

Public Document Pack



Urban Renewal Policy and Performance Board

Wednesday, 19 November 2008 6.30 p.m.
Civic Suite, Town Hall, Runcorn

A handwritten signature in black ink that reads 'David WR'.

Chief Executive

BOARD MEMBERSHIP

Councillor Ron Hignett (Chairman)	Labour
Councillor Keith Morley (Vice-Chairman)	Labour
Councillor Philip Balmer	Conservative
Councillor Peter Blackmore	Liberal Democrat
Councillor Ellen Cargill	Labour
Councillor Mike Hodgkinson	Liberal Democrat
Councillor Dave Leadbetter	Labour
Councillor Peter Murray	Conservative
Councillor Paul Nolan	Labour
Councillor Christopher Rowe	Liberal Democrat
Councillor Dave Thompson	Labour

Please contact Michelle Simpson on 0151 907 8300 Ext. 1126 or e-mail michelle.simpsonn@halton.gov.uk for further information.

The next meeting of the Board is on Wednesday, 21 January 2009

**ITEMS TO BE DEALT WITH
IN THE PRESENCE OF THE PRESS AND PUBLIC**

Part I

Item No.	Page No.
1. MINUTES	
2. DECLARATIONS OF INTERESTS (INCLUDING PARTY WHIP DECLARATIONS)	
Members are reminded of their responsibility to declare any personal or personal and prejudicial interest which they have in any item of business on the agenda no later than when that item is reached and, with personal and prejudicial interests (subject to certain exceptions in the Code of Conduct for Members), to leave the meeting prior to discussion and voting on the item.	
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In accordance with the Health and Safety at Work Act the Council is required to notify those attending meetings of the fire evacuation procedures. A copy has previously been circulated to Members and instructions are located in all rooms within the Civic block.

REPORT TO: Urban Renewal Policy & Performance Board

DATE: 19 September 2007

REPORTING OFFICER: Strategic Director, Corporate and Policy

SUBJECT: Public Question Time

WARD(s): Borough-wide

1.0 PURPOSE OF REPORT

1.1 To consider any questions submitted by the Public in accordance with Standing Order 33(5).

1.2 Details of any questions received will be circulated at the meeting.

2.0 RECOMMENDED: That any questions received be dealt with.

3.0 SUPPORTING INFORMATION

3.1 Standing Order 34(11) states that Public Questions shall be dealt with as follows:-

- (i) A total of 30 minutes will be allocated for members of the public who are residents of the Borough, to ask questions at meetings of the Policy and Performance Boards.
- (ii) Members of the public can ask questions on any matter relating to the agenda.
- (iii) Members of the public can ask questions. Written notice of questions must be submitted by 4.00 pm on the day prior to the meeting. At any meeting no person/organisation may submit more than one question.
- (iv) One supplementary question (relating to the original question) may be asked by the questioner, which may or may not be answered at the meeting.
- (v) The Chair or proper officer may reject a question if it:-
 - Is not about a matter for which the local authority has a responsibility or which affects the Borough;
 - Is defamatory, frivolous, offensive, abusive or racist;
 - Is substantially the same as a question which has been put at a meeting of the Council in the past six months; or
 - Requires the disclosure of confidential or exempt information.

- (vi) In the interests of natural justice, public questions cannot relate to a planning or licensing application or to any matter, which is not dealt with in the public part of a meeting.
- (vii) The Chairperson will ask for people to indicate that they wish to ask a question.
- (viii) **PLEASE NOTE** that the maximum amount of time each questioner will be allowed is 3 minutes.
- (ix) If you do not receive a response at the meeting, a Council Officer will ask for your name and address and make sure that you receive a written response.

Please bear in mind that public question time lasts for a maximum of 30 minutes. To help in making the most of this opportunity to speak:-

- Please keep questions as concise as possible.
- Please do not repeat or make statements on earlier questions as this reduces the time available for other issues to be raised.
- Please note that public question time is not intended for debate – issues raised will be responded to either at the meeting or in writing at a later date.

4.0 POLICY IMPLICATIONS

None.

5.0 OTHER IMPLICATIONS

None.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children and Young People in Halton

None

6.2 Employment, Learning and Skills in Halton

None

6.3 A Healthy Halton

None

6.4 A Safer Halton

None

6.5 Halton's Urban Renewal

None

7.0 EQUALITY AND DIVERSITY ISSUES

7.1 None.

8.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

8.1 There are no background papers under the meaning of the Act.

REPORT TO: Urban Renewal Policy and Performance Board

DATE: 19 September 2007

REPORTING OFFICER: Chief Executive

SUBJECT: Executive Board Minutes

WARD(s): Boroughwide

1.0 PURPOSE OF REPORT

- 1.1 The Minutes relating to the Urban Renewal Portfolio which have been considered by the Executive Board, Executive Board Sub and Executive (Transmodal Implementation) Sub Board are attached at Appendix 1 for information.
- 1.2 The Minutes are submitted to inform the Policy and Performance Board of decisions taken in their area.

2.0 RECOMMENDATION: That the Minutes be noted.

3.0 POLICY IMPLICATIONS

- 3.1 None.

4.0 OTHER IMPLICATIONS

- 4.1 None.

5.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

5.1 Children and Young People in Halton

None

5.2 Employment, Learning and Skills in Halton

None

5.3 A Healthy Halton

None

5.4 A Safer Halton

None

5.5 Halton's Urban Renewal

None

6.0 RISK ANALYSIS

6.1 None.

7.0 EQUALITY AND DIVERSITY ISSUES

7.1 None.

8.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

8.1 There are no background papers under the meaning of the Act.

APPENDIX 1

Extract of Executive Board, Executive Board Sub Committee and 3MG Executive Sub Board Minutes Relevant to the Urban Renewal Policy and Performance Board

EXECUTIVE BOARD MEETING HELD ON 2nd SEPTEMBER 2008

34. Mersey Gateway Tolling/Silver Jubilee Bridge Road User Charging Order - KEY DECISION

The Board considered a report of the Strategic Director – Environment regarding the Order being promoted by the Council under Section 168 of the Transport Act 2000 to secure powers to promote the elements of the Mersey Gateway Project (the “Project”) that related to the Silver Jubilee Bridge (“SJB”), in particular to authorise the imposition of charges upon vehicles using the SJB. The report outlined the next steps required to make an Order to impose such charges.

In accordance with Section 170 of the Transport Act 2000, the Council commenced consultation on 30th May 2008 in relation to the proposed road user charging scheme and the proposed A533 (SJB) Road User Charging Scheme Order, the objection period for which expired on 18th August 2008. Details of the consultation, together with representations received and the responses to these representations, were outlined for Members’ consideration. It was noted that the responses to the consultation could be broken down into a number of broad types, which included support; opposition to charges/tolls in general on the SJB and/or Mersey Gateway Bridge; questions as to the legality of the proposals; suggestions that the SJB should not be the subject of charges; and suggestions for discounts or exemptions for tolls for certain groups.

It was reported that without charges/tolls the Mersey Gateway project was not deliverable. Furthermore, the option of tolling the Mersey Gateway Bridge but leaving the SJB without charges was not a viable option. However, Members agreed that the proposed discount scheme should make provision for public transport to be exempt from tolling. In addition, there would be discounts for residents, which would be addressed at the stage at which the concession for the construction and operation of the Mersey Gateway project was let.

The Board considered each of the representations made in response to the consultation, together with the officers’ comments,

outlined at Annexe 4 to the report. In particular, it was noted that:

- the “do nothing” option would ultimately result in the SJB being congested at all times – this would be compounded by the maintenance work required on the bridge over the forthcoming years – whereas implementation of the project would result in free movement across the bridge;
- the Mersey Gateway project was comprised of a series of initiatives including a Sustainable Transport Policy;
- the traffic model took account of the value people placed on their time;
- people within deprived communities who did not have access to cars would not be tolled to cross the bridge if they were using public transport;
- it was intended that the revenue from the tolls would ultimately benefit public transport;
- older people of pensionable age would have access to free public transport;
- building a new bridge would have regenerative benefits to the area;
- the new bridge would be self-financing through tolls and PFI (Public Finance Initiative) Credits;
- the views of the shadow local authorities in Cheshire, which may differ from the existing authorities’, had also been sought;
- the question of whether or not tolls/charging would cease when the bridge had been paid for was one for the future as this situation would not apply within the next 30 years;
- officers were working with Warrington Borough Council to assist their understanding of the traffic model and whether any measures would be necessary;
- any impact on the Great Sankey area was expected to be very limited;
- there was an ability to increase tolls over the life of the concession, which was intended to address the impact of inflation; and
- rather than being divisive, the new bridge would ensure ease of travelling within the Borough, particularly in view of the Sustainable Travel Policy that was being developed.

It was confirmed that discussions with consultees such as Warrington Borough Council and Mersey Travel would continue, and objectors would have the opportunity of raising issues again at the Public Inquiry stage.

Reason(s) for Decision

The recommended decisions were required to support the delivery of Mersey Gateway.

Alternative Options Considered and Rejected

Alternative options for securing the powers to construct, maintain and operate, including tolling, the Mersey Gateway project had been assessed and rejected.

Implementation Date

The recommended decisions were required to be made as soon as possible in order to enable all relevant applications, orders and other processes relating to the Mersey Gateway project to be conjoined. This required the charging order to be made.

RESOLVED: That

- (1) the content of the report and the annexes to the report be noted and regarded in considering whether to make a road user charging order in respect of the SJB;
- (2) the consultation responses received in relation to tolling and road user charging be considered and taken account of;
- (3) subject to resolution (4) below and such amendments as may be made as a result thereof, that in accordance with sections 168 to 170 of the Transport Act 2000 the Operational Director and Monitoring Officer (Legal, Organisational Development and Human Resources) (the "Operational Director"), in consultation with the Leader and Chief Executive, be delegated the power to make the A533 (Silver Jubilee Bridge) Road User Charging Scheme Order in the form annexed to the report at Annexe 3;
- (4) the Operational Director, in consultation with the Leader and Chief Executive, be delegated the power to make amendments to the proposed Road User Charging Scheme and the proposed Road User Charging Order to address matters arising from the report, discussions with objectors and other third parties, including Merseyside Passenger Transport Authority and the Department for Transport prior to making the A533 (Silver Jubilee Bridge) Road User Charging Scheme Order;
- (5) that when made the A533 (Silver Jubilee Bridge) Road User Charging Scheme Order be submitted to the Secretary of

State for confirmation;

- (6) the Operational Director, in consultation with the Leader and Chief Executive, be delegated the power to make amendments to the proposed River Mersey (Mersey Gateway Bridge) Order, the subject of an associated application under the Transport and Works Act 1992, to achieve a sufficient degree of uniformity between the proposed Road User Charging Order and that other Order;
- (7) officers be authorised to take such steps as are necessary or expedient for the discharge of the above matters, including settling, agreeing and approving the terms of necessary documentation; and
- (8) it be determined that the proposed discount scheme in respect of SJB and Mersey Gateway should make provision for public transport to be exempt from tolling on SJB and Mersey Gateway

EXECUTIVE BOARD MEETING HELD ON 25 SEPTEMBER 2008

52. Local Transport Plan Interim Review Report

The Board considered a report of the Strategic Director – Environment advising on the contents of the Local Transport Plan (LTP2) Interim Review Report and seeking approval to submit the report to Government Office North West (GONW) by the deadline of 30th September 2008.

It was noted that the Local Transport Plan was a statutory document setting out Halton's objectives, strategies and policies for transport. Halton's LTP2 covered the period from 2005/06 to 2010/11 and gave a summary of the initiatives that would be delivered along with projected expenditure, performance indicators and targets.

Under the reporting arrangements agreed for LTP2, the Council had to review progress in 2008 and submit a report to GONW. The indicators and targets reported on in the Interim Review were taken from the original LTP2 produced in 2005, 17 of which were mandatory indicators required by the Department for Transport (DfT) and the rest being local indicators agreed with DfT. Authorities had been told that the DfT expected authorities to continue to collect and report on these indicators for the remainder of LTP2. However, the DfT had acknowledged that some local

authorities may wish to stop or amend the monitoring of certain indicators based on the Best Value Performance Indicators (BVPIs) which were not part of the new National Indicator set, or make amendments to local indicators where circumstances had changed. Any proposed changes must have a clear rationale set out in the Interim Review Report.

Unlike previous LTP reporting, the LTP2 2008 Interim Review Reports would not be formally classified by the DfT and LTP funding would not be allocated on the basis of the report.

The Interim Review Report had been structured around the 4-shared transport priorities agreed between Government and local authorities. Throughout the report, key links between the LTP and the Local Strategic Partnership (LSP) priorities had been identified and highlighted. Analysis of the indicators presented in the Interim Review Report showed that, over the two year period 2006/07 and 2007/08:

- 72% of LTP mandatory indicator targets had been met or were on target to be met; and
- 73% of LTP local indicator targets had been met or were on target to be met.

Further information in relation to spend, key highlights from the LTP period, and proposed changes to indicators were also outlined within the report for Members' consideration.

In producing the final version of the report, consultation had taken place internally with key contacts within the Council and with the Urban Renewal Policy and Performance Board at its meeting on 17th September 2008. Should the report be approved, copies would be distributed internally and sent to all individuals currently on the LTP external mailing list. The final document would also be made available to view/download on the Council website.

Following the submission of the final report and completion of the presentation of Senior Officers to GONW, GONW would make an assessment of the review. It had been indicated that the results of the assessment would be sent to the Authority by the end of December 2008.

RESOLVED: That

- (1) the contents of the LTP2 Interim Review Report be noted; and

- (2) the LTP2 Interim Review Report and its submission to Government Office North West (GONW) be approved subject to any minor amendments being delegated to the Operational Director of Highways, Transportation and Logistics in consultation with the Executive Board Member for Planning, Transportation, Regeneration and Renewal.

EXECUTIVE BOARD SUB COMMITTEE MEETING HELD ON 11 SEPTEMBER 2008

21. Appointment of GVA Grimley Ltd to Prepare a Supplementary Planning Document for Runcorn Old Town

The Sub-Committee considered a request to waive Standing Orders to allow the appointment of consultants GVA Grimley Limited to prepare a Supplementary Planning Document (SPD) for Runcorn Old Town. This would take forward the proposals already prepared for the area as part of the Mersey Gateway Regeneration Strategy (prepared by GVA Grimley and approved by the Executive Board on 19th June 2008) into planning policy that could be used as evidence in any public inquiry into the Mersey Gateway Scheme.

It was noted that there was a cost advantage in appointing GVA Grimley to work up their regeneration strategy proposals for Runcorn Old Town into an SPD as they had already completed all the evidence gathering, public consultation, consideration of alternatives and sustainability appraisal that was necessary for the production of an SPD.

The quote from GVA Grimley for £16,128 dated 23rd May 2008 was considered good value. The cost could be met from the Housing and Planning Delivery grant recently awarded to the Council for help in preparing its local development framework.

RESOLVED: That for the reasons set out in the report, procurement Standing Order 4.1 be waived to allow the appointment of consultants GVA Grimley Limited to prepare a Supplementary Planning Document for Runcorn Old Town, without the need for competitive tender.

22. Halton Village Conservation Area Appraisal and Management Plan

The Sub-Committee considered a report which sought approval for the publication of the Halton Village Conservation Area

Appraisal and Management Plan for public consultation.

Halton Village was designated as a conservation area in April 1970. Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 placed a duty on local authorities to formulate and publish proposals for designated conservation areas. It was with this statutory duty in mind that the draft conservation area appraisal and management plan was produced.

At its meeting on 25th July 2008, the Sub-Committee requested that schedule and timetable for completing the Conservation Area appraisals and management plans for all the conservation areas within the Borough be submitted to the next meeting.

A schedule for the future production of conservation area appraisals and management plans, along with explanatory notes was circulated with the report. It was intended that the Halton Village Conservation Area appraisal and management plan would be used as a template for undertaking area appraisals and management plans for other conservation areas in Halton.

Although there was no statutory obligation to engage in public consultation in respect of Conservation Area appraisals and management plans, it was widely considered to be good practice to involve the community in assessing the value of the Conservation Area. It was therefore proposed that the plan would be circulated for public consultation for a four-week period. Once all the comments had been received and considered, they would be reported back to Executive Board along with the final draft of the conservation area appraisal and management plan for approval.

RESOLVED: That

- (1) the draft Halton Village Conservation Area appraisal and management plan be approved for the purposes of public consultation for a four-week period, subject to the amendments detailed in Appendix A to these minutes;
- (2) any further editorial and technical amendments that do not materially affect the content of the document be agreed by the Operational Director (Environmental and Regulatory Services) in consultation with the Executive Board Member for Planning, Transportation, Regeneration and Renewal, as necessary, before the document is published for public consultation;
- (3) the results of the public consultation exercise and consequent recommended modifications to the draft Halton Village Conservation

Area appraisal and management plan, be reported back to the Executive Board, for resolution to adopt the document; and

(4) consideration be given to identifying potential conservation areas within the Borough and a further report be brought to a future meeting of the Sub Committee.

EXECUTIVE BOARD SUB COMMITTEE MEETING HELD ON 25 SEPTEMBER 2008

29. Award of Contract for Silver Jubilee Bridge, Cable Wrapping East Elevation

The Board considered a report of the Strategic Director, Environment which outlined that Procurement Standing Order 3.2 for Contracts between £100,000 and £1,000,000 required that when accepting a tender where fewer than three tenders had been received, the circumstances to be reported to the Executive Board Sub-Committee for information.

The purpose of the report was to advise Members in respect of the contract to install protective measures to the hanger cables on the east elevation of the Silver Jubilee Bridge to Clan Contracting Ltd who returned the only valid tender for the works.

RESOLVED: That the report be noted.

30. Report of Urgent Business Upton Rocks Distributor Road Acceptance of Tender

The Board considered a report of the Strategic Director, Environment which informed Members of the urgent action taken by the Chief Executive in respect of the acceptance of a revised tender price for the Upton Rocks distributor road.

The Board was advised that a tender for the construction of the Upton Rocks Distributor road was accepted by the Operational Director, Highways & Transportation on 2nd March 2007. However, the award of the contract was delayed due to a number of factors and it was not possible to proceed with the completion of the Contract formalities until early August, when all outstanding matters had been received.

The Board was further advised that seventeen months had elapsed since the original offer had been made by the successful tenderer, NMS Civil Engineering, and construction costs had risen during the intervening period due to inflation. Regular contact had

been maintained with the contractor. Throughout the period NMS had been asked to provide a revised tender sum to take account of inflation since the acceptance of their original tender. The revised tender sum offered was £1,058,882.35, which represented a 9% increase over the original sum. The contractor also confirmed that they would be able to mobilise and commence construction in September.

Due to the committee summer recess, and to ensure that there was no further delay in progressing construction of the new road, the Chief Executive approved the acceptance of the revised tender sum on 7th August 2008 in accordance with Standing Orders – Procurement 1.7. This had enabled the contract completion formalities to proceed and pre-contract matters in relation to health and safety, programming & mobilisation and the date for commencement of works on site to be discussed and agreed with the contractor.

RESOLVED: That the urgent action taken by the Chief Executive in accordance with Standing Orders relating to Procurement 1.7, to accept the revised tender from MNS Civil Engineering Ltd in the sum of £1,058,882.35 for the Upton Rocks distributor road, be noted.

3MG EXECUTIVE SUB BOARD MEETING HELD ON 16 OCTOBER 2008

2. Financial Report , 3MG Landscape Contract

The Board considered a report of the Strategic Director, Environment which confirmed that the 3MG Landscape contract would be delivered within the agreed budget of £1,170,381. However, the Board was notified, as required by Standing Orders Relating to Finance 5.1.5, that the agreed tender price would be exceeded by approximately 10%.

Members were advised that commencement of the landscaping works had been held back by several months due to delays in the diversion of the sludge main by United Utilities. The contract started on site in May 2008, and the contractor had made good progress, accelerating his programme in order to bring the works back on schedule. Members were provided with a map outlining the works (available on the Council's website).

The Board was further advised that it had been necessary to

include a number of unforeseen/additional items in the contract since it started on site, which would result in a projected overspend of the contract sum by £73,213.36, which represented just less than 10% over the tender sum of £762,236.09. A full description of the items was set out in Appendix One to the report. It was noted that a 10% contingency figure was normal for a project such as this one, however, Standing Orders relating to Finance require that expenditure exceeding 5% be reported to the relevant Executive Board.

The budget allocation for the project was £1,170,381, which was made up of funding from the North West Development Association, EDRF and Halton Borough Council's capital allocation to the 3MG project. The estimated total spend on the project of £835,000 would be accommodated within this budget allocation. The Council's capital contribution would be approximately £117,000 out of its project allocation of £163,853, giving a saving to the Council of approximately £47,000 on the original budget estimate.

RESOLVED: That the report be noted.

