose and frequency of meetings. Concluded that meetings still serve purpose and useful. Should continue at current frequency for foreseeable future.**

DATE AND TIME OF NEXT MEETING

Please can you diary next meeting for:

Monday 16th June* 2014 at 2.15pm at Ribble Valley BC Council Offices, Clitheroe

***Please note change of date from that indicated at meeting and on meeting agenda**

NONMIN/13012014

HEALTH & WELLBEING PARTNERSHIP

Meeting Date: Wednesday 5 March 2014 at 5pm

PRESENT:	Cllr B Hilton – Chairman	
	Cllr Holgate	Colin Hirst
	Cllr Elms	
	Cllr Newmark	
	Phil Mileham	

	AGENDA ITEM	ACTION
1	Welcome and introductions – none to do	
2	Apologies – received from Martin Hodgson (ELHT) Bridget suggested that a meeting be fixed up with Martin for an update on the ELHT Check with Bob Harbin that he is ok to attend these meetings	CH OH
3	Minutes – minutes of meeting held on 8 January were approved as a correct record. Tobacco Free Lancs Alliance – Bob may contact Bridget directly about signing up to this. Advocacy posters – Bridget to let Olwen have a copy to circulate to councillors Stress / depression – full discussion to take place at next meeting – put on agenda	BH OH
4	<u>Lancs Health & WellBeing Board feedback</u> Bridget reported on the Board meeting held on 28 January 2014 on the new proposals – Better Care Funding. This was the transfer of funding from Acute Hospitals to Social Care. Tim Mansfield had done a presentation showing the template that is to be used across Lancashire. Bridget highlighted the key targets. There was a tight timetable for consideration of the proposals culminating in a final submission in April followed by a development session. Colin would speak to Tim Mansfield about the process for inviting comments.	CH
5	<u>LCC Health Scrutiny committee</u> Bridget reported back on the meeting on 4 March 2014 where there had been a presentation from Lancashire Care Trust on mental health following a critical report from CQC. They had been asked to return in 6 months to give an update.	
6	<u>JOG Away Day (Joint Officer Group)</u> The JOG had been established to support the H & WB Board but it's remit was uncertain. Colin reported on the away day and the discussions that had taken place regarding how the JOG would feed into the H & WB Board. He had taken the opportunity to highlight the unique aspects of Ribble Valley.	

7	<p><u>Extra Care Working Group</u> Colin had attended a meeting where a presentation had been given about Extra Care provision. He would show the presentation at the next meeting. Figures received for RV indicated that from 2013 – 2023 an additional 127 extra care units would be needed with 157 by 2033 (there are only 12 now).</p>	CH
8	<p><u>CCG Alignment</u> Colin had attended a useful session at Whalley Medical centre looking at the alignment of priorities for Whalley, RVBC and LCC. Another meeting is arranged for 26 March 2014. Keep on agenda for regular updates.</p>	OH
9	<p><u>Integrated Neighbourhood Teams</u> The idea was to identify what sort of health and social services are needed in a neighbourhood team. Ribblesdale (Sabden, Whallet, Slaidburn and Clitheroe) has been asked to do a pilot – a brilliant opportunity. A Burnley locality had also been asked.</p>	PM
10	<p><u>Year of Health & WellBeing Planning group</u> Colin circulated the updated action plan from the meeting on 4 March 2014 for information.</p>	
11	<p><u>AOB</u> <u>Slaidburn Medical Practice</u> Following the decision that Dr Massey had made about not being able to continue running the practice with reduced funding and the subsequent decision of the Clitheroe practice that they couldn't take it on either, it now appeared that it was been taken on by an independent commercial organisation. Bridget would ask Richard Jones for an update.</p>	BH
13	<p>The next meeting would take place at 5pm on Monday 19 May 2014 in the Members Room, Level D of the Council Offices.</p>	OH
	<p>The meeting closed at 6.25pm</p>	