3. Progress on Implementing the 3MG Masterplan

The Board considered a report of the Strategic Director, Environment which gave Members an update on the progress of implementing the 3MG Masterplan.

The Board was advised on progress in respect of the A5300 Western Approach, Network Rail's GRIP approvals process relating to the design of sidings, Landscaping, Halebank Recreation Ground, Private Sector Investment, Funding, Acquisitions and Skills and Recruitment.

The Board was provided with a map of the overall Masterplan and pictures of Halebank Recreation Ground (available on the Council's website).

RESOLVED: That

- (1) the report be noted; and
- (2) the Board support the continuation of the Masterplan Programme.

REPORT TO: Urban Renewal Policy and Performance Board
DATE: 19 November 2008
REPORTING OFFICER: Chief Executive
SUBJECT: Specialist Strategic Partnership minutes
WARD(s): Boroughwide

1.0 PURPOSE OF REPORT

1.1 The Minutes relating to the Planning, Transportation, Regeneration and Renewal Portfolio which have been considered by the Urban Renewal Specialist Strategic Partnership are attached at Appendix 1 for information.

2.0 RECOMMENDATION: That the Minutes be noted.

3.0 POLICY IMPLICATIONS

3.1 None.

4.0 OTHER IMPLICATIONS

4.1 None.

5.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

5.1 Children and Young People in Halton

None

5.2 Employment, Learning and Skills in Halton

None

5.3 A Healthy Halton

None

5.4 A Safer Halton

None

5.5 Halton's Urban Renewal

None

6.0 RISK ANALYSIS

6.1 None.

7.0 EQUALITY AND DIVERSITY ISSUES

7.1 None.

8.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

8.1 There are no background papers under the meaning of the Act.

Urban Renewal Specialist Strategic Partnership (UR SSP) Meeting Minutes

Marketing Suite, Municipal Building, Kingsway, Widnes WA8 7QF

3.00 pm, Tuesday, 22nd July, 2008.

Present:

Cllr Ron Hignett	(RH) Chair	HBC/Member;
Cllr Marie Wright	(MW)	HBC/Member;
Suzanne Carr	(SC)	Groundwork Merseyside;
Claire Bunter	(CB)	Environment Agency;
Lynn Smith	(LS)	Norton Priory Museum Trust;
Chris Koral	(CK)	North West Development Agency;
Jane Trevor	(JT)	Job Centre Plus;
Sasha Deepwell	(SD)	PLUS Housing Group;

In Attendance:

Dick Tregae	(DT)	HBC/Strategic Director – Environment;
Derek Sutton	(DJS)	HBC/Operational Director – Major Projects Dept;
Mick Noone	(MN)	HBC/Operational Director/Transport;
Gary Collins	(GC)	HBC/Operational Director/Economic Regeneration;
Mark Grady	(MG)	HBC/LSP Officer, Performance & Management;
Jenny Carr	(JC)	HBC/Widnes Waterfront EDZ Prog. Officer;
Pat Audoire	(PA) Minutes	HBC/Urban Renewal SSP Co-ordinator

Apologies:

Andy Sharp	Daresbury Labs.,
Janitha Redmond	English Partnerships,
Claire McDade	Norton Priory Museum Trust,
Phil Watts	HBC/Operational Director – Environment & Reg. Svcs;

				<u>Actions</u>
1.	Apologies, Minutes & Matters Arising	1.1	The Chair welcomed everybody to the meeting and asked for introductions around the table as there were a number of new faces this meeting. Apologies had been received from Andy Sharp, Janitha Redmond and Phil Watts. In addition, Claire McDade from Norton Priory, who was due to give a presentation, had been taken ill and sent her apologies via Lynn Smith. The Minutes of the meeting of 22 nd April, 2008 were accepted as a true record.	
		1.2		
		1.3		
2.	Declaration of Interest	2.1	This item was brought to the attention of the Partnership at the request of the NWDA, who	

		2.2	wished for it to be tabled at every meeting. It was agreed that there were few occasions, due to the nature of the Partnership, where this would be relevant - except when the Partnership was acting as Management Board to the EDZ, in which case it would be raised as an item on the Agenda.	
		2.3	This was the case at this meeting and members were asked, where relevant, to declare any interest in business covered, as per the agreed D of I protocol, which had been circulated prior to the meeting for information.	
3.	Presentation: NWDA Update – Chris Koral, Policy & Partnerships Manager	3.1	CK started his presentation by giving everyone some background into the Sub-National Review and the issues around this. He had been used to working with the agenda for Cheshire and absorbing Merseyside issues into that role had been a steep learning curve.	
		3.2.1	CK explained the new role for RDAs, overseeing the regional spatial strategy, housing strategy and economic strategy into a single integrated Regional Strategy to ensure the region's economic development	
		3.2.2	The NWDA will also become the Regional Planning Body (although this has not yet been confirmed), a role currently performed by the Regional Assembly (now the Leaders' Forum).	
		3.2.3	There will be a revised tasking framework, which will focus on economic outcomes, and the RDA will have a far more strategic and commissioning role.	
		3.2.4	RDAs will also be responsible for responding to economic shocks such as local flooding, foot & mouth outbreaks, etc., that can have a heavy and adverse effect on local, regional and national economies.	
		3.3.1	It has already been determined that the agreed Leaders' Forum will determine the Regional Strategy, but this will need to provide common goals to drive the region economically.	
		3.3.2	Partnership-working between RDA, local authorities, Government Offices and wider stakeholders will be key, in order that the process is fit for purpose for shaping plans and delivery.	
		3.3.3	The Northwest Regional Strategy will set out the	
		3.3.4		

		<p>3.4.1</p> <p>3.4.2</p> <p>3.4.3</p> <p>3.4.4</p> <p>3.5</p> <p>3.6</p> <p>3.7.1</p> <p>3.7.2</p> <p>3.8</p> <p>3.9.1</p> <p>3.9.2</p> <p>3.10</p> <p>3.11</p>	<p>vision and key principles on strategic issues; it will refresh and revise economic development priorities and it will integrate spatial and housing priorities with actions to achieve sustainable economic growth.</p> <p>Local authorities, and through them Partnerships, will have a strong role and voice via the Leaders' Forum and a Regional Strategy Advisory Group will guide the day-to-day development.</p> <p>The new NWDA Corporate Plan 2008-11 will align with all Sub-national Review objectives and reflect the current Regional Economic Strategy priorities, taking account of the changing policy and role of the NWDA. There will be a single GVA per head growth objective.</p> <p>More will be delegated and there will be a move to programme management.</p> <p>Programme funding has been reduced and efficiency savings will need to be made. There are 11 Corporate Objectives across Competitive Business, People and Places. Daresbury developments will figure prominently in the business objectives, leadership and management, skills and workforce development in the people objectives and bringing forward sites and premises in order to support businesses as they grow in the places objectives.</p> <p>The Budget for this year is £390m, £1,087.3m up to 2011, with the main focus being on conditions for private sector investment, growth sectors and enterprise support. ERDF support is time limited. Merseyside has a phasing in allocation of £212m, which is ringfenced, with underspends going back to Europe.</p> <p>Local priorities are the Widnes Waterfront EDZ, 3MG and Daresbury.</p> <p>The Business Support Simplification initiative has been introduced to make life easier and simpler for businesses, reducing 3,000 'products' down to 100, in order to avoid confusion, overlap and achieve VFM. The NWDA remains committed to economic development in Halton, guided by the RES and</p>	
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		3.12	<p>Merseyside Action Plan.</p> <p>The NWDA will assist in maximising the potential benefits to Halton through partnership working and the Business Plan 2008/09 is available to Partners who wish to receive a copy.</p> <p>SD asked CK to expand on 'Economic Shocks'. Chris responded that these related to major impacts on the economy. There are no problems currently, but NWDA is in negotiation with one employer. Others, as mentioned above would be such incidents as Foot & Mouth, flooding, etc. These are a big problem that cannot be planned for.</p> <p>GC asked about the Agency's role in negotiating ERDF, citing a couple of projects that are not part of the phasing-in process. Applications were recently made through The Mersey Partnership (TMP) (Liverpool and the old Objective 1 area), but HBC were recently asked to submit through Cheshire (which is not Halton's destination management organisation). As Halton is no longer part of Cheshire for these purposes, it is proving very problematic to get through the system. GC asked CK if he could expedite a resolution, as TMPs narrow interpretation of the new rules is causing significant delays whereby match-funding benefit could be lost.</p> <p>DJS commented that Halton seemed to be on the periphery, with minimal consultation and benefit and CK said he would raise this as an issue at the appropriate fora.</p>	<p>CK</p> <p>CK</p>
4.	<p>Widnes Waterfront EDZ projects for approval – Jenny Carr</p>	<p>4.1</p> <p>4.2</p> <p>4.3.1</p>	<p>CK declared an interest in this item in that the project is seeking NWDA funding support and he is an NWDA officer.</p> <p>JC explained that, as requested at an earlier Partnership meeting and to minimise paper useage, two projects had been incorporated into one report and that she was seeking the EDZ Management Board's recommendation for approval of these projects by the NWDA for funding.</p> <p>JC gave an overview of the Landmark Art Project, which comprises a unique physical piece of public art, designed by renowned artist/architectural practice Tonkin Liu, which can be viewed by visitors to the EDZ area. The</p>	

		<p>aim of this artwork is to create a sense of place and character for the Widnes Waterfront and is just one in a programme of intended art related works on that site.</p> <p>4.3.2</p> <p>Tonkin Liu are developing the Future Flower proposal utilising £30k of pre-approval funding secured from the NWDA. This funding allows development of the final design and</p> <p>4.3.3</p> <p>production of the tender documentation.</p> <p>4.3.4</p> <p>HBC are currently working on a funding application to secure further NWDA funding to cover fabrication and erection costs.</p> <p>Two locations have been identified as possible location sites, these being adjacent to the Boardwalk and Trans-Pennine Trail on Widnes Warth and Site B1 (a parcel of land between Earle Road and the new access road, Carter House Way)</p> <p>4.4.1</p> <p>The second project overview presented referred to the Gateway Landscaping (Phase 2) project, relating to the new gyratory at the junction of Fiddlers Ferry Road, Earl Road and</p> <p>4.4.2</p> <p>Watkinson Way, Widnes.</p> <p>The plan for this scheme was rather complex and Jenny talked members through the various</p> <p>4.4.3</p> <p>elements while relating to a graphic.</p> <p>The aim is to create a formal gateway feature in keeping with the Waterfront, which also lends itself as an entrance to the town centre</p> <p>4.4.4</p> <p>and a vital pedestrian link between the town centre and the leisure development due for</p> <p>4.4.5</p> <p>completion in 2009.</p> <p>Work will begin on site following the completion of the highways works and formal approval of the NWDA funding.</p> <p>The funding application for this project is currently being reappraised, in preparation for submission to the NWDA for approval, and this is anticipated imminently.</p> <p>4.4.6</p> <p>JC referred to the appendices to the report, which detailed graphics related to the two projects and the various funding breakdowns</p> <p>4.4.7</p> <p>and other ancillary information.</p> <p>In addition, it was noted that private sector investment had been achieved to provide new signage for the gyratory, which would set the context of the whole development.</p>	
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		4.5	The Partners confirmed their approval that these projects be recommended to the NWDA for funding support.	JC
5.	Urban Renewal Update – Dick Tregea	5.1	DT started his update by referring to the general downturn of the economy, which had recently been highlighted through the closure of local house-builders' offices and staff layoffs, together with a reduction in the number of planning applications received. The overall impact of this locally is a reduction in planning income.	
		5.2.1	However, there is good news to report:	
		5.2.2	<ul style="list-style-type: none"> • The Mersey Gateway is pushing forward effectively and the Development Control Committee are to consider a number of associated orders next week. This development is not expected to go to the Secretary of State before the start of the 2009 calendar year and should be completed by 2114. DT reported the tremendous support by DfT who have been pleased with the information provided by the Mersey Gateway team. Value for Money for the whole scheme remains positive and within Government guidelines and, despite recent press criticism about costs, this doesn't take account of cost increases over time, i.e., 2007 costs were quoted. 	
		5.2.3	<ul style="list-style-type: none"> • At the end of last summer, along with St. Helens and Warrington, Halton submitted our focus for Housing Growth Point support at Runcorn Docks. This proposed development by Peel Holdings, the major landowner of the site, received planning approval, winning £150k towards planning. This forms Peel's Runcorn element for the Atlantic Gateway, plans for which are stunning. 	
		5.2.4	<ul style="list-style-type: none"> • The Government has recently announced £65m of support for Daresbury. Andy Sharp's presentation at the last meeting touched on this, but funding will go towards <ul style="list-style-type: none"> - the Hartree Centre for computer modelling and - the Detector Systems Centre. 	

- This is in addition to Vanguard House and further confirms the importance of Daresbury. Work continues on the Science & Innovation Centre masterplanning exercise and the masterplan will be brought before this Partnership in due course.
- 5.2.5 • HBC is currently processing a planning application for 3MG. The planned 600,000 ft² warehousing and distribution facility on the former Tessenderlo site aims to create 1,500 jobs.
- 5.3.1 SD made the comment that there was no mention of the Castlefields development this time, but that the Village Square progresses. There has been a hitch in that the PCT, quiet until recently, has now said they wish to invest in the development. The downside to this is that there is a discussion over where the local pharmacy will be situated. However, SD is confident that this will be resolved and that contractors will be on site this year, subject to the necessary demolitions proceeding.
- 5.3.2 DT reported on land at the old busway access in Castlefields, which has latterly been used by Travellers. The new Travellers site is almost ready and should be available for use in 3 months time, subject to electricity connection and a few other elements to be completed. Following that, the busway site should be cleared.
- 5.4.1 MW asked about the Runcorn Docks development by Peel Holdings, expressing concern that there is a surplus of apartments in the borough and that Halton needs more starter homes. DT reported that Peel intend to develop approx. 4,000 apartments in the same vein as The Deck development, but that he did recognise the need for affordable housing.
- 5.4.2 SD reported that they are looking at a series of opportunities for shared ownership housing developments and have bought some of Barratt's stock at Halebank.
- 5.4.3 RH queried the potential to sell or let the existing apartment developments lying empty in the borough, but DT suggested that the developers are looking to the future.

		5.4.4.	DT said that he would like to open discussions with SD/PLUS Housing with regard to 'Rent to Purchase', in order to discuss eligibility and the national criteria.	DT
6.	Norton Priory update – Lynn Smith, Head Keeper, Norton Priory	6.1	LS apologised that Claire McDade, Director of Norton Priory, who had intended to give a presentation at this meeting, had been taken ill and could not attend. In her absence, she would try to give a flavour of the development, which could be followed up in the next meeting when a full presentation would be given.	
		6.2	LS reported that in 2005 HLF funding was secured for a Conservation Management Plan to review Norton Priory's needs. Consultants, Jura, have now been appointed to review and address the problems there. It is intended that a striking new building will be developed, with green credentials, developing the museum into a worldclass, quality tourist destination, worthy of the wonderful artefacts at Norton Priory.	
7.	LSP Update – Mark Grady	7.1	MG attended to give the Partnership an update on the recent Working Neighbourhoods Fund Commissioning Debate.	
		7.2	40 LSP Partners attended to progress the distribution of the £5.4m WNF Commissioning Pot over the next three years, with the aim of addressing worklessness, youth nuisance and alcohol abuse. There were three presentations covering each of these themes, before the delegates broke into three groups in order to put forward ideas and suggestions to meet each of the priorities. These were detailed in the Appendices to the report MG was talking to.	
		7.3	It was recommended that the report be noted and comments be sent to the HSPB team to be considered by the leads in each priority.	MG
		7.4	PA reported that, on the day, she was able to put forward the suggestion that the Pheonix Centre in Castlefields was ripe for expansion to house community initiatives. This could also address both the alcohol and youth nuisance issues in one focus through diversionary opportunities. It would offer partnership working across these two objectives and	

		<p>reduce cost. In addition, the need for a new enterprise centre was raised on the worklessness agenda, in order to capture entrepreneurs in the borough and those 'working on the black'.</p> <p>7.5.1 DJS was concerned that Urban Renewal did not figure in the commissioning process and he could not explain why this should be. The commissioning group had not recognised the urban renewal fit with the three objectives, although urban renewal had been identified in a couple of the few commissioning bids originally made. Despite this, allocations had subsequently been made to areas where proposals were not forthcoming.</p> <p>7.5.2 Castlefields has long had a need for the development of skills in the area and this had originally been touched upon in a failed bid for NWDA funding. However, the recent Castlefields proposal drawn up and submitted as part of the commissioning process did fit with the workless agenda through ELS SSP.</p> <p>7.5.3 With the recent announcements, it was difficult to draw out how urban renewal will benefit from the Commissioning Pot.</p> <p>7.6 SD said it was very disappointing there wasn't a more strategic link.</p> <p>7.7 DT was concerned that the issues of transport, access and connectivity had not been addressed as the borough needed a good means of getting people to work.</p> <p>7.8 It was identified that the Worklessness group will hold a meeting on 1st August to which delegates would be invited. Post meeting note: PA and SC intend attending.</p>	PA/SC
8.	Members' Agenda Items	8.1 None.	
9.	Any Other Business	9.1 None.	

<p>10 .</p>	<p>Next Meeting</p>	<p>9.</p>	<p>The next meeting will take place on Tuesday, 18th November, 2008 and Norton Priory Museum have kindly offered to host the meeting.</p> <p>Future meeting dates beyond that:</p> <p>Tuesday, 18th November, 2008; Tuesday, 20th January, 2009 (Please note change) Tuesday, 21st April, 2009; Tuesday, 21st July, 2009; Tuesday, 17th November, 2009.</p> <p>Partners are asked to update their business diaries accordingly.</p> <p>The meeting closed at 4.20 pm.</p>	
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REPORT TO: Urban Renewal PPB

DATE: 19 November, 2008

REPORTING OFFICER: Chief Executive

SUBJECT: Performance Management Reports
Quarter 2 to 30th September 2008

WARDS: Boroughwide

1. PURPOSE OF REPORT

1.1 To consider and raise any questions or points of clarification in respect of the 2nd quarter performance management reports on progress against service plan objectives and performance targets, performance trends/comparisons, factors affecting the services etc. for:

- Highways, Transportation & Logistics
- Environmental & Regulatory Services
- Health & Partnerships
- Culture & Leisure
- Economic Regeneration
- Major Projects

2. RECOMMENDED: That the Policy and Performance Board

- 1) Receive the 2nd quarter performance management reports;**
- 2) Consider the progress and performance information and raise any questions or points for clarification; and**
- 3) Highlight any areas of interest and/or concern where further information is to be reported at a future meeting of the Policy and Performance Board.**

3. SUPPORTING INFORMATION

3.1 The departmental service plans provide a clear statement on what the services are planning to achieve and to show how they contribute to the Council's strategic priorities. The service plans are central to the Council's performance management arrangements and the Policy and Performance Board has a key role in monitoring performance and strengthening accountability.

3.2 The quarterly reports are on the Information Bulletin to reduce the amount of paperwork sent out with the agendas and to allow Members access to the reports as soon as they have become available.

It also provides Members with an opportunity to give advance notice of any questions, points or requests for further information that will be raised to ensure the appropriate Officers are available at the PPB meeting.

4. POLICY AND OTHER IMPLICATIONS

4.1 There are no policy implications associated with this report.

5. RISK ANALYSIS

5.1 Not applicable.

6. EQUALITY AND DIVERSITY ISSUES

6.1 Not applicable.

7. LIST OF BACKGROUND PAPERS UNDER SECTIONS 100D OF THE LOCAL GOVERNMENT ACT 1972

Document	Place of Inspection	Contact Officer
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DIRECTORATE: Environment
SERVICE: Highways, Transportation & Logistics
PERIOD: Quarter 2 to period end 30th September 2008

1.0 INTRODUCTION

This quarterly monitoring report covers the Highways, Transportation & Logistics second quarter period up to 30 September 2008. It describes key developments and progress against all milestones and performance indicators for the service.

The way in which traffic light symbols have been used to reflect progress to date is explained in Appendix 7.

It should be noted that this report is presented to a number of Policy and Performance Boards. Those objectives and indicators that are not directly relevant to this Board have been shaded grey.

2.0 KEY DEVELOPMENTS

- 1. Progress on MG: -**
Mersey Gateway Draft Sustainable Transport Strategy 'Gateway to Sustainability':- The draft strategy was approved for consultation in July by the Executive Board. The final document, incorporating the comments received during the consultation period, will be forwarded to Executive Board in December 08 for approval. A sustainability appraisal is being prepared that will also inform the final document.
- 2. Accessible Transport study: -** Consultants have been appointed and detailed evaluation work is now underway. A stakeholder consultation event on the outline improvement options is planned for the 23rd November 2008. The Study is due to report at the end of 2008. Early results point to a need for significant funding increases for accessible transport services in line with the anticipated growth in the elderly population of the Borough up to 2011.
- 3. Road Construction:-** Two major highway schemes, to improve junction capacity at congestion hotspots in the Borough were completed this summer. Works to remodel Watkinson Way traffic signal junction into a gyratory layout are now complete. Phase 1 of a scheme to convert the roundabout junction at A56 / A558 Daresbury to traffic signal control is also complete. Phase 2, which will involve the widening of Daresbury Expressway to dual carriageway, (up to the Science Park access), is expected to commence in January. Work on the construction of the Upton

Rocks distributor road, which will connect Queensbury Way to A5080 Cronton Road, commenced in September.




4. **Regional Funding Advice:** New advice has been issued, which could have an impact on the prioritised list of major schemes currently supported by the Region and on the allocations to districts for Integrated Transport and Maintenance works. NWDA is currently in the process of developing its response to Government on these issues for the North West.
5. **Housing Growth Points:-** Halton, along with Warrington and St Helens (Mid Mersey) were awarded Growth Point Status in 2008. As a round 2 Growth Point, this allows the 3 Authorities to bid for Community Infrastructure Funding Round 2 (CIF2) for infrastructure schemes, (£200m in total across rounds 1 & 2 growth points), which will unlock development sites or provide sustainable access to accelerate housing delivery. The funding is designed to complement mainstream transport funding, linking funding for infrastructure to the provision of housing. Only capital funding is available through CIF2. Expressions of interests for 7 schemes, were submitted to GONW in September 2008, one of which is a joint expression with Warrington Borough Council, and is for a feasibility study into a new rail station and park and ride facility at Daresbury. Halton will be taking the lead on this scheme. The other schemes are a mix of feasibility studies, relating to the unlocking of access to sites and sustainable transport, capacity improvements to unlock sites and sustainable transport infrastructure improvements, including improvements to pedestrian, cycle and bus passenger facilities at various locations across the whole borough. The sustainable transport improvements make particular reference to the Sustainable Transport Strategy document produced to support the Mersey Gateway proposal. Schemes which can make an early contribution to the implementation of the strategy have been included. As requested by GONW, schemes have been prioritised, with priority being given to those schemes which directly open up or bring forward the delivery of residential developments. Halton's total CIF2 bid is £4.4m. Successful schemes will be invited in January 2009 to submit a full business plan in April 2009. A Programme of Development (PoD) is currently being prepared for the Housing Growth Point, and is due for submission at the end of October. This gives a further opportunity to bid for funding from the Growth Fund, which is £97m for Round 2 growth points, is less restrictive, and can be used for revenue projects.
6. **KickStart Round:** - The DfT have announced the latest round of 'Kickstart' funding with £25m allocated for new schemes nationally. Detailed bidding guidance is awaited - however preliminary discussions with Arriva and Halton Borough Transport Ltd have identified a number of potential schemes, which fit closely to the strategic framework set out in the Halton Bus Strategy 2006/7 – 2010/11.

7. **Rail Improvements** – On December 14th 2008, the final phase of the West Coast Main Line modernisation programme between Liverpool – Runcorn and London will be complete, and a new improved service introduced between Runcorn – Birmingham and London Euston. This will generate additional demand for park and ride spaces at Runcorn Station. This is currently being addressed by HBC in partnership with Virgin Trains and Network Rail.

3.0 EMERGING ISSUES

1. **Mersey Gateway-** discussions are continuing to resolve as many statutory objections as possible. Public inquiry is anticipated for March 08.
2. **Energy Costs-** street lighting energy is due to be re-tendered in the next few months, with the new contract commencing from 1st April 2009. It is anticipated costs will rise by about 20% (£350,000). Options to reduce costs are being investigated.
3. **Road Construction Prices:** - Budgetary pressures, associated with construction price inflation continue to impact on the Highways Division’s work. Rates for highway works have increased by 8% during the first six months of this financial year.
4. **Downturn in House Building:-** The downturn in house building has resulted in the value of supervision fees generated through Section 38 Adoption Agreements being significantly down from last year and is expected to continue at a reduced level for the foreseeable future, affecting income to the Division.

4.0 PROGRESS AGAINST OBJECTIVES / MILESTONES




Total	9		8		0		1
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All service plan milestones are being reported this quarter. (Those milestones in *italic* text are ‘other’ milestones that are routinely reported in quarters 2 and 4). Good progress towards objectives/milestones. For further details, please refer to Appendix 1.

5.0 SERVICE REVIEW




Nothing to report this quarter

6.0 PROGRESS AGAINST KEY PERFORMANCE INDICATORS

Total	17		0		0		0
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No figures to report as these performance indicators are calculated on an annual basis. For further details, please refer to Appendix 1.

6.1 PROGRESS AGAINST OTHER PERFORMANCE INDICATORS

Total	17		8		1		0
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Good progress towards meeting targets set for “Other” performance indicators. For further details, please refer to Appendix 3.

7.0 PROGRESS AGAINST LPSA TARGETS

There are no LPSA targets for this service

8.0 RISK CONTROL MEASURES

During the production of the 2008/09 Service Plan, the service was required to undertake a risk assessment of all Key Service Objectives.

Where a Key Service Objective has been assessed and found to have associated ‘High’ risk, progress against the application of risk treatment measures is to be monitored, and reported in the quarterly monitoring report in quarters 2 and 4. For further details, please refer to Appendix 4.





9.0 PROGRESS AGAINST HIGH PRIORITY EQUALITY ACTIONS


During 2007/08 the service was required to undertake an Equality Impact Assessment. Progress against actions identified through that assessment, with associated High priority are to be reported in the quarterly monitoring report in quarters 2 and 4. For further details, please refer to Appendix 5.

10.0 APPENDICES

Appendix 1- Progress against Objectives/ Milestones
Appendix 2- Progress against Key Performance Indicators
Appendix 3- Progress against Other Performance Indicators
Appendix 4- Progress against High Risk Treatment Measures
Appendix 5- Progress against High Priority Impact Assessments
Appendix 6- Financial Statement
Appendix 7- Explanation of traffic light symbols

Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
HT 1	Mersey Gateway – Complete the procedural processes to achieve all necessary orders for the construction of Mersey Gateway within the timescales required.	Publish all necessary orders to enable the construction of the Mersey Gateway to proceed in accordance with timescales set. May 2008		All orders and applications were published by the end of May 2008. Planning applications were approved for referral to DfT by Development Control Committee, 28-7-08. Road User Charging Order for SJB approved by Executive Board 2-9-08.
		<i>Complete Public Inquiry into objections raised to enable scheme to progress in accordance with required timescales. Dec 2008.</i>		Announcement of public inquiry made by DfT 30-9-08. It is anticipated that the public inquiry will commence in March 09. Completion date for public inquiry will be later than original milestone but overall project is still on-track.
HT 3	LTP Capital Programme - Deliver the LTP Capital Programmes to ensure that the transport system is maintained and developed to meets local needs	To deliver the 2008/09 LTP Capital Programme. Mar 2009		Work is progressing to deliver the 2008/09 LTP Capital Programme by the end of March 2009
HT 4	Local Transport Plan 2 – Submit progress reports as required by DfT and monitor progress against the Council's transport objectives to meet statutory requirement and ensure progress is maintained.	Submit Mid Term Review. Jul 2008		A final draft of the LTP2 Mid Term Review was submitted to DfT by 31 July 2008. Member approval for final draft given in September 2008.

Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
HT 5	Silver Jubilee Bridge Maintenance Major Scheme – Secure funding, complete procurement and deliver works to enable the bridge and associated structures to reach a steady state of maintenance.	Funding secured, procurement means established and delivery programme initiated May 2008.		Tenders for procurement of single Bridge Maintenance Partner Contractor due for return 15 th October. Advance contracts for SJB painting, SJB east elevation cable wrapping and other PRN work either underway or out to tender.
		Review progress, revise SJB Maintenance Strategy document and deliver 2008/09 works programme. Mar 2009		Programme review underway in context of ongoing and imminent advance contracts. Maintenance Strategy document to be revisited by year-end. DfT advised of revised financial profiling for PRN Grant claim.
HT 6	Vehicle Fleet Replacement Programme - Secure procurement and funding methods and deliver new fleet to improve the quality of the service offered.	Complete first phase of vehicle replacement programme, which involves replacing 45 vehicle & plant items. Jun 2008		All first phase vehicle replacements have been ordered. However, due to the volatility of the supply chain some of the fleet items remain in short supply.
		Complete acquisition method options appraisal for the second phase of the replacement programme, which involves the balance of fleet items due for replacement. Oct 2008		The acquisition method options appraisal for the second phase of the programme has been completed. Funding has been secured for the second phase of the replacement programme.
HT 7	Improving the quality and	Implement School Pathfinder		Pathfinder funding bid for

Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
	<p>accessibility of public transport services in Halton to encourage the use of sustainable transport and increase its accessibility by vulnerable groups</p>	<p>Scheme, which involves widening the range and availability of home to education and training transport. This is subject to funding being available in March 2008. April 2008.</p>		<p>additional home to school travel provision was submitted to the DCSF in 2007. DCSF took the decision not to fund any of the bids from authorities. It is understood that the original funding may now be made available in 2008/9. However detailed guidance is awaited from DCSF</p> <p>Halton Strategic Partnership is funding a major review into the future availability of accessible transport services in Halton. Consultants have been appointed and the results of the review are expected in December 2008.</p> <p>Additional accessible vehicle resources have been introduced to the HBC passenger fleet and that operated by HCT. The two fleets are being better co-ordinated as part of the “Door 2 Door” service.</p>

The following “Key” indicators will be reported at year end:

HTL LI6 - No. of passengers on community based accessible transport

NI 175 - Access to core services and facilities by individuals through public transport, walking and cycling (NB 4 parts)

NI 176 - Percentage of people of working age living within a catchment area of a location with more than 500 jobs by public transport and/or walking

NI 177 - Number of local bus passenger journeys originating in the authority area in one year

HTL LI10 - No. of people killed or seriously injured (KSI) in road traffic collisions. (Previously BVPI 99ai)

HTL LI11 - No. of children (<16) killed or seriously injured (KSI) in road traffic collisions. (Previously 99bi)

HTL LI12 - No. of children (<16) killed or seriously injured (KSI) in road traffic collisions. (Previously 99bi)

HTL LI15 - Condition of Unclassified Roads (% unclassified road network where structural maintenance should be considered). (Previously BVPI 224b)

NI 47 - People Killed and Seriously Injured

NI 48 - Children Killed and Seriously Injured

NI 168 -Percentage of principal road network where structural maintenance should be considered





NI 169 - Non principal roads where maintenance should be considered


NI 178 - Bus service punctuality



Note: NI 167 - Congestion during morning peak times - Advice is currently awaited from the DFT on whether Halton is required to report against this indicator.




Ref ¹	Description	Actual 2007/8	Target 08/09	Quarter 2	Progress	Commentary
HTL LI1	Number of third party compensation claims received due to alleged highway / footway defects	108	120	29		This figure is currently within the target for the first two quarters of 2008/09.
HTL LI2	Increase MOT test facility turnover by 5% per annum (£)	160,000	168,000	92,000		Despite the economic downturn business has remained buoyant during the second quarter and the targeted increase in turnover has been exceeded.
HTL LI3	% of pedestrian crossings with facilities for disabled people (Previously BVPI 165)	67.35	67	Annual Figure	N/a	This information is collected annually and will be reported at the end of 2008/9
HTL LI4	No. of temporary traffic control days caused by roadworks per km. (Previously BVPI 100)	0.31	0.6	0.1168		This figure is currently within the target for the first two quarters of 2008/09.
HTL LI5	% of footpaths and ROWs that are easy to use. (Previously BVPI 178)	94.15	96	70		This is only a provisional figure as the survey is undertaken in two parts May and Nov. Only the first part of the survey has been completed with the final part of the survey due to be carried out in November.
HTL LI7	% of bus stops with Quality Corridor accessibility features. (No. of stops – 603)	33.8	36	Annual Figure	N/a	This information is collected annually and will be reported at the end of 2008/9
HTL LI8	% of people satisfied with local public transport information. (Previously BVPI	N/A	N/A	Tri-Annual Survey	N/a	Next survey will be undertaken in 2009/10

¹ Key Indicators are identified by an **underlined reference in bold type.**

Ref ¹	Description	Actual 2007/8	Target 08/09	Quarter 2	Progress	Commentary
	103)					
HTL LI9	% of people satisfied with local bus services. (Previously BVPI 104)	N/A	N/A	Tri-Annual Survey	N/a	Next survey will be undertaken in 2009/10
HTL LI13	Average number of days taken to repair street lighting fault: non DNO. (Previously BVPI 215a).	6	5	5		Target should be met.
HTL LI14	Average number of days taken to repair street lighting fault: DNO. (Previously BVPI 215b)	29.54	40	17.33		Target should be met, although Scottish Power is changing its sub-contractor which could impact upon performance.
HTL LI16	% of footways not in good condition (across categories 1 & 2) (Previously BVPI 187)	50	25	Annual Figure	N/a	HBC have submitted a proposal to GONW to develop an alternative indicator to former BVPI 187 that better reflects footway condition across the Borough. A decision is awaited.
HTL LI17	Damage to roads and pavements (% dangerous damage repaired within 24 hours)	99.58	98	Annual Figure	N/a	This information is collected annually and will be reported at the end of 2008/9
HTL LI19a	No of sites with new bus shelters	46	24	13		On track to achieve the target.
HTL LI19b	No of sites with replacement bus shelters	44	57	7		Further progress on replacing old style shelters will be determined by a major review underway into future passenger facilities on the Runcorn Busway system.
HTL	Percentage of schools with	69.4	76	Annual	N/a	School Travel Plans are developed through

Ref ¹	Description	Actual 2007/8	Target 08/09	Quarter 2	Progress	Commentary
LI20	School Travel Plans in place			Figure		the school year, with all being completed February/March time.
HTL LI21	Percentage of employers (> 100 employees) with Green Travel Plans in place	33	24	Annual Figure	N/a	This information is collected annually and will be reported at the end of 2008/9
HTL LI22	Proportion of LGV's that pass the annual MOT test first time	100	90	90		Figures for the 1 st and 2 nd quarters indicate that the target will be met. However, this information is collected annually once the vehicle fleet has been presented for testing.

Objective Reference	High Risk Identified	Target/ Deadline	Progress	Commentary
HTL 5	<p>Risk Identified: Absence of Major Maintenance funding due to lack of positive DfT response to Major Scheme Bid</p> <p>Control Measures: Implement first three years of maintenance strategy using LTP funding confirmed through PRN Bid</p> <p>Continue to press DfT for Programme Entry approval of MSB to allow delivery of remainder of maintenance programme</p>	<p>March 2011</p> <p>September 2010</p>	 	<p>Procurement of the single contractor to undertake all major bridge maintenance in the Borough through the Bridge Maintenance Partnership is well advanced. The procurement exercise has been undertaken in full compliance with requirements of Public Contracts Regulations.</p> <p>Tenders are expected to be returned mid October and the successful partnering contractor appointed in mid January 2009.</p> <p>Major works have also been completed or initiated in advance of the formation of the Partnership through normal competitive tendering processes.</p> <p>DfT have been advised of the changes to the funding profile associated with the procurement of a single Partner contractor.</p> <p>Correspondence with DfT with regard to answering queries related to the Major Scheme Bid and its relationship with Mersey Gateway continue to be ongoing.</p>

Strategy /Policy / Service	HIGH Priority Actions	Target	Progress	Commentary
Transport Coordination	Develop and implement a programme of Equality and Diversity training	March 09		All Transport Co-ordination Section Staff are undergoing diversity and equality training. This is also being rolled out to transport operators.
	Co-ordinate rolling programme of Equality Impact assessments on all Strategy, Policy, and Service Areas	March 09		This is being addressed as part of the Halton Accessible Transport Review which is currently underway.
	Develop and implement a system of stakeholder engagement, participation and consultation	March 09		This is being addressed as part of the Halton Accessible Transport Review which is currently underway.

HIGHWAYS, TRANSPORTATION & LOGISTICS

Revenue Budget as at 30th September 2008

	Annual Revised Budget	Budget To Date	Actual To Date	Variance To Date (overspend)	Actual Including Committed Items
	£'000	£'000	£'000	£'000	£'000
Expenditure					
Employees	3,354	1,696	1,505	191	1,527
Premises Support	334	0	0	0	0
Other Premises	160	93	55	38	71
Hired & Contracted Services	247	104	87	17	133
Supplies & Services	340	162	170	(8)	199
Highways Insurance	442	0	0	0	0
Street Lighting	1,748	549	474	75	521
Highways Maintenance	2,252	695	589	106	1,542
Bridges	116	48	17	31	38
Eastern Relief Road (met by grant)	209	47	23	24	57
Other Transport	271	104	106	(2)	106
Central Support Services	715	0	0	0	0
Departmental Support Services	283	0	0	0	0
NRA Levy	56	28	29	(1)	29
Subsidised Bus Routes	789	350	210	140	365
Halton Hopper	120	41	41	0	41
Out of Zone Transport	51	33	33	0	64
Grants to Voluntary Organisations	122	61	61	0	122
Asset Charges	4,635	0	0	0	0
Total Expenditure	16,244	4,011	3,400	611	4,815
Income					
Halton Hopper Sales	-120	-73	-73	0	-73
Sales	-44	-22	-26	4	-26
Out of Zone Transport	-51	-51	-51	0	-51
Other Fees & Charges	-203	-52	-66	14	-66
Support Service Recharges	-980	0	0	0	0
Grants & Reimbursements	-503	-217	-206	(11)	-206
Recharge to Capital	-659	-95	-95	0	-95
Total Income	-2,560	-510	-517	7	-517

Net Expenditure	13,684	3,501	2,883	618	4,298

Comments on the above figures:

In overall terms revenue spending at the end of quarter 2 is below budget profile. This is due to a number of expenditure budget areas.

Staffing is below budget to date mainly in the Highways Engineers section as a result of staff turnover and vacancies for professional staff being slow to fill. In addition, there are also a number of vacancies within Transportation, resulting from staff leaving and secondments to other sections. There are also reduced costs due to a number of staff being on maternity leave

Other premises is below budget due to the NNDR bills for car parks being lower than budgeted.

Subsidised Bus Routes is below budget due to quarterly charges not yet received from other authorities and Merseytravel. This budget will be fully spent at the financial year-end.

With regards to works budgets – Street Lighting, Highways Maintenance, Bridges and Eastern Relief Road these budgets usually incur expenditure towards the end of the financial year due to the nature of the work undertaken. There are significant values of work committed but not yet spent as a result these budgets will be spent by the financial year-end.

With regards to income, grants and reimbursements is below budget to date due to low fee income from supervision of private sector development. This is a result of the decline in the housing market. Consequently, revenue budgets are being closely monitored and managed to take account of any potential shortfall in income.

At this stage it is anticipated that overall spend will be in line with the Departmental budget by the financial year-end.

HIGHWAYS, TRANSPORTATION & LOGISTICS

Capital Projects as at 30th September 2008

	2008/09 Capital Allocation £'000	Allocation To Date £'000	Actual Spend To Date £'000	Allocation Remaining £'000
Local Transport Plan				
Bridges & Highway Maintenance				
Bridge Assessment, Strengthening & Maintenance	4,852	2,031	1,298	3,554
Road Maintenance	1,431	775	129	1,302
Total Bridge & Highway Maintenance	6,283	2,806	1,427	4,856
Integrated Transport	1,885	860	884	1,001
Total Local Transport Plan	8,168	3,666	2,311	5,201
Halton Borough Council				
Mersey Gateway Development Costs	2,500	2,500	3,538	(1,038)
Mersey Gateway Early Land Acquisition	6,000	2,257	2,257	3,743
Flood Defence	50	25	0	50
Street lighting – Structural Maintenance	139	75	63	76
Bringing Roads to Adopted Standard	100	0	0	100
Total Halton Borough Council	8,789	4,857	5,858	2,931
Section 106/External Funded Work				
Upton Rocks Distributor Road	1,005	25	25	980
A56/Eastern Expressway Improvements	1,900	926	926	974
	2,905	951	951	1,954
Total Section 106/External Funded Work				

LSP, External or Grant Funded Items as at 30th September 2008

	Annual Revised Budget	Budget To Date	Actual To Date	Variance To Date (overspend)	Actual Including Committed Items
	£'000	£'000	£'000	£'000	£'000
Accessible Transport	25	12	0	12	0
Neighbourhood Travel Team	60	30	8	22	8
Links To Work	10	5	6	(1)	6
Total Local Strategic Partnerships Funding	95	47	14	33	14

Operational Services Division 2008/2009.**Revenue Budget as at 30th Sept 2008.**

	Annual Revised Budget	Budget To Date	Actual Spend	Variance (overspend)	Actual Including Committed Items
	£'000	£'000	£'000	£'000	£'000
<u>Expenditure</u>					
Employees	1,199	573	577	(4)	577
Building Maintenance	52	0	0	0	0
Operational Building	129	39	39	0	39
Other Premises Costs	176	91	78	13	78
Supplies & Services	102	43	19	24	19
Hired & Contracted Services	92	46	50	(4)	50
Transport Recharges	210	105	111	(6)	111
Transport - Insurance Recharge	319	160	160	0	160
Transport - Contract Hire	1,422	712	670	42	670
Transport - Road Fund Licence	8	4	5	(1)	5
Transport - Fuel	421	207	315	(108)	315
Transport - Tyres	73	37	47	(10)	47
Transport - Casual Hire	20	10	28	(18)	28
Transport - Vehicle Parts	323	162	160	2	160
Transport - Sub-Contractors	38	19	0	19	0
Transport - Garage Equipment & Consumables	35	18	20	(2)	20
Central Support Costs	205	0	0	0	0
Internal Support Costs	262	83	81	2	81
Asset Charges	193	78	100	(22)	100

Total Expenditure	5,279	2,387	2,460	(73)	2,460
<u>Income</u>					
Miscellaneous Rents	-9	-4	-3	(1)	-3
Fees & Charges	-142	-73	-92	19	-92
Support Service Income	-911	0	0	0	0
Reimbursement & Other Grants	-268	-134	-128	(6)	-128
Transport - Contract Hire	-2,384	-1,184	-1,170	(14)	-1,170
Transport - Fuel	-423	-211	-306	95	-306
Transport - Tyres	-86	-43	-54	11	-54
Transport - Casual Hire	-31	-16	-43	27	-43
Transport - Vehicle & Plant Repairs	-362	-181	-170	(11)	-170
Community Meals	-120	-62	-53	(9)	-53
Client Transport	-453	-195	-226	31	-226
Total Income	-5,189	-2,103	-2,245	142	-2,245
Net Expenditure	90	284	215	69	215

Comments




Overall the service is operating better than anticipated.

The cost of fuel is still a major concern and will be monitored closely over the coming months.

Capital Expenditure - 2008/2009**Highways & Transportation****Expenditure as at 30th September 2008.**

Code	Scheme	2008/2009 Capital Allocation £'000	Allocation To Date £'000	Actual Spend To Date £'000	2008/2009 Allocation Remaining £'000
	Fleet Replacement Programme	1,674	1,387	665	1,009
		1,674	1,387	665	1,009

The traffic light symbols are used in the following manner:

	<u>Objective</u>	<u>Performance Indicator</u>
<u>Green</u>	 <p>Indicates that the <u>objective</u> is <u>on course to be achieved</u> within the appropriate timeframe.</p>	<p>Indicates that the <u>target is on course to be achieved.</u></p>
<u>Amber</u>	 <p>Indicates that it is <u>unclear</u> at this stage, due to a lack of information or a key milestone date being missed, <u>whether the objective will be achieved</u> within the appropriate timeframe.</p>	<p>Indicates that it is either <u>unclear</u> at this stage or too early to state whether the target is on course to be achieved.</p>
<u>Red</u>	 <p>Indicates that it is <u>highly likely or certain that the objective</u> will not be achieved within the appropriate timeframe.</p>	<p>Indicates that the <u>target</u> will not be achieved unless there is an intervention or remedial action taken.</p>

QUARTERLY MONITORING REPORT

DIRECTORATE: Environment
SERVICE: Environmental & Regulatory
PERIOD: Quarter 2 to period end 30th September 2008

1.0 INTRODUCTION

This quarterly monitoring report covers the Environment & Regulatory Services Department second quarter period up to 30 September 2008. It describes key developments and progress against all objectives and performance indicators for the service.

The way in which traffic light symbols have been used to reflect progress to date is explained in Appendix 7.

It should be noted that this report is presented to a number of Policy and Performance Boards. Those objectives and indicators that are not directly relevant to this Board have been shaded grey.

2.0 KEY DEVELOPMENTS

Landscape Services Division - Restructure

The restructure of the Landscape Services Division continues. By the end of Quarter 2 the External Contracts Section had been created and all posts had been filled. The second phase of the restructure, the creation of a Parks Section had progressed to near completion. The posts of Park Manager, Neighbourhood Spaces Manager (Parks), 4 x Team Leader (Parks) have been filled. Adverts were placed in August for 12 x Parks Maintenance Operative posts and shortlisting for interview is currently underway.

Landscape Services Division - Halton Housing Trust Grounds Maintenance Contract 2009 - 2012

In July 2008 HHT (Halton Housing Trust) advertised a Contract for delivery of its Landscape Maintenance from April 1st 2009 for a three year period. Currently the Landscape Services Division, External Contracts Section deliver this service to HHT. On the 21st August 2008 the Landscape Services Division submitted a PQQ which was formally accepted as valid by HHT on the 2nd September 2008. The advertised contract is being let through a Competitive Dialogue Process. The Landscape Services Division have now entered that process.

Planning and Policy Division - Development Control Statistics

Development Control Summary Stats for Q2:

Applications Received 215

Applications Decided 149
Applications on hand (undecided) 130

There are certain applications (such as tree preservation orders) that are not counted in the statutory CLG speed of processing statistics (NI 157). This accounts for the difference between the figure reported above and the NI157 total.

Summary of major applications received (but not necessarily decided) over the last Quarter.:

REFVAL	Site Info
08/00273/FUL	Proposed demolition of three storey hotel and erection of 15 No. self contained flats in a three storey block at Panorama HotelCastle RoadRuncornCheshireWA7 2BE
08/00302/FUL	Proposed creation of temporary car park (for 12 months) including improvements to existing access, erection/replacement of fencing and relocation of demountable building at Picow Farm Depot Picow Farm Road Runcorn Cheshire
08/00355/REM	Reserved Matters application (with all matters for consideration) for construction of light industrial/warehouse units with ancillary offices and associated forecourt/yard facilities at Land At Bennetts Lane Widnes Cheshire
08/00363/FUL	Proposed new unit (1613 sq.m.) with associated offices, car parking and servicing at Canalside Warrington RoadRuncornCheshireWA7 1SN
08/00383/FUL	Retrospective application for the demolition of elderly persons home and the proposed construction of 5 two storey blocks, accommodating 28 two bed apartments (to be social rented) at Oak Lodge Richards CloseRuncornCheshireWA7 2HR
08/00397/FUL	Proposed erection of 2 No. new build (B1 Use Class) buildings with associated car parking and external works at SOG Limited The Heath Business And Technical Park Heath Road SouthRuncornCheshireWA7 4QF
08/00422/FUL	Proposed erection of distribution warehouse (with a total of 18,311sq.m. floorspace) Use Class B8, external storage area and associated parking at Widnes Intermodal Freight Terminal West Bank Dock EstateWidnesWA8 0NX
08/00431/FUL	Proposed siting of a sand washing plant at Grundy & Co. Excavations Ditton RoadWidnesCheshireWA8 0PL
08/00449/FUL	Proposed remediation of site and construction of a modern, purpose built distribution centre in two phases. Phase One to include a 38,861sq m distribution centre with associated recycling services unit (RSU), vehicle and car parking, service yards, landscaping and all associated engineering operations including the restoration of Marsh Brook. Phase Two to include a 13,958sq m extension to the distribution centre including the construction of a vehicle maintenance unit (VMU) and all associated engineering operations at Former Tessengerlo Site Desoto RoadWidnesCheshireWA8 0NY
08/00459/FUL	Proposed development of 75 No. new dwellings for rent and shared ownership comprising a mix of apartments, bungalows and 2,3 + 4 bed houses on Land Opposite Murdishaw Play Building Barnfield AvenueMurdishawRuncornWA7 6EP
08/00466/FUL	Proposed replacement sulphuric acid plant convertor at Ineos Chlor South Parade Runcorn Cheshire
08/00470/FUL	Proposed demolition of an existing block of deck access flats and construction of 36 No. new dwellings (for rent) at Nos 1-16 And 101-140 Keepers WalkRuncornCheshireWA7 2JH
08/00479/OUT	Outline application (with landscape matters reserved) for proposed erection of

	15 No. dwellings, provision of access and associated works at Eight Towers Weates Close Widnes Cheshire WA8 3RH
08/00481/FUL	Proposed demolition of existing deck access block and construction of 34 No. flats including car parking and cycle facilities at 101-244 Hedge Hey Castlefields Runcorn WA7 2HN
08/00508/FUL	Proposed concrete manufacturing facility, including erection of plant, part demolition and part renovation of existing buildings at Former Polymer Recycling Ditton Road Widnes Cheshire

These applications are those that result in the biggest changes to the built infrastructure of the Borough. More information on any application can be found on the online planning system <http://www.halton.gov.uk/planningapps>.

Planning and Policy Division - Local Development Framework Update

The following progress has been made:

Two planning officers have been recruited to fill vacant posts. These posts will ensure that the Council can produce the Core Strategy for the borough.

The consultation period on the Waste Development Plan Document has changed to be 17th November to 9th Jan 2009.

The Strategic Housing Land Availability Assessment is likely to be placed on public consultation 10th November to 22 December 2008.

Exec Board gave a resolution to adopt the Sandymoor SPD on 24th September and Exec Board Sub has approved the draft Halton Village Conservation Area Appraisal for a period of public consultation.

Stakeholder consultation on the Planning for Risk Supplementary Planning Document closed at the end of September.

Regional Spatial Strategy for the North West was adopted on 30th September.

The Joint Employment Land Study (Halton, Knowsley, Sefton and West Lancs Councils) is progressing well.

Waste Management Division - Recycling Service Extension

The extension to the Kerbside Multi-Material Recycling Scheme took place in this quarter. Approximately 26,000 households in the borough are now included in this scheme, which enables residents to recycle glass bottles and jars, plastic bottles, paper, cardboard and metal cans in their blue bins.

3.0 EMERGING ISSUES

Landscape Services Division - Use of Red Diesel by fleet engaged in Horticultural activities.

During the month of August the Transport Divisional Manager received information that indicated that HMRC (Her Majesties Revenues & Customs) seemed to have changed their policy with regards to the use of Red Diesel. It appeared that a Local Authority had been told that it must not use Red Diesel for certain horticultural operations. A meeting was held on the 9th September between the Divisional Managers of Landscape Services and Transport, the Operational Spaces Manager from Landscape Services and Rob Barnet from Legal. The outcome of the meeting was that it appeared that HBC are following the rules but that two tractors which are primarily engaged on sports pitch

maintenance should in future use white diesel. A week after the meeting HMRC stopped a Landscape Services vehicle and questioned the use of Red diesel. The Divisional Manager for Transport has set up a meeting with HMRC to discuss this issue. The meeting will be held on Wednesday the 8th October 2008. If Landscape Services has to move away from using red diesel its fuel costs will double. This will have a significant impact on service budgets.

Planning and Policy Division - Growth Point, Mersey Gateway and RSS

Alasdair Cross has been seconded from the Spatial Planning team to the post of Growth Point officer until January 2009.

Addressing the Mersey Gateway needs in a land use context. This requires the production of 2 Supplementary Planning Documents a) Southern Widnes SPD b) a revised Runcorn Old Town Centre SPD. GVA Grimley has been appointed to carry out these and work is progressing.

Whilst the Regional Spatial Strategy (RSS) has recently been adopted, a Partial Review is underway and the recently created 4NW regional body have also been tasked with producing a Single Regional Strategy, incorporating the existing RSS and the Regional Economic Strategy.

Waste Management Division - Landfill Allowance Trading Scheme (LATS)

A shortfall in Landfill Allowances has been identified from 2009/10 onwards. As a result, options to avoid potential financial penalties are being considered. One option currently being considered is to purchase additional allowances until facilities required to divert waste from landfill are in place.

4.0 PROGRESS AGAINST MILESTONES/OBJECTIVES

Total	21		11		3		3
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All service plan milestones are being reported this quarter. (Those milestones in *italic* text are 'other' milestones that are routinely reported in quarters 2 and 4). 4 milestones relating to the objective relating to the Contaminated Land Inspection Strategy have not been reported this quarter. For further details please refer to Appendix 1.

5.0 SERVICE REVIEW

Waste Management Division - Kerbside Recycling Services

Work has commenced on the next phase of the Council's Waste Action Plan, which is to maximise the provision of blue and green wheeled bins by providing such bins to all suitable and accessible properties in the borough. The review of areas where bins are not currently provided has commenced and, once completed, it is planned that bins will be delivered to householders by 31st March 2009.

6.0 PROGRESS AGAINST KEY PERFORMANCE INDICATORS



6 “Key” indicators have not been reported this quarter. Of the remaining 7, 6 are on track to meet their targets and 1 has received a red traffic light. For further details please refer to Appendix 2.

6.1 PROGRESS AGAINST OTHER PERFORMANCE INDICATORS



It has not been possible to report on 12 of the “Other” indicators. For further details please refer to Appendix

7.0 PROGRESS AGAINST LPSA TARGETS

For details against progress towards LPSA targets, please refer to Appendix

8.0 RISK CONTROL MEASURES

During the production of the 2008-09 Service Plan, the service was required to undertake a risk assessment of all Key Service Objectives.







Where a Key Service Objective has been assessed and found to have associated ‘High’ risk, progress against the application of risk treatment measures is to be monitored, and reported in the quarterly monitoring report in quarters 2 and 4.

9.0 PROGRESS AGAINST HIGH PRIORITY EQUALITY ACTIONS




During 2007/08 the service was required to undertake an Equality Impact Assessment. Progress against actions identified through that assessment, with associated High priority are to be reported in the quarterly monitoring report in quarters 2 and 4.

10.0 APPENDICES







Appendix 1- Progress against Key Objectives/ Milestones
Appendix 2- Progress against Key Performance Indicators
Appendix 3- Progress against Other Performance Indicators
Appendix 4- Progress against LPSA targets
Appendix 5- Progress against Risk Treatment Measures
Appendix 6- Financial Statement
Appendix 7- Explanation of traffic light symbols

Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
EAR 1	Continue Borough-wide Playground Refurbishment Project to ensure compliance with national standard.	Establish funding and agree 2 playground refurbishments (which will take place in the financial year 08/09). Jun 2008		Playgrounds at Town Hall Park and Town Park will be refurbished and upgraded.
		<i>Monitor and report the success of playground refurbishment. Mar 2009</i>		<i>A report will be presented to senior management in March 2009</i>
EAR 2	Continue to improve Parks, Sports Grounds, Open Spaces and Local Nature Reserves (LNR's).	Secure 8 Green Flag Awards (1. Hough Green Park, 2. Pickerings Pasture LNR, 3. Phoenix Park, 4. Rock Park, 5. Runcorn Hill Park & LNR, 6. Victoria Park, 7. Victoria Promenade, 8. Wigg Island Community Park). Jul 2008		This target was exceeded as Runcorn Town Hall Park and Spike Island also achieved Green Flag award Status.
		Secure funding, from the National Lottery Fund, for Runcorn Hill Park & LNR restoration. Jun 2008		Funding for the drawing up of a masterplan was secured.
EAR 3	To prepare and adopt a local development framework (LDF) and to review the LDF on a regular basis ensuring that an up to date development plan is available (statutory requirement). To achieve this by producing the following targets:-	Adoption of the Planning for Risk SPD. (This document decides how new developments, which could create significant potential off site accidental risks, should be balanced against the benefits they will bring). Apr 2008		Staff shortages in the Local Development Framework Team have delayed adoption. There have been two vacant posts, an officer is seconded to Growth Point Project and another officer is dealing with Building Schools for the Future project. The Planning for Risk document completed stakeholder consultation on 30th Sept 2008.
		Adoption of the Core Strategy.		Vacancies and secondments



**APPENDIX ONE - PROGRESS AGAINST OBJECTIVES/MILESTONES
Environmental & Regulatory**

Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
		(The Core Strategy will set out a vision, spatial objectives and core policies for the future development of the Borough to 2021). Jan 2009		mean progress on the Core Strategy is proceeding slower than originally planned.
		Adoption of the Southern Widnes Regeneration Area SPD. (This document provides the policies and proposals for the comprehensive development/redevelopment of the Southern Widnes area). Mar 2009		Progress is satisfactory.
EAR 4	Implementation of actions to meet the objectives of the Council's Waste Management Strategy	Extension to kerbside multi-material recycling service. (The new scheme will see the existing paper collection scheme, in designated areas, increased from four-weekly to fortnightly collections to include cardboard, plastic bottles, cans, glass bottles and jars). By no later than Sep 2008		See Service Developments
		Extension to kerbside green waste collection service. (The extension will cover an additional 3000 homes). Jun 2008		As a result of national difficulties with the supply of wheeled bins, there has been a delay in the extension of this service. However, the scheme will be extended to approximately 4,000 more households in November 2008.

APPENDIX ONE - PROGRESS AGAINST OBJECTIVES/MILESTONES
Environmental & Regulatory

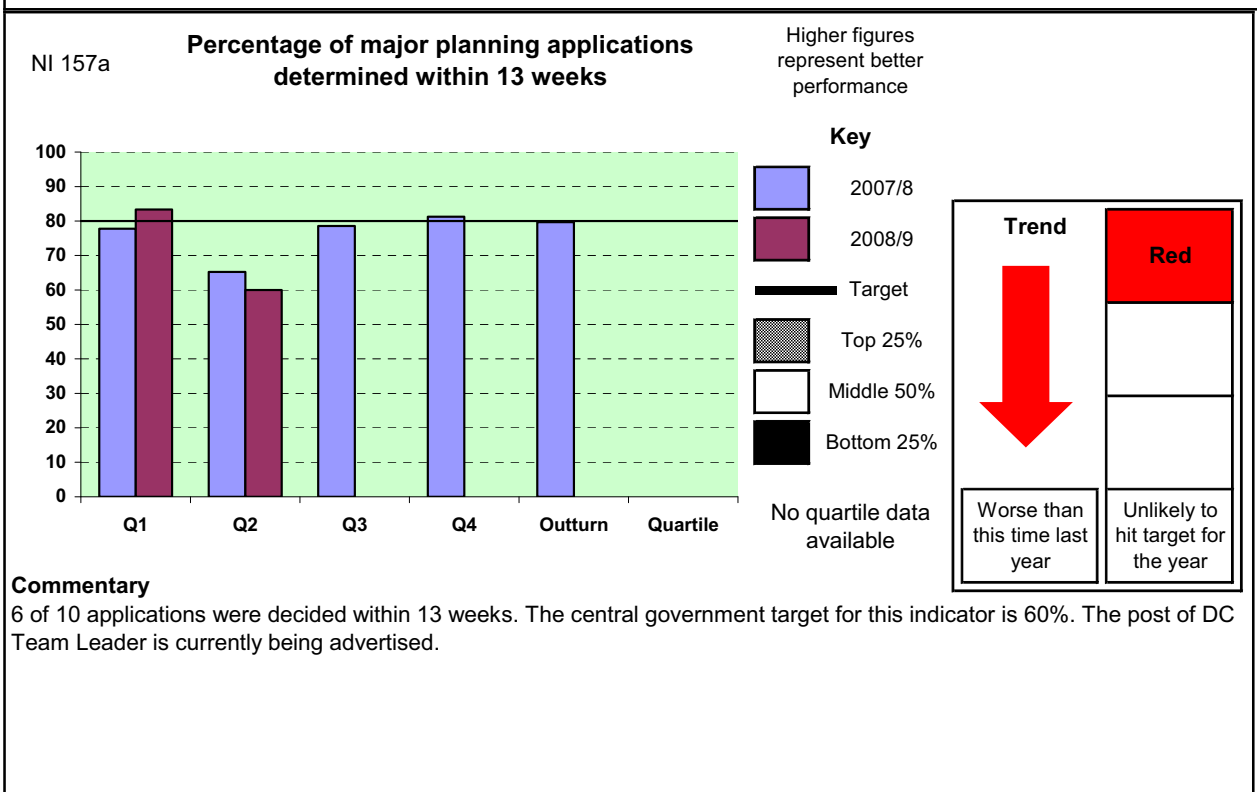
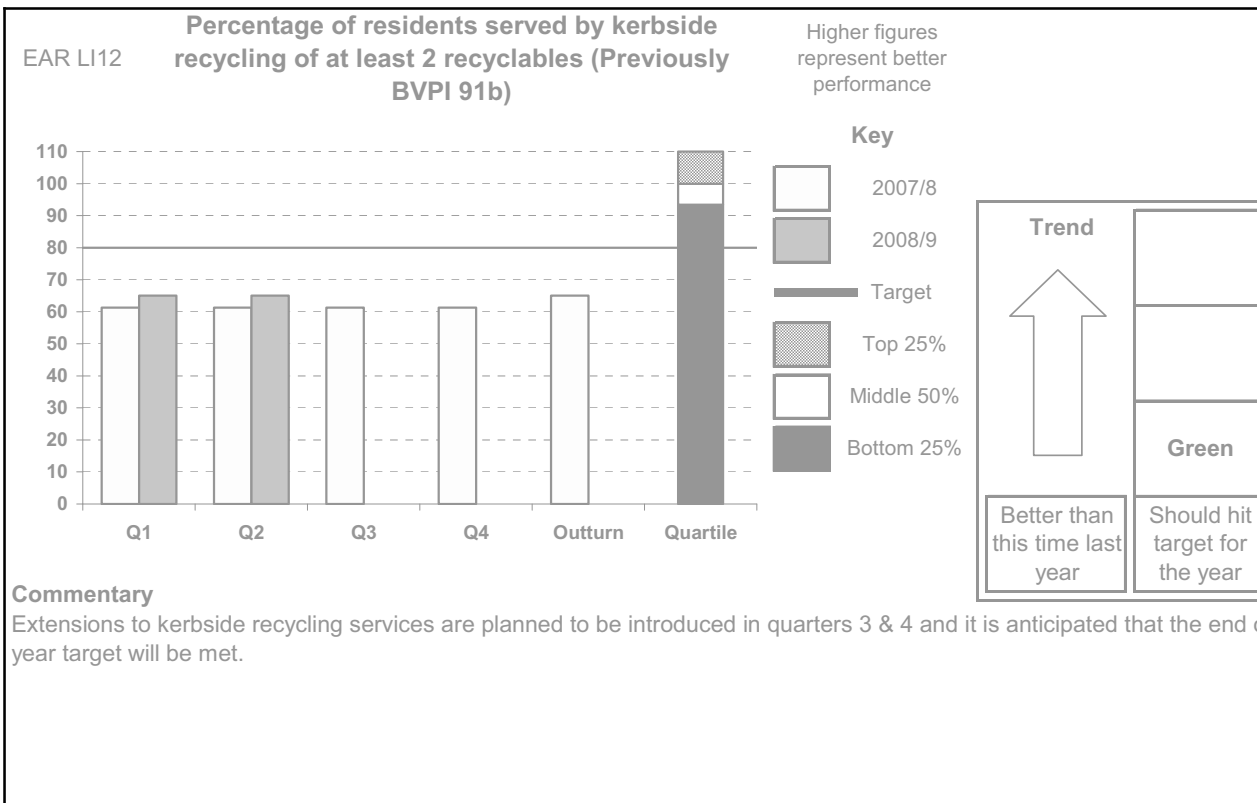
Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
		Extension to the network of neighbourhood recycling 'Bring Sites'. (These are sites where residents can bring materials to be recycled e.g. glass, paper, but no shoes or light bulbs. An additional two sites will be implemented). Oct 2008		
		Development and delivery of a co-ordinated Environmental Education Campaign. (This will promote environmental stewardship to residents and businesses). Oct 2008		It is anticipated that a comprehensive campaign will be delivered by the target date.
		Extension to wheeled bin kerbside paper recycling collection service (the extension will provide blue bins to all suitable properties) by no later than Mar 2009		See Service Review.
		Introduction of pilot kerbside battery recycling collection scheme. By no later than Oct 2008		Discussions with potential
		Develop a Waste Prevention Strategy Sep 2008		A draft Strategy has been developed and it is planned that it will be published in the autumn.
EAR 5	To procure waste management facilities/services to meet the requirements of the Council's Municipal Waste Management	Commencement of new Waste Management and Recycling Contract. (This contract will allow economies of scale to be		Due to unavoidable delays, the contract is now expected to commence in April 2009.

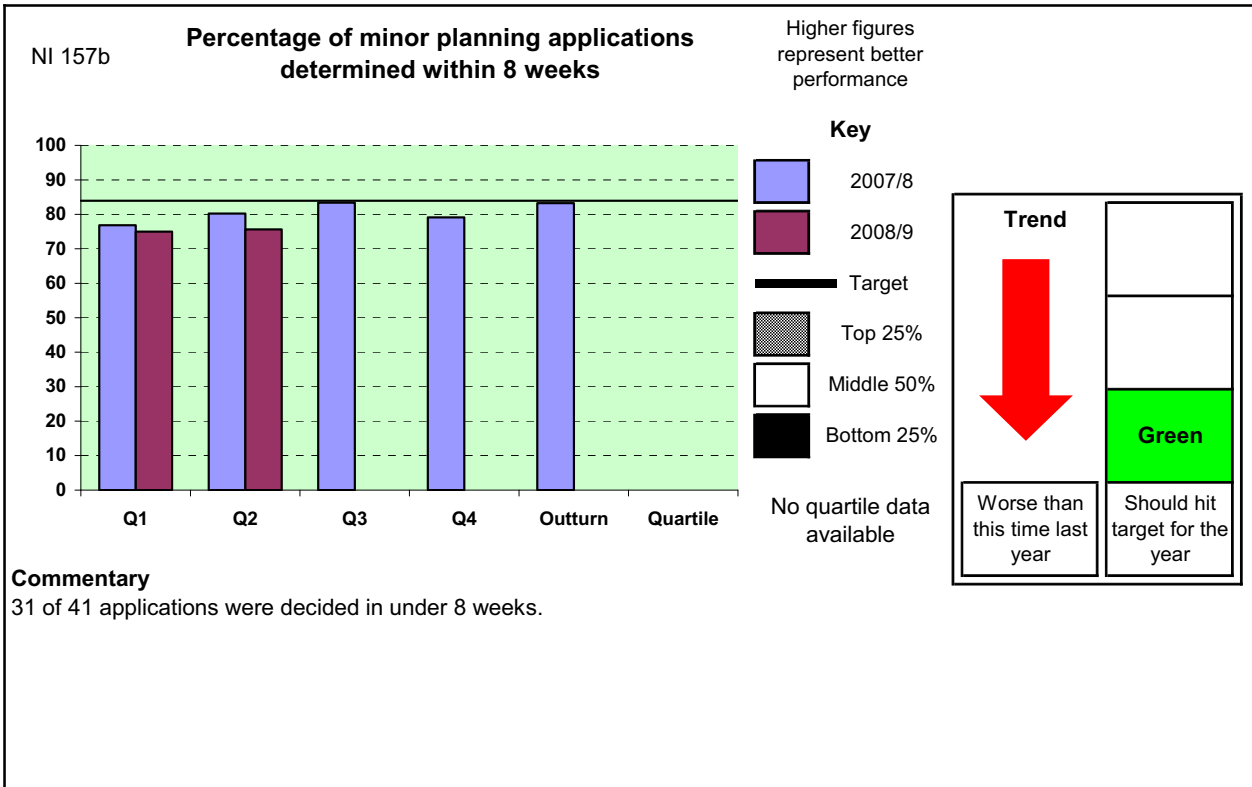
APPENDIX ONE - PROGRESS AGAINST OBJECTIVES/MILESTONES
Environmental & Regulatory

Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
	Strategy.	derived in waste transfer, recycling and household waste sites as Halton joins in joint procurement with the other Merseyside Authorities). Oct 2008		
EAR 6	To develop and publish an integrated Environmental Nuisance Prevention and Enforcement Strategy. (This strategy will allow a co-ordinated response from the Service to reported nuisances and their remedy. A key aim is the attendance of one officer to deal with all nuisance issues on site).	Develop a Strategy in consultation with relevant HBC officers and external agencies and other stakeholders. Jan 2009		Work is continuing with and it is anticipated that this target will be met.
EAR 7	Carry out local Streetscene environmental improvements. (Street Scene is part of the Council's Environment Directorate that incorporates a number of services that have an important impact on the "street" and public open spaces in terms of their appearance	Undertake 20 small scale environmental improvements. Will include items such as installation of new street furniture, repair of existing street furniture and improvements to soft landscape. Dec 2008.		Twenty small scale improvements were undertaken by the NEAT (Neighbourhood Environment Action Team) in Q2.
EAR 8	Implement the Contaminated Land Inspection Strategy. Take a strategic approach to inspecting the borough for potentially contaminated land under the provisions contained in Part IIA of	<i>Continue to identify and classify potentially contaminated sites from available data. Mar 2009</i>	N/a	Not reported this quarter.

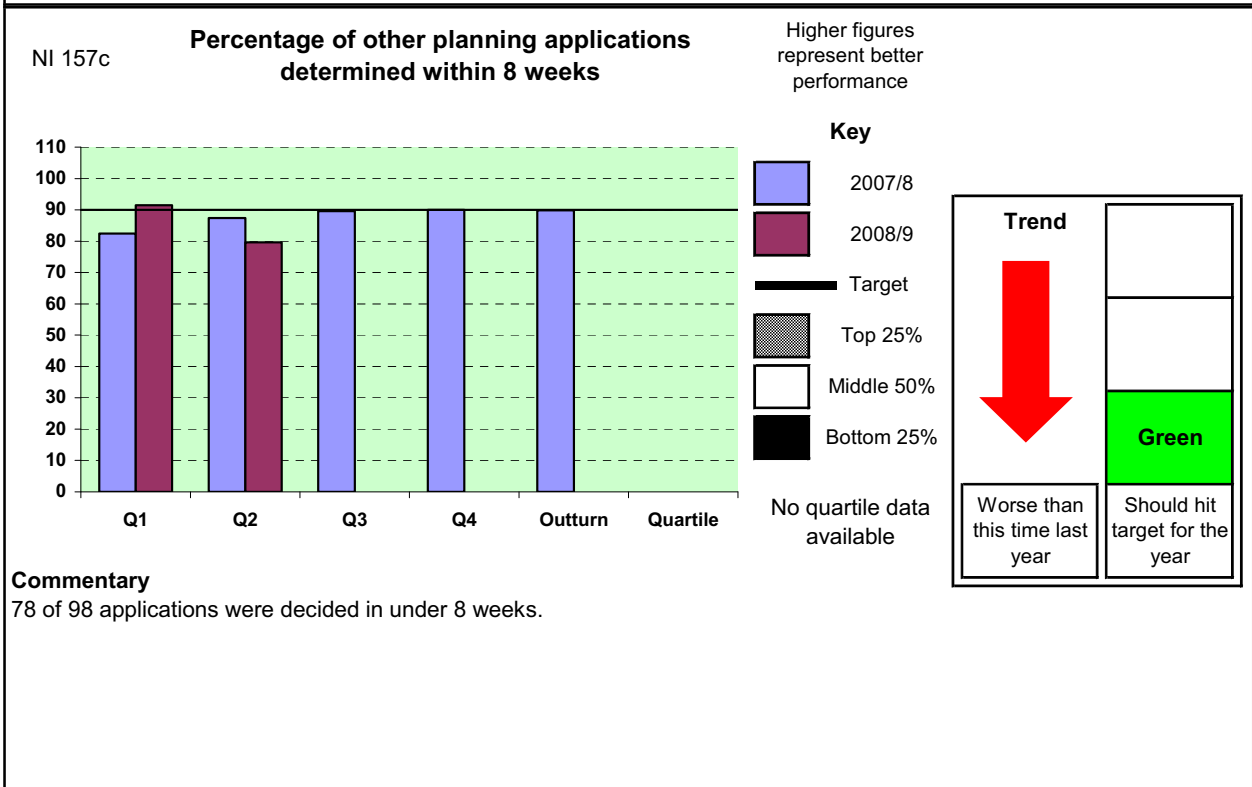
APPENDIX ONE - PROGRESS AGAINST OBJECTIVES/MILESTONES
Environmental & Regulatory

Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
	the Environmental Protection Act 1990, and to describe and publish this in a written strategy.			
		<i>Continue comparing the potentially contaminative land uses to information on pathways and receptors and categorise into risk categories A B and C. (Ordered and rational manner to identify and prioritise sites. Categories are a broad risk assessment with A as the highest category and 1400 potential sites). Mar 2009</i>	N/a	Not reported this quarter.
		<i>Complete the identification of the Group A, B and C sites. Mar 2009</i>	N/a	Not reported this quarter.
		<i>Commence detailed inspections of high risk sites (group A) Mar 2009</i>	N/a	Not reported this quarter.

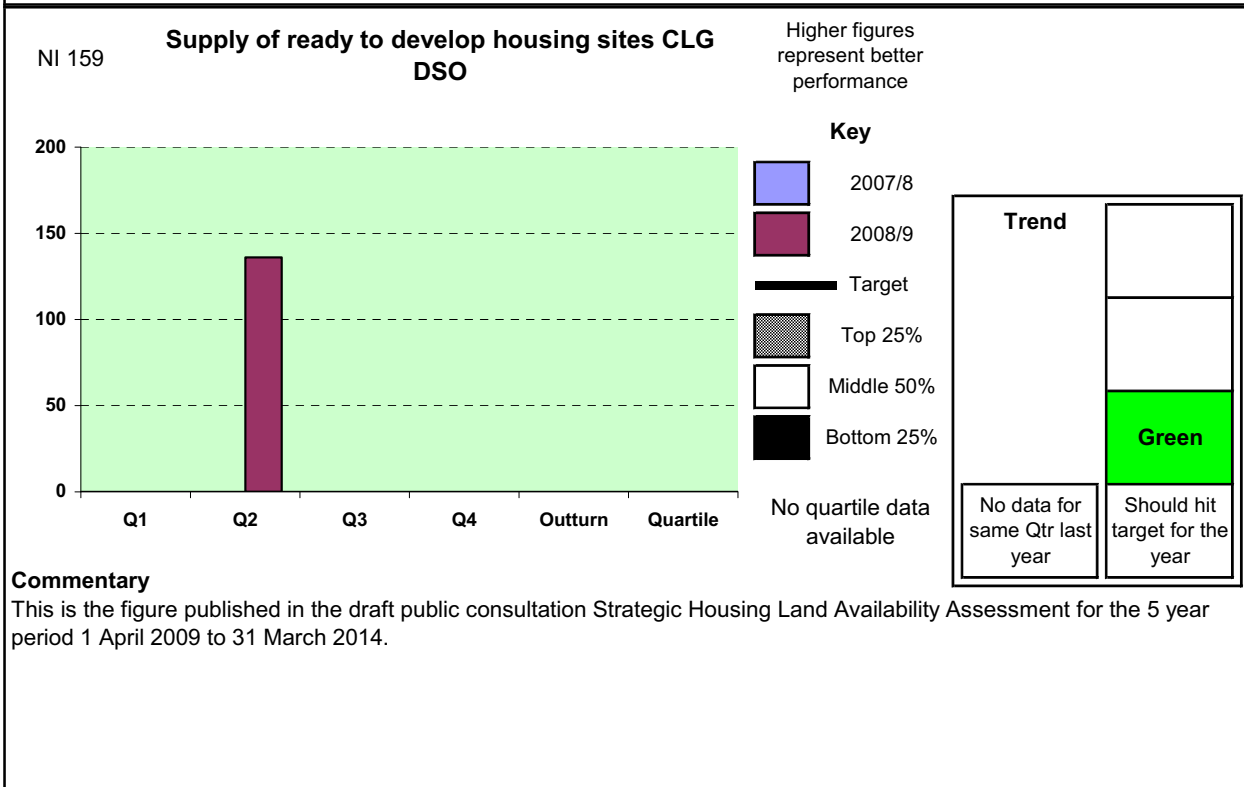
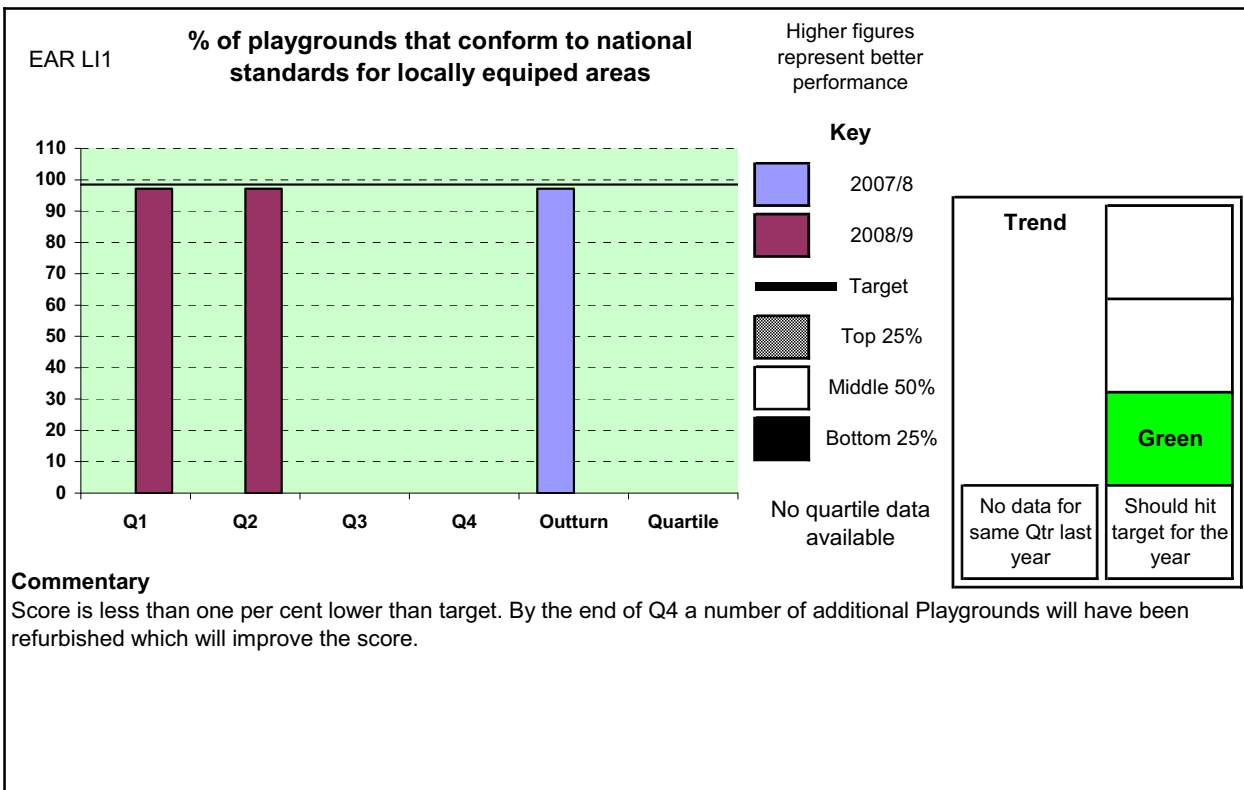


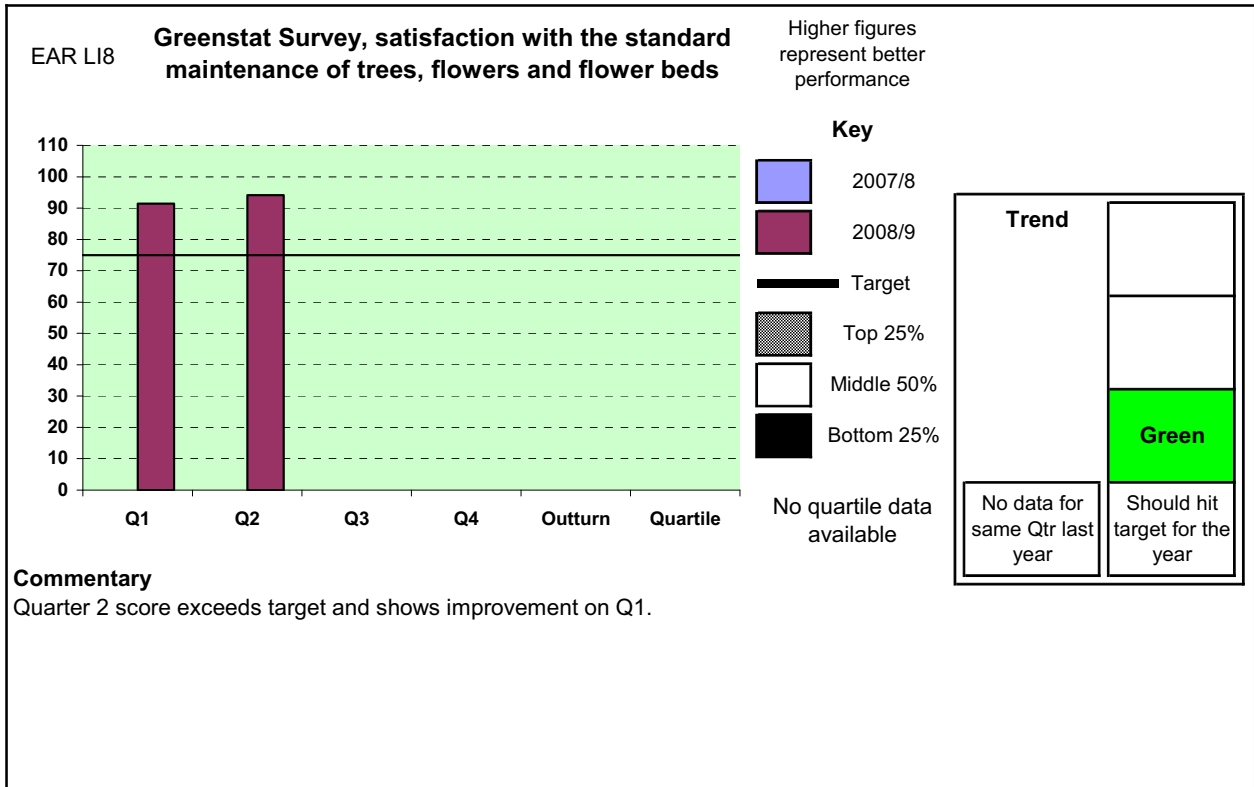


Commentary
31 of 41 applications were decided in under 8 weeks.



Commentary
78 of 98 applications were decided in under 8 weeks.





It has not been possible to report the following “Key” Indicators this quarter.

LI 9 - % of household waste arisings sent for recycling (Previously BVPI 82ai)




LI 10 - % of household waste arisings composted or sent for treatment by anaerobic digestion (Previously BVPI 82bi)

LI 11 - % of household waste arisings landfilled (Previously BVPI 82di)


LI 5 - % of incidents of offensive graffiti responded to within 24 hours of notification.

LI 6 - % of incidents of fly-tipping responded to within 48 hours.


NI 170 - Previously developed land that has been vacant or derelict for more than 5 years

Ref.	Description	Actual 2007/08	Target 2008/09	Quarter 2	Progress	Commentary
Quality						
EAR LI3	Number of Green Flag Awards achieved for Halton	6	9	10		Ten Green Flag Awards were secured for Halton in the 2008 judging process. They include Hough Green Park, Pickering's Pasture LNR, Phoenix Park, Rock Park, Runcorn Hill Park, Runcorn Town Hall Park, Spike Island, Victoria Park, Victoria Promenade, Wigg Island Community Park.
EAR LI7	% of residents satisfied with the cleansing standards in Halton	-	75	N/a	N/a	Not reported this quarter.
NI 182	Satisfaction of businesses with local authority regulation services BERR DSO	-	-	N/a	N/a	Information is not available
EAR LI13	Resident satisfaction with parks and open spaces (Previously BVPI 119e)	-	75	92.31		In the past figures for this indicator have been derived from the Best Value Survey and Halton 2000 Survey's. In 2008 no data is available from these sources. The Greenstat system allows an aggregated score for all aspects of satisfaction related to parks to be obtained. This is called the 'Overall Satisfaction Score'. This has been used to provide a score for this indicator and will be used to obtain scores for Q3 and Q4.
EAR LI2	Greenstat Survey, satisfaction with the standard of cleanliness and maintenance of parks and green spaces	-	88	87.18		The score for Q2 is less than one percent below the target.
Service Delivery						
EAR LI18	% of new reports of abandoned vehicles	94.58	100	N/a	N/a	Not reported this quarter.




APPENDIX THREE - PROGRESS AGAINST OTHER INDICATORS
Environmental & Regulatory

Ref.	Description	Actual 2007/08	Target 2008/09	Quarter 2	Progress	Commentary
	investigated within 24 hours (Previously BVPI 218)					
NI 154	Net additional homes provided PSA 20	-	518	N/a		The target figure for the year is 518 as contained in the LAA. This indicator can only be provided on an annual basis retrospectively as it involves site visits to monitor development on the ground. The net figure for 2007/08 was 314 net dwelling gain, although the gross dwelling gain was 546. There was significant demolition in Castlefields, Runcorn accounting for the difference between the gross and net figures. Due to the problems in financial markets restricting mortgages and development scheme funding the current outlook gives an amber light despite no figures being available.
NI 155	Number of affordable homes delivered (gross) PSA 20	-	-	N/a	N/a	Social rented stock was increased by 16 new build completions in 07/08, in 06/07 the total increase was 82, in 05/06 it was 28. In Halton there has not been a problem with affordability for housing. For this reason there is no planning policy on affordable housing. Figures for this indicator will be provided on an annual basis.
NI 184	Food establishments in the area which are broadly compliant with food hygiene law	-	-	N/a	N/a	This will be reported annually
NI 189	Flood and coastal erosion risk management	-	-	N/a	N/a	This indicator will be reported by the Environment Agency according to the DCLG document "National Indicators for Local Authorities and Local Authority Partnerships: Handbook of Definitions 1 April 2008.

APPENDIX THREE - PROGRESS AGAINST OTHER INDICATORS
Environmental & Regulatory

Ref.	Description	Actual 2007/08	Target 2008/09	Quarter 2	Progress	Commentary
NI 190	Achievement in meeting standards for the control system for animal health Defra DSO	-	-	N/a	N/a	Not reported this quarter.
NI 191	Residual household waste per head Defra DSO	-	-	449.5		This indicator measures the kilogrammes of waste produced per household, and replaces the previous indicator that measured kg of waste per head of population
NI 192	Household waste recycled and composted	-	-	N/a	N/a	Not reported this quarter.
NI 193	Municipal waste land filled Defra DSO	-	-	N/a	N/a	Not reported this quarter.
NI 195	Improved street and environmental cleanliness (levels of graffiti, litter, detritus and fly posting)	-	-	N/a	N/a	Not reported this quarter.
NI 196	Improved street and environmental cleanliness – fly tipping	-	-	N/a	N/a	Not reported this quarter.
NI 197	Improved local biodiversity – active management of local sites Defra DSO	-	-	N/a	N/a	Not reported this quarter.

LPSA Ref.	Indicator	Baseline	Target	Perform 07/08	Perform. 08/09 Q2	Traffic light	Commentary
7	<p>Improving health and well-being:</p> <p>The number of people reporting to the NHS stop smoking services who had set a quit date and who are still not smoking at the four weeks review (during the year 1 April to 31 March)</p>	850 (2005/6)	2000 (2008/9)	1119	N/a	N/a	<p>Figures have to be reported retrospectively. Q1 figures are as follows: 967 people set a quit date. 508 persons were still not smoking after 4 weeks. Quarter 2 figures are not available until after 12/11/08 when the July to September follow-up period is finished.</p>

Key Objective	Risk Identified	Risk Treatment Measures	Target	Progress	Commentary
EAR 3 To prepare and adopt a local development framework (LDF) and to review the LDF on a regular basis ensuring that an up to date development plan is available (statutory requirement). To achieve this by producing the following targets:-	Production of unsound plans resulting in abortive costs and repetition of work.	Consultation with relevant internal officers and external experts to ensure proper evaluation of requirements to pass tests of soundness	08/04/2008		Self assessment tests are in place to ensure internal checks of documents will deliver 'sound' documents
	Risk of changes to central/regional & Local Authority Governed Policy affecting the agreed strategy.	Final strategies should be flexible to account for such changes and continual monitoring of policy should be maintained to keep abreast of any potential changes	08/04/2008		Regular attendance at regional and city region groups ensures emerging policy is constantly monitored.
	Failure to produce strategy could jeopardise future government funding e.g. planning delivery grant.	Ensure delivery of strategies in line with government requirements.	08/04/2008		Progress against the Local Development Schedule is regularly monitored and reported annually in the Annual Monitoring Report published in December of each year.
EAR 4 Implementation of actions to meet the objectives of the Council's Waste Management Strategy	Overall failure to meet the commitments of the Waste Management Strategy	Waste Action Plans to be developed to meet performance targets	08/09/2008	N/a	Not reported this quarter.
		Monitoring and control measures in place to	08/09/2008	N/a	Not reported this quarter.

Key Objective	Risk Identified	Risk Treatment Measures	Target	Progress	Commentary
		ensure that targets and pledges are met.			
	Unwillingness of Public to participate will result in targets not being met	Sufficient resources in place to deliver a continual and comprehensive consultation, promotional and educational campaigns.	Ongoing	N/a	Not reported this quarter.
EAR 5 To procure waste management facilities/services to meet the requirements of the Council's Municipal Waste Management Strategy.	Failure to meet recycling targets and the requirements of the European Landfill Directive - Leading to financial penalties.	Proper procurement process to ensure waste management infrastructure in place, and continual monitoring of performance against targets	08/07/2008	N/a	Not reported this quarter.
	Failure to identify and develop potential partnerships - Leading to missed opportunities, loss of potential economies of scale and targets not being met.	Proper consideration of options and negotiations with potential partners to ensure that partnership arrangements are delivered that reflect the best interests of the Council	08/09/2008	N/a	Not reported this quarter.

Landscape Services Division 2008/2009.**Revenue Budget as at 30th Sept 2008.**

	Annual Revised Budget	Budget To Date	Actual Spend	Variance (overspend)	Actual Including Committed Items
	£'000	£'000	£'000	£'000	£'000
<u>Expenditure</u>					
Employees	3,234	1,625	1,567	58	1,567
Landscape Maintenance	271	138	57	81	74
Office Accommodation	112	0	0	0	0
Other Premises Costs	32	16	15	1	15
Supplies and Services	187	97	83	14	89
Hired & Contracted Services	177	90	75	15	90
Tipping	74	37	21	16	21
Grants To Voluntary Organisations	18	12	10	2	10
Transport	730	363	391	(28)	391
Internal Support Costs	534	0	0	0	0
Central Support Costs	126	0	0	0	0
Asset Charges	101	0	0	0	0
Total Expenditure	5,596	2,378	2,219	159	2,257
<u>Income</u>					
Sales	-33	-9	-4	(5)	-4
Miscellaneous Fees & Charges	-171	-86	-110	24	-110
Rents	-15	-9	-9	0	-9
Grounds Maintenance Recharge	-3,083	0	0	0	0
Support Service Income	-239	0	0	0	0
Reimbursement & Other Grants	-462	-230	-226	(4)	-226
School's SLA	-156	-78	-78	0	-78
Non Revenue	-100	-50	-65	15	-65
Total Income	-4,259	-462	-492	30	-492
Net Expenditure	1,337	1,916	1,727	189	1,765

Comments

Overall the service is operating better than anticipated.

The under-spend on employees is a result of delays in filling vacant posts.

The under-spend on landscape maintenance is a result of delays in implementing projects.

Waste Management Services Division**Revenue Budget as at 30th Sept 2008.**

	Annual Revised Budget	Budget To Date	Actual Spend	Variance (overspend)	Actual Including Committed Items
	£'000	£'000	£'000	£'000	£'000
<u>Expenditure</u>					
Employees	3,676	1,763	1,709	54	1,709
Building Maintenance	28	0	0	0	0
Operational Building	110	0	0	0	0
Other Premises Costs	99	52	42	10	42
Supplies & Services	280	144	79	65	79
Recycling Plan/Strategy	133	0	0	0	0
Hired & Contracted Services	121	62	94	(32)	94
Trade Waste Tipping	140	70	64	6	64
Agency Services	131	66	51	15	51
Waste Disposal - Fridges	21	11	5	6	5
Waste Disposal - Green Waste	134	96	83	13	83
Waste Disposal - Other	230	113	98	15	98
Waste Disposal - HWC's	1,394	854	836	18	836
Waste Disposal - Domestic Refuse	571	286	375	(89)	375
Waste Disposal - Landfill Tax	1,515	771	882	(111)	882
Transport	1,389	701	673	28	673
Internal Support Costs	211	0	0	0	0
Capital Financing	80	47	49	(2)	49
Asset Charges	13	0	0	0	0
Central Support Costs	758	0	0	0	0
Total Expenditure	11,034	5,036	5,040	(4)	5,040
<u>Income</u>					
Sales	-108	-54	-33	(21)	-33
Fees & Charges - Trade Waste	-668	-333	-235	(98)	-235
Fees & Charges - Bulky Waste	-163	-82	-16	(66)	-16
Fees & Charges - Other	-52	-26	-33	7	-33
Building Cleaning Recharges	-751	-376	-397	21	-397
School Cleaning Recharges	-663	-332	-325	(7)	-325
Miscellaneous St Cleansing Recharges	-159	-81	-54	(27)	-54
Total Income	-2,564	-1,284	-1,093	(191)	-1,093
Net Expenditure	8,470	3,752	3,947	(195)	3,947

Comments on the above figures:

The under-spend on labour is a result of delays in filling vacant posts. The under-spend on supplies & services is as a result of a delay in commissioning a project. The over-spend on hired services is a s a result of a 2007/08 invoice paid in the current year.

Contract price discrepancies have resulted in a prudent approach to waste disposal expenditure.

Income from Trade Waste & Bulky Waste continues to be a problem. It is unlikely that we will achieve the annual target.

Capital Expenditure - 2008/2009**Environmental & Regulatory Services****Expenditure as at 30th September 2008.**

Code	Scheme	2008/2009 Capital Allocation £'000	Allocation To Date £'000	Actual Spend To Date £'000	2008/2009 Allocation Remaining £'000
H300	Litter Bin Replacement	37	0	0	37
H302	Victoria Park HLF	60	60	76	(16)
N004	Children's Playground Equipment	103	0	-19	122
N009	Sports Pitch Improvement	130	5	0	130
N013 - 019	Landfill Tax Credit	340	70	14	326
N012	Recycling Bins	100	100	64	36
N002	Flood Drainage Mitigation & Improvement	50	0	0	50
N529	Contaminated Land Stenhills Quarry	35	0	0	35
		855	235	135	720

Environment & Regulatory Services.**Local Strategic Partnership 2008/2009.****Expenditure as at 30th September 2008.**

Code	Scheme	Annual Budget	Budget To Date	Actual To Date	Variance To Date (overspend)
		£'000	£'000	£'000	£'000
7301	Area Forum 1	108	54	32	22
7302	Area Forum 2	88	44	17	27
7303	Area Forum 3	85	43	22	21
7304	Area Forum 4	128	64	28	36
7305	Area Forum 5	113	57	-7	64
7306	Area Forum 6	60	30	1	29
7307	Area Forum 7	19	10	5	5
7372	Pride Of Place Action Team	33	17	23	(6)
7373	Multi Skilled Maintenance Team	16	8	9	(1)
7375	Neighbourhood Pride	30	15	8	7
7377	Area Forum Co-ordinator	30	15	17	(2)
7382	Anti-Social Behaviour	80	40	28	12
7390	Graffiti Team	72	36	33	3
					0
		862	433	216	217

PLANNING DIVISION

Revenue Budget as at 30th September 2008

	Annual Revised Budget	Budget To Date	Actual To Date	Variance To Date (overspend)	Actual Including Committed Items
	£'000	£'000	£'000	£'000	£'000
Expenditure					
Employees	1,019	515	446	69	452
Premises Support	80	0	0	0	0
Hired & Contracted Svcs	72	44	20	24	20
Unitary Development Plan	13	6	1	5	2
Supplies & Services	111	69	66	3	75
Transport	17	9	5	4	5
Central Support Services	238	0	0	0	0
Departmental Support Services	237	0	0	0	0
Total Expenditure	1,787	643	538	105	554
Income					
Planning Fees	-851	-340	-435	95	-435
Support Services	-470	0	0	0	0
Housing & Planning Delivery Grant	-197	0	0	0	0
Total Income	-1,518	-340	-435	95	-435
Net Expenditure	269	303	103	200	119

Comments on the above figures:

In overall terms revenue spending at the end of quarter 2 is below budget profile.

With regards to expenditure, employees is below budget to date due to staff vacancies within the department.

In terms of income, an estimated budget of £197,000 has been identified against the Housing & Planning Delivery grant. However, the provisional allocation is £246k. With regards to planning fees, income received to date is above budget to date. However, due to a slow down in the development industry this income was below budget by £173k at the end of last financial year. Therefore, it is possible that there may be lower than budgeted income achieved at the end of this financial year.

ENVIRONMENTAL HEALTH & BUILDING CONTROL DIVISION

Revenue Budget as at 30th September 2008

	Annual Revised Budget	Budget To Date	Actual To Date	Variance To Date (overspend)	Actual Including Committed Items
	£'000	£'000	£'000	£'000	£'000
Expenditure					
Employees	1,630	824	770	54	770
Premises Support	116	0	0	0	0
Other Premises	8	7	0	7	0
Supplies & Services	235	105	79	26	113
Transport	68	27	34	(7)	34
Central Support Services	364	0	0	0	0
Departmental Support Services	269	0	0	0	0
Agency Related	15	15	18	(3)	18
Asset Charges	4	0	0	0	0
Total Expenditure	2,709	978	901	77	935
Income					
Sales	-44	-44	-40	(4)	-40
Building Control Fees	-361	-180	-135	(45)	-135
Pest Control	-65	-33	-35	2	-35
Other Fees & Charges	-12	-6	-2	(4)	-2
Grant Funding	-43	-36	-36	0	-36
Reimbursements	-12	-2	-3	1	-3
Total Income	-537	-301	-251	(50)	-251
Net Expenditure	2,172	677	650	27	684

Comments on the above figures:

In overall terms, revenue net expenditure at the end of quarter 2 is below budget profile.

With regards to expenditure, staffing is below budget to date due to a combination of vacancies and staff on maternity leave within the Environmental Health section. Although supplies and services appears to be below budget to date this is not the case when the commitments are taken into account.

With regards to income, Building Control fees are less than budget to date as a result of increased competition from the private sector and the current economic climate. This item underachieved income by £68k last financial year and is forecast to underachieve again this financial year. Hence this budget will be monitored closely throughout the year.




At this stage it appears the only significant issue is the low Building Control income.

ENVIRONMENTAL HEALTH & BUILDING CONTROL DIVISION

Capital Projects as at 30th September 2008

	2008/09 Capital Allocation £'000	Allocation To Date £'000	Actual Spend To Date £'000	Allocation Remaining £'000
Flood Drainage Mitigation & Improvement	50	0	0	0
Contaminated Land Stenhills Quarry	35	0	0	0
Total Capital Expenditure	85	0	0	0

The traffic light symbols are used in the following manner:

	<u>Objective</u>	<u>Performance Indicator</u>
<u>Green</u>	 <p>Indicates that the <u>objective is on course to be achieved</u> within the appropriate timeframe.</p>	<p>Indicates that the <u>target is on course to be achieved</u>.</p>
<u>Amber</u>	 <p>Indicates that it is <u>unclear</u> at this stage, due to a lack of information or a key milestone date being missed, <u>whether the objective will be achieved</u> within the appropriate timeframe.</p>	<p>Indicates that it is either <u>unclear</u> at this stage or too early to state whether the target is on course to be achieved.</p>
<u>Red</u>	 <p>Indicates that it is <u>highly likely or certain that the objective will not be achieved</u> within the appropriate timeframe.</p>	<p>Indicates that the <u>target will not be achieved</u> unless there is an intervention or remedial action taken.</p>

QUARTERLY MONITORING REPORT

DIRECTORATE: Health & Community
SERVICE: Health & Partnerships
PERIOD: Quarter 2 to period end 30th September 2008

1.0 INTRODUCTION

This quarterly monitoring report covers the Health & Partnerships Department second quarter period up to 30 September 2008. It describes key developments and progress against all objectives and performance indicators for the service.

The way in which traffic light symbols have been used to reflect progress to date is explained in Appendix 7.

It should be noted that this report is presented to a number of Policy and Performance Boards. Those objectives and indicators that are not directly relevant to this Board have been shaded grey.

2.0 KEY DEVELOPMENTS

Consumer Protection

The new consumer protection regulations continue to place extra demands on both the criminal and consumer civil advice teams as officers face a steep learning curve in relation to the new requirements and scheme of sanctions. With the completion of the Runcorn Town Hall refurbishments, the Registration Service moved back into its Registration Office accommodation in August. For the last 11 months or so it had been temporarily accommodated in the Town Hall's Committee Room 2. The success of using the Civil Suite for ceremonies during this period has led to the continued use of these rooms for Registration Service ceremonies, subject to civil and other demands for this popular facility.

Direct Payments & Appointee & Court Appointed Deputy Service

Continued excellent performance maintained, though numbers have fallen in Older Peoples Services as some service users have died and others have obtained Continuing Healthcare funding. The number of service users in receipt of Direct Payments at 30th September 2008 is 192 service users and 219 carers (compared to 185 service users and 193 carers receiving their service via a direct payment at 30.9.2007). Further training has been undertaken on changes to the Mental Health Act 1983 Amendments (in force from Nov 2008) as relevant to the team given the linkages between this Act and the Mental Capacity Act, in force from 1st October 2007.

Performance Management and I.T

The Directorate continues to work with Corporate ICT on a number of key IT developments, including the electronic monitoring of care (Private Sector and

In House). One of the main priorities for Team is around Carefirst 6 implementation. The hardware and software for the implementation of Carefirst 6 have now been purchased and installed and software system assembly has commenced using Careassess, which is an electronic form that allows us to design forms which can be pre populated and have mandatory fields attached. The Carefirst 6 Project Team has now reached a point where further operational input is required in order to progress implementation.

Supporting People and Contracts

The contract for the provision of support services at Grangeway court was awarded to Arena Options. The new service will commence with effect from 6th October 2008. The contract for the provision of support to BME clients has been awarded to CDS. The service is due to commence in October. The tender process for the provision of Domiciliary Care has commenced. This is a major contract and information about the tender has been sent out to members, HBC staff, key stakeholders and service users. Agreement has been reached with Liverpool MBC regarding the awarding of a cross authority contract to develop a single point of access for SP services and a gateway for move on to general needs accommodation. Work on phase one (research and baseline position) is due to commence in October.

Commissioning

Work has been completed to identify the needs of ALD service users 2008-2011. The next step is the development of an action plan to address the gaps/weaknesses identified in the data document. This work will inform an update of the full ALD commissioning strategy. Quotes have been invited for a review of Long Term Conditions and Therapy services.

Service Planning

Work is nearing completion on Halton's Joint Strategic Needs Assessment. A summary of the document is expected to be published for consultation in November.

Housing

The homelessness service will be brought back in house on 6th October 2008 and the Grangeway Court management and housing support contract will transfer to the new provider, Arena Options, on the same date. Construction of the new Traveller transit site is expected to be completed on 10th October 2008, following which decommissioning of the temporary facility at Haddocks Wood can begin. A programme of development for the Halton/Warrington/St Helens Growth Point is currently being developed by Officers in Planning outlining how the partners aim to deliver additional housing growth. The outline programme is to be submitted before the end of October 2008.

3.0 EMERGING ISSUES

Consumer Protection

Several officers are contributing to the joint Halton / Warrington Trading Standards Project and as the transfer date gets closer, the volume of project work is likely to increase. Political approval having been granted, The

Registration Service will be submitting its application to the Office of the Immigration Services Commissioner at the beginning of quarter 3, with a view to offering the Nationality Checking Service for individuals and families wishing to apply for British Citizenship later in quarter 3, or early in quarter 4.

Performance Management and I.T

Performance Management for Adult Social Care is experiencing a period of change in terms of central performance requirements, in line with the Transformation of Adult Social Care. Changes to statutory returns, such as the the introduction of the National Indicator Set, response to consultations and an increased requirement for evidence of outcomes for service users, has resulted in an increase in the workload for the team. The immediate priority for the Performance and Data team is to ensure that statutory deadlines are met and that staff are recruited to vacant posts, including induction and training.

Commissioning

The National Autistic Society has recently completed a report on Autism needs in Halton, (commissioned jointly by H&C and CYP). The report identifies a significant number of recommendations for action. A project group will be established to progress delivery of the recommendations.

Finance – Management Accounts Team

As part of the Directorate Three Year Financial Strategy further work will be undertaken to identify savings for the 2009/10 budget setting round and review income generated/ received by charging for services, with findings of the Fairer Charging Review Group reported back to members. Work has also progressed well to identify future funding to be transferred for the Commissioning of Social Care for Adults with a Learning Disability from the NHS to Local Government under the Valuing People Now agenda, from 1.4.2009. To achieve this agreement need to be reached by 1st December 2008 and the DOH informed.

Housing




The Housing and Regeneration Act which received royal assent in July 2008 will impact on the work of the team, specifically:

The merging of the Housing Corporation and English Partnerships to form the Homes and Communities Agency.

Indications are that the HCA will enter into “single conversations” with councils regarding their housing and regeneration priorities, which could ultimately impact on funding levels, the formation of a new regulatory body, the Tenants Services Authority, for social landlords, and improved security of tenure for Gypsies and Travellers on local authority sites.

November will see the formation of the new Liverpool City Region Housing and Spatial Planning Board, which will report to the Liverpool City Region Leaders Cabinet. This is likely to result in increased sub regional working.

4.0 PROGRESS AGAINST MILESTONES/OBJECTIVES

Total	19		12		7		0
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All service plan milestones are being reported this quarter. (Those milestones in *italic* text are 'other' milestones that are routinely reported in quarters 2 and 4). Of the 19 milestones for the service, 12 are on track at the half year point. Seven have been assigned amber lights. For a full commentary against each milestone, please refer to Appendix 1.

5.0 SERVICE REVIEW

Finance- Management Accounts Team

The Directorate Management Accounts Team is continuing to provide support to critically review all areas of spend and services provided and achieve cashable Gershon savings. In addition, the team is actively supporting Operational Services to identify ways of reducing the ALD overspend, and securing additional funding as part of the three-year financial strategy from the PCT. During the last quarter, financial support was provided to the ALD team reconfiguration with staff transferring from the PCT on 1.8.2008 to HBC.

6.0 PROGRESS AGAINST KEY PERFORMANCE INDICATORS

Total	7		3		0		1
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Of the 7 key indicators for the service, four have a report of progress against target. A further three indicators cannot currently be reported as data is not available, three of these are new National Indicators for which data protocols are not yet established. For further information and commentary, please refer to Appendix 2.

6.1 PROGRESS AGAINST OTHER PERFORMANCE INDICATORS

Total	23		8		1		1
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Of the 23 other indicators for the service, ten have a report of progress against target. A further thirteen indicators, eleven of which are new National Indicators, cannot currently be reported as data is not yet available. For further information and commentary, please refer to Appendix 3.

7.0 PROGRESS AGAINST LPSA TARGETS

There are no LPSA targets for this service

8.0 RISK CONTROL MEASURES

During the production of the 2008-09 Service Plan, the service was required to undertake a risk assessment of all Key Service Objectives.




Where a Key Service Objective has been assessed and found to have associated 'High' risk, progress against the application of risk treatment measures is to be monitored, and reported in the quarterly monitoring report in quarters 2 and 4. Please refer to Appendix 4.




9.0 PROGRESS AGAINST HIGH PRIORITY EQUALITY ACTIONS



During 2007/08 the service was required to undertake an Equality Impact Assessment. Progress against actions identified through that assessment, with associated High priority are to be reported in the quarterly monitoring report in quarters 2 and 4. Please refer to Appendix 5.




10.0 APPENDICES





Appendix 1- Progress against Key Objectives/ Milestones
Appendix 2- Progress against Key Performance Indicators
Appendix 3- Progress against Other Performance Indicators
Appendix 4- Progress against Risk Treatment Measures
Appendix 5- Progress against High Priority Equality Actions
Appendix 6- Financial Statement
Appendix 7- Explanation of traffic light symbols



Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
HP 1	Ensure that high level strategies are in place, and working to deliver service improvements, and support frontline services to deliver improved outcomes to the residents of Halton	<i>Review Housing and Homelessness Strategies to ensure that the action plans are implemented and that identified needs are met within the resources available Mar 2009</i>		A draft Housing Strategy was circulated for stakeholder consultation earlier this year, resulting in a number of useful comments, many of which have been incorporated into a revised document, which will be presented to PPB on 19th November 2008. Work to review the Homelessness Strategy is on schedule to meet the March 2009 deadline.
		<i>Review Supporting People Strategy to ensure any change to grant allocation is reflected in priorities Jul 2008</i>		Review of spend against commissioning intentions completed in order to inform commissioning decisions for 2008-2011. (Proposals approved by Exec sub) Commissioning Plan to be submitted to SP commissioning Body by Dec 08.
		Review and update the Joint Strategic Needs Assessment (JSNA) to ensure that the outcomes, with identified priorities are incorporated into the LAA May 2008		Draft JSNA produced in Sept 08. Updated draft and summary document to be completed for consultation by the end of October 08.



Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
HP 2	Work with operational managers to make best use of the workforce and IT resources, to improve service delivery and assist services to continuously improve within a robust performance management framework	<i>Review and revise the performance monitoring framework according to changing service needs to ensure that any changing performance measure requirements are reflected in the framework and the performance monitoring cycle Sep 2008.</i>		<i>Performance Management Team have conducted a user survey to assess the performance information needs for Adult Social Care. Stakeholders have been ascertained with a view to improving the performance framework.</i>
		<i>Develop and implement appropriate workforce strategies and plans to ensure that the Directorate has the required staff resources, skills and competencies to deliver effective services Mar 2009</i>		<i>The Directorate Workforce Development Plan 2008/09 has been implemented. A new Recruitment and Retention Strategy is currently under development and due for implementation by the end of December 2008. A report is going to SMT in October pulling out the main implications of the IdeA interim document "Strengthening Partnership Working: Joining Up Workforce Strategies"</i>
		<i>Review the Directorate IT strategy and business processes in conjunction with Corporate IT to ensure that systems available are accessible and deliver a quick and responsive service to those that need them Jun 2008.</i>		<i>Work continues with Corporate IT on a number of developments including the electronic monitoring of care and the implementation of Carefirst 6.</i>

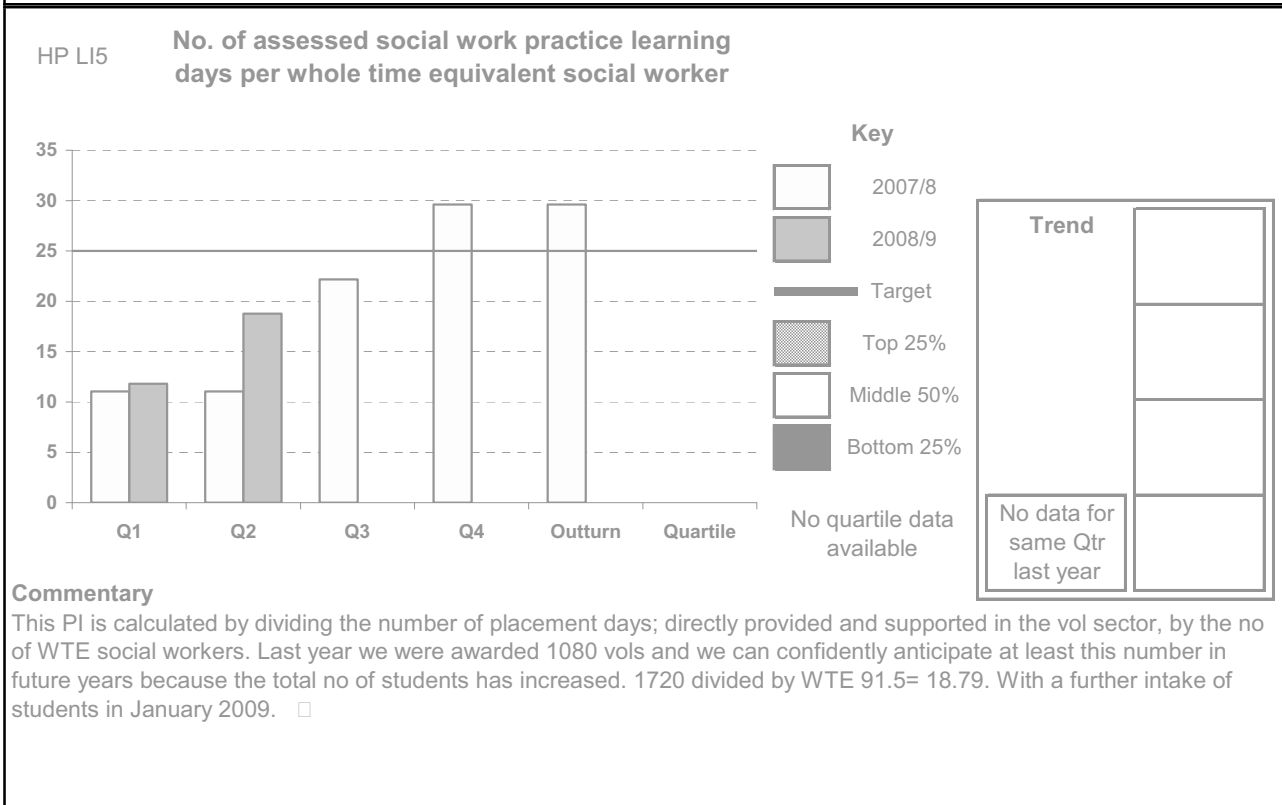
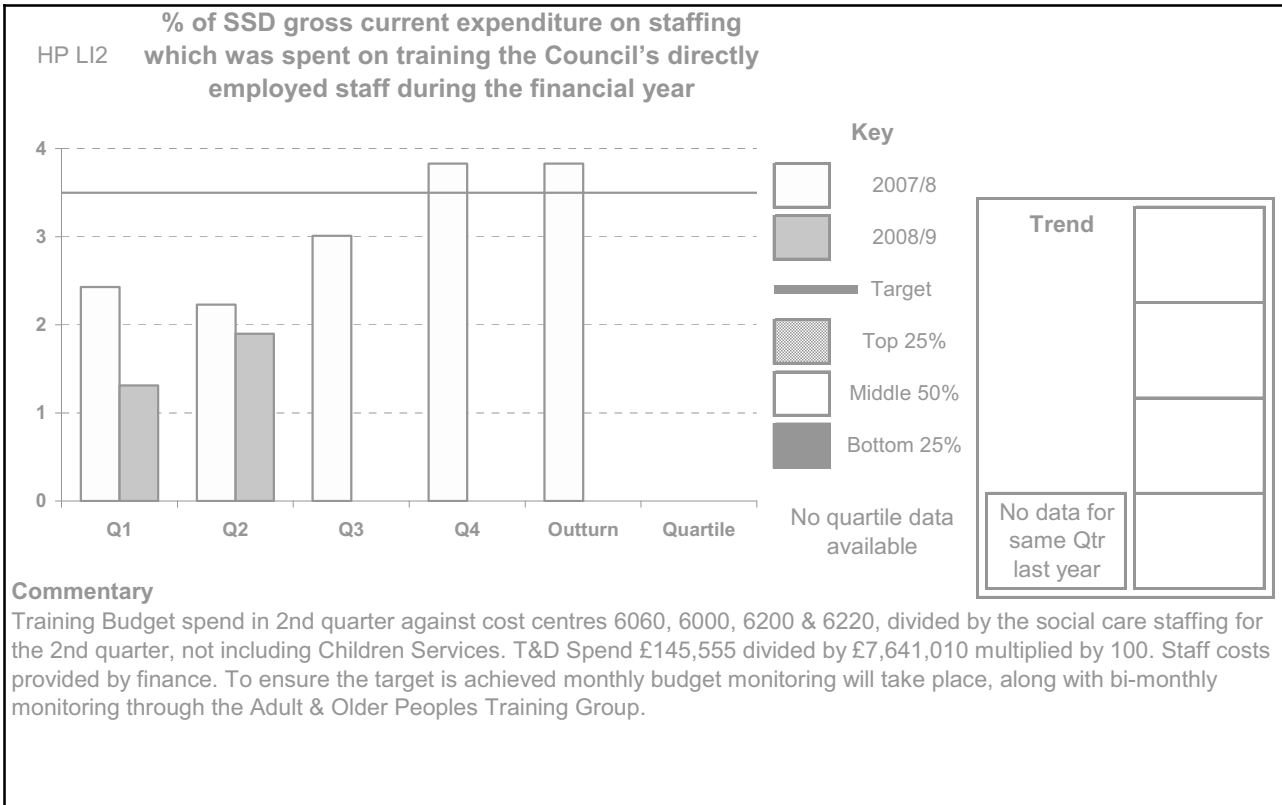
Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
		<p><i>Develop and implement an electronic solution to the Single Assessment Process (SAP) to ensure that data currently written in assessments can be effectively loaded into Carefirst, Health and other agency services information systems Jun 2008.</i></p>		<p><i>SMT have approved the Carefirst 6 implementation of SAP. Next steps include advising the SAP Board, determining sources of funding and determining where the implementation of SAP fits within the overall implementation of Carefirst 6.</i></p>
		<p><i>Review complaints procedures in light of national guidance to ensure a more consistent and holistic approach, leading to lessons learned being shared with colleagues across the sector Nov 2008.</i></p>		<p><i>The complaints procedure has been reviewed along with our own Policy and Procedure, reflecting national guidance. However, this will need doing again to reflect the "Making Experiences Count" proposals to introduce a common complaints procedure, across health and social care, by April 2009. National guidance is not yet available, as this is currently been developed by "Early Adopter" sites. The traffic light system, to remind people dealing with complaints, and their managers, of impending deadlines is up and running. Initial, indications were that it has encouraged deadlines to be met, but we will keep it under review.</i></p>

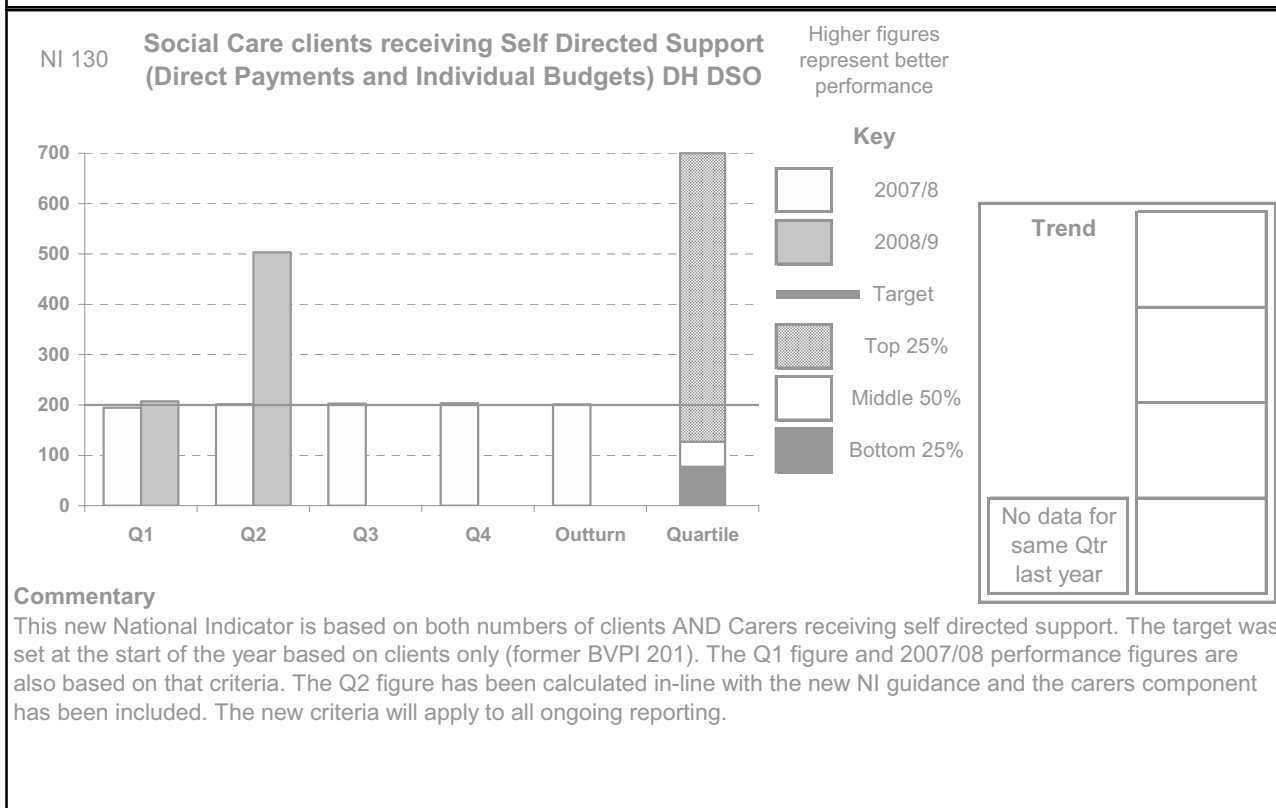
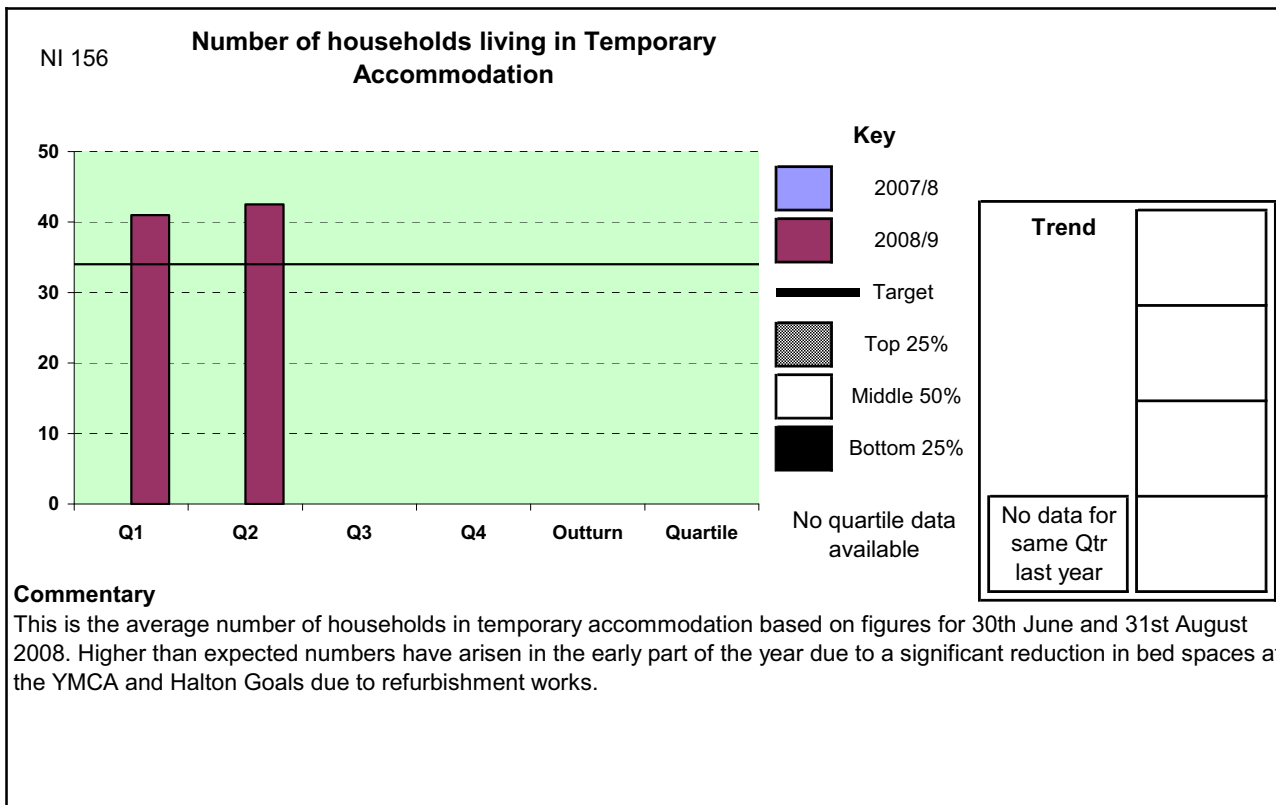
Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
HP 3	To deliver high quality Bereavement, Consumer and Registration Services, that are fit-for-purpose and meet the needs, dignity and safety requirements of the Halton community	Develop a project plan to deliver longer-term cemetery provision, based on member decision, and commence delivery in accordance with project plan timeframes, to ensure the continued availability of new grave space to meet the needs of the Community in 2015 and beyond Jun 2008.		Whilst the June milestone has not been met, a cost benefit analysis of the various options will be completed by October. This should result in decisions being made and the development of the project plan prior to calendar year end.
		Produce an initial Consumer Protection Strategic Assessment, in line with the National Intelligence Model, to support intelligence-led Trading Standards service delivery during 2009/10 Dec2008		On schedule. Some of the work undertaken for the joint Halton / Warrington project doubles as the background work for this milestone.
		Benchmark performance against national standards with relevant benchmarking group to inform improvement plan aimed at supporting continual service improvement Sep 2008.		The Service has benchmarked its performance against the national standards in the GRO/LACORS Good Practice Guide with other "new governance" services. It is hoped that a North West benchmarking exercise can be completed later in the year.

Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
HP 4	Ensure that effective financial strategies and services are in place to enable the Directorate to procure and deliver high quality value for money services that meet people's needs.	<i>Monitor and review Joint Commissioning Strategies to ensure priorities are still met and enhance service delivery and cost effectiveness Mar 2009.</i>		<i>Report on commissioning needs for ALD services completed Sept 08. Work completed on extra care housing strategy. Work ongoing to monitor progress against milestones in all joint-commissioning strategies.</i>
		<i>Review contract management and monitoring arrangements across all service areas to ensure contracts are offering value for money Mar 2009.</i>		<i>Annual work plan for SP, contracts and procurement agreed. All areas on target except the development of the residential care strategy. Additional resources have been re-directed to this area in order to bring the project back on target.</i>
		Commence procurement for new domiciliary care contracts, to enhance service delivery and cost effectiveness, with a view to new contracts being in place April 2008.		Project back on target. Draft commissioning strategy complete. Tender exercise underway. Additional resources for project team secured.
		Commence procurement for new residential care contracts, to enhance service delivery and cost effectiveness, with a view to new contracts being in place April 2008.		Additional Resources for the project team secured to work on the financial modelling and consult with providers. Work on the overall strategy has remained on target and it is still anticipated that the new contracts will be in place by April 09

Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
		<p><i>Project team to be established to ensure implementation of the recommendations of the commissioning framework Mar 2009.</i></p>		<p><i>Dave Sweeney is in the process of establishing a team to progress the detail behind the section 75 agreement. This work will take into account the requirements set out in the Commissioning Framework.</i></p>
		<p><i>Monitor, on a quarterly basis, the financial strategy to ensure that changing service requirements are being met by allocated funding March 2009</i></p>		<p><i>A draft Directorate three-year financial strategy 2008/9 to 2010/11 was prepared for SMT. This included the Council background and context, future Directorate Service developments and pressures, CSR 2007 three year grant announcements, SP funding, Gershon I & II, detailed analysis for 2008/9 and the following years 2009/10 to 2010/11. The further development of this strategy for 2009/10 and 2010/11 will continue in 2008/9 to support the budget process 2009/10.</i></p>

Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
		Review the usage of Direct Payments against performance target strategy to ensure that targets on uptake are being met March 2009		Continued excellent performance maintained, though numbers have fallen in Older Peoples Services as some service users have died and others have obtained Continuing Healthcare funding. At the 30th September there were 192 service users (compared to 191 at 31.3.2008) and 219 carers in the first six months receiving their service using a Direct Payment.
		<i>Assess, on a quarterly basis, the impact of the Fairer Charging Policy strategy to ensure that the charging policy is fair and operates consistently with the overall social care objectives Dec 2008.</i>		<i>Charging policy consultation group convened with appropriate representatives from all service areas in attendance at the first meeting on 29.9.2008. The Portfolio Holder for Health will attend the Group. Charging Policy and Income received in Halton has been benchmarked against neighboring Local Authorities, and will be further discussed with this group. A report will be prepared for Members detailing the findings of this consultation.</i>





Key Performance Indicators not reported this quarter;

NI 127, Self reported experience of Social Care Users





This indicator cannot be reported on in quarter 1 as it is based on a survey which does not take place until Quarter 4.

NI 182, Satisfaction of Businesses with Local Authority Regulation Services


This is a new indicator that forms part of the new National Indicator data set and systems are not currently in place to calculate the out-turn percentage. However, the indicator is based on survey data and in Quarter 1, 40% of Consumer Protection respondees gave the highest rating whilst 60 % gave the second highest rating in answer to the two relevant questions. The single, year-end return will also include the performance of the Environmental Health and Licensing functions of the Council.

NI 183, Impact of LA Regulatory Services on the Fair Trading Environment

This is a new indicator that forms part of the new National Indicator data set. It is a year-end return based on four factors, two of which are to be provided to local authorities by central government at year-end. Hence it is not possible to provide quarterly performance information.

Ref.	Description	Actual 2007/08	Target 2008/09	Quarter 2	Progress	Commentary
Cost & Efficiency						
HP LI1	% of SSD directly employed posts vacant on 30 September	-	8	8.67		On target. Exit interview questionnaires continue to be analysed on an annual basis and reported to SMT. A new Recruitment and Retention Strategy is being developed and will be in place by the end of 2008.
Fair Access						
HP LI4	No. of initiatives undertaken to raise the profile of the Service in the 5 most deprived wards	-	5	2		A theatre group has begun working in St Mary's school in Windmill Hill exploring consumer issues around the theme of 'Making the Right Decisions', the script was developed jointly with Consumer Protection. Before the end of September, the theatre group will start work with the Park School in Windmill Hill.
Quality						
HP LI6	Percentage of consumer service users satisfied with the Trading Standards Service, when last surveyed	-	90	92		Target achieved, although the Service experienced a very low response rate. This was in spite of the fact that a prize draw was set up for all participants who returned a survey.
HP LI7	Percentage of Bereavement Service users who rated the staff courteousness / helpfulness as reasonable / good / excellent when last surveyed	-	96	100		The 21 survey forms that were returned included 19 responses to the relevant question about staff performance. All of these respondents rated this performance as reasonable/good/excellent.


Ref.	Description	Actual 2007/08	Target 2008/09	Quarter 2	Progress	Commentary
HP LI8	Percentage of general Registration Service users who rated the staff's helpfulness / efficiency as excellent or good, when last surveyed.	-	96	98		The above figure related to the general survey that was conducted in February 2008. A total of 50 questionnaires were returned, representing a 70% response rate.
Service Delivery						
HP LI9	The % change in average number of families in temporary accommodation	-	-5	-11.8		Good performance on this indicator with a better reduction than at this time last. This percentage is based on figures for 30th June and 31st August 2008 compared with 30th June and 30th September 2007.
HP LI10	Number of households considering themselves homeless for whom advice casework intervention resolved their situation	2.66945 6066945 61	1.6	0		The Directorate established a Homelessness Welfare/Prevention Team in 2007 to assist in the prevention of Homelessness. This indicator has been carried over from the BVPI set. Although the service can evidence 104 successful interventions for April 2008 - June 2008 (equivalent to a BVPI indicator outcome of 2.12), these outcomes cannot be included for PI measurement purposes, due to the way in which the service is funded.
HP LI11	Proportion of statutory homeless households accepted as statutory homeless by LA within last 2 years	-	1.2	1.1		Only one case of repeat homelessness has been recorded out of 86 total homelessness acceptances for the period April 2008 - August 2008.




Ref.	Description	Actual 2007/08	Target 2008/09	Quarter 2	Progress	Commentary
HP LI12	Has there been a reduction in cases accepted as homeless due to domestic violence that had previously been re-housed in the last 2 years by that LA as a result of domestic violence	-	Yes	0		This indicator is based on part 8 of the old BVPI 225. No repeat cases of homelessness attributable to domestic violence have been recorded this quarter.
NI 39	Alcohol-harm related hospital admission rates PSA 25	-	-	Refer to comment	-	This is a new National Indicator and the PCT is responsible for reporting the associated data. The data is not yet available, however an initial meeting has taken place and a follow-up meeting is due to be held at the end of October to review the data available against this PI. It is hoped that the data will be available to enable the PI to be reported in Q3.
NI 119	Self-reported measure of people's overall health and wellbeing DH DSO	-	-	Refer to comment	-	This indicator is based on the Place Survey which is not due to be undertaken until 2009.
NI 120	All-age all cause mortality rate PSA 18	-	-	Refer to comment	-	This is a new National Indicator and the PCT is responsible for reporting the associated data. The data is not yet available, however an initial meeting has taken place and a follow-up meeting is due to be held at the end of October to review the data available against this PI. It is hoped that the data will be available to enable the PI to be reported in Q3.

**APPENDIX THREE - PROGRESS AGAINST OTHER INDICATORS
Health & Partnerships**

Ref.	Description	Actual 2007/08	Target 2008/09	Quarter 2	Progress	Commentary
NI 121	Mortality rate from all circulatory diseases at ages under 75 DH DSO	-	-	Refer to comment	-	This is a new National Indicator and the PCT is responsible for reporting the associated data. The data is not yet available, however an initial meeting has taken place and a follow-up meeting is due to be held at the end of October to review the data available against this PI. It is hoped that the data will be available to enable the PI to be reported in Q3.
NI 122	Mortality from all cancers at ages under 75 DH DSO	-	-	Refer to comment	-	This is a new National Indicator and the PCT is responsible for reporting the associated data. The data is not yet available, however an initial meeting has taken place and a follow-up meeting is due to be held at the end of October to review the data available against this PI. It is hoped that the data will be available to enable the PI to be reported in Q3.
NI 123	16+ current smoking rate prevalence PSA 18	-	-	Refer to comment	-	This is a new National Indicator and the PCT is responsible for reporting the associated data. The data is not yet available, however an initial meeting has taken place and a follow-up meeting is due to be held at the end of October to review the data available against this PI. It is hoped that the data will be available to enable the PI to be reported in Q3.




Ref.	Description	Actual 2007/08	Target 2008/09	Quarter 2	Progress	Commentary
NI 124	People with a long-term condition supported to be independent and in control of their condition DH DSO	-	-	Refer to comment	-	The data for this indicator comes from the PCT Patient Survey which is not due to be undertaken until 2009.
NI 126	Early access for women to maternity services PSA 19	-	-	Refer to comment	-	This is a new National Indicator and the PCT is responsible for reporting the associated data. The data is not yet available, however an initial meeting has taken place and a follow-up meeting is due to be held at the end of October to review the data available against this PI. It is hoped that the data will be available to enable the PI to be reported in Q3.
NI 128	User reported measure of respect and dignity in their treatment DH DSO	-	-	Refer to comment	-	This indicator cannot be reported at the current time. The Department for Communities and Local Government have not yet supplied information regarding how Local Authorities should measure this indicator. Once this is received, performance will be calculated and a report made at the earliest opportunity.
NI 137	Healthy life expectancy at age 65 PSA 17	-	-	Refer to comment	-	This indicator comes from the Place Survey which is not due to be undertaken until 2009.





Ref.	Description	Actual 2007/08	Target 2008/09	Quarter 2	Progress	Commentary
HP LI13	% of SSD directly employed staff that left during the year.	7.69	8	3.69		Performance is on target at the half year stage. Exit interview questionnaires continue to be analysed on an annual basis and reported to SMT. A new Recruitment and Retention Strategy is being developed and will be in place by the end of 2008.
HP LI14	% of Social Services working days/shifts lost to sickness absence during the financial year.	9.48	9	Refer to comment	-	At the time of writing, data for quarter 2 is not yet available. A report will be made in quarter 3.
HP LI15	% of undisputed invoices, which were paid in 30 days.	97	97	Refer to comment	-	At the time of writing, data for quarter 2 is not yet available. A report will be made in quarter 3.
NI 12	Refused and deferred Houses in Multiple Occupation (HMO) license applications leading to immigration enforcement activity	-	-	Refer to comment	-	This is a new National Indicator is not due to be collected until 2009/10. The Home Office will lead on this indicator and further guidance is awaited.


Key Objective	Risk Identified	Risk Treatment Measures	Target	Progress	Commentary
HP 2 Work with operational managers to make best use of the workforce and IT resources, to improve service delivery and assist services to continuously improve within a robust performance management framework	Failure to provide IT systems that record activity and care services provided places both the organisation and service users/carers at risk.	Data quality checking mechanisms to reconcile data to care arranged and payments made.	01/03/2009		Cross-match analyses between the Carefirst and MSR systems continue to be undertaken by the Performance and Data Team so that operational teams can check and amend records to ensure a true reflection of the provision of current care packages. Any anomalies are flagged up for further investigation and amendment.
		Managerial control of data inputters to ensure data is loaded accurately in a timely manner.	01/03/2009		Supervision of Data Input staff continues to be overseen by the Data Quality Project Co-ordinator to ensure that data is loaded in a timely manner and in accordance with operational procedures.
		1/4ly performance monitoring reports to SMT	01/03/2009		Reports continue to be submitted to SMT on a regular basis.

Key Objective	Risk Identified	Risk Treatment Measures	Target	Progress	Commentary
HP4 Ensure that effective financial strategies and services are in place to enable the Directorate to procure and deliver high quality value for money services that meet people's needs	Failure to provide a user interface for professionals to record details of assessments electronically places both the Health and Social Care organisations involved and service users / carers at risk	Monitor progress surrounding outcome of Strategic Review of IT systems and confirm SMT approval to continue.	01/03/2009		Review completed and decision taken by SMT (August'08) to go with Care Assess as the ESAP solution. Working Group to take forward work.
	Failure to enable data in assessments using SAP to be loaded directly into Carefirst places both the Health and Social Care organisations involved and service users / cares at risk.	Monitor progress surrounding outcome of Strategic Review of IT systems and confirm SMT approval to continue	01/03/2009		ESAP working group to be established. Preliminary discussions to be held between HBC, PCT and Corporate IT
	Failure to enable Health and other agency services to download SAP data collected directly into their information systems places both the Health and Social Care organisations involved and service users / carers at risk.	Monitor progress surrounding outcome of Strategic Review of IT systems and confirm SMT approval to continue.	01/03/2009		The implementation of SAP within Carefirst 6 has been approved by SMT. Access to SAP data by partner organisations will need to be considered as part of the implementation of SAP via Carefirst.

**APPENDIX FOUR – PROGRESS AGAINST RISK TREATMENT MEASURES
Health & Partnerships**

Key Objective	Risk Identified	Risk Treatment Measures	Target	Progress	Commentary
	Failure to provide mobile workers with the ability to input data electronically places both the Health and Social Care organisations and service users / carers at risk.	Monitor progress surrounding outcome of Strategic Review of IT systems and confirm SMT approval to continue	01/03/2009		Mobile working to be considered as part of the scope required for the ESAP ProjectA digital pen pilot for reviewers is being scoped by Corporate IT – Need to ascertain priority area for the pilot.
	Lack of support from Senior Management	Senior manager to be identified as project sponsor, with regular updates to SMT.	01/03/2009		Peter Barron is SAP project sponsor
	Loss of key project staff	Ensure key staff are supported appropriately.	01/03/2009		Staff have left but to date the team have managed to cover activities. Adverts pending.

Strategy/Policy/Service	HIGH Priority Actions	Target	Progress	Commentary
Contract Monitoring	Monitoring of contracts with provider services – do residential/domiciliary providers employ staff from other backgrounds who have additional language skills which could be used to translate on behalf of service users whose first language is not English	2008/9		Liase with CHAWREC to explore work which could be undertaken with contracted providers to encourage staff who have additional language skills, for translation purposes, that could be used for service users whose first language is not English.
Cheshire, Halton & Warrington Race Equality Council (CHWREC)	Develop further links with CHAWREC	2008/9		CHAWREC has attended the Directorate Equalities Group to outline to the Group the organization's role and how Halton's funding is spent. There is scope for further work with CHAWREC, subject to additional funding, and opportunities for this is kept under constant review.
Corporate Equality Scheme	Contribute to a Corporate Working Group to simplify the Authority's equality-related policies/strategies etc to produce a Corporate Equality manual which is relevant and applicable to all Directorates	2008/9		The Directorate is currently contributing to the work being taken forward Corporately on the amalgamation of a number of equality related policies. A working group has been established to take forward this work.
	Health and Community EIA systems to be strengthened and adopted on a Corporate basis	2008/9		The Directorate is currently contributing to the work being taken forward Corporately on the revision of the EIA system. A working group has been established to take forward this work.

Diversity Training	Systems developed and implemented to ensure that all new staff attend Corporate Equality & Diversity training (1 day session); and all existing staff attend condensed Equality session.	2008/9		This is still being developed at a Corporate level. It is hoped to make E & D training mandatory. Within the Directorate, staff have the option of attending the Corporate training, and the Directorate also delivers it's own equality training.
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HEALTH & COMMUNITY - HEALTH AND PARTNERSHIP

Revenue Budget as at 30th September 2008

	Annual Revised Budget	Budget To Date	Actual To Date	Variance To Date (overspend)	Actual Including Committed Items
	£'000	£'000	£'000	£'000	£'000
Expenditure					
Employees	3,442	1,628	1,623	5	1,715
Premises Support	244	0	0	0	0
Other Premises	47	10	5	5	6
Supplies & Services	470	158	162	(4)	209
Training	226	10	7	3	16
Transport	16	8	10	(2)	10
Departmental Support Services	169	0	0	0	0
Central Support Services	602	0	0	0	0
Agency Related	248	107	114	(7)	114
Supporting People Payments to Providers	7,603	3,015	3,011	4	3,011
Specific Grants	14	0	0	0	0
Asset Charges	1,222	0	0	0	0
Total Expenditure	14,303	4,936	4,932	4	5,081
Income					
Sales	-13	-7	-6	(1)	-6
Receivership	-28	-16	-32	16	-32
Rents	-65	-63	-102	39	-102
Supporting People Main Grant	-7,659	-3,818	-3,816	(2)	-3,816
Disabled Facilities Grant	-40	-30	-32	2	-32
Departmental Support Services	-3,730	0	0	0	0
Other Grants	-626	-345	-349	4	-349
Re-imbursments	-170	-169	-183	14	-183
Other Income	-142	-58	-58	0	-58
Total Income	-12,473	-4,506	-4,578	72	-4,578
Net Expenditure	1,830	430	354	76	503

Comments on the above figures:

In overall terms the revenue spending at the end of Quarter 2 is £76k below budget profile, due in the main to the overachievement of income targets.

Receivership income has continued to overachieve against budget profiles during the second quarter of the year. This is due to the continued trend of service users changing from appointee to receivership status in line with the Mental Health Act. The additional income will be used to fund a post in order to meet current demand and facilitate the transfer of appointee service users from Halton Supported Housing Network to the Appointee and Receivership section.

Rents received during this period continue to be higher than anticipated at budget setting time

Other income includes £58k received from the PCT to be spent on training. This income relates to the future training of Council, PCT and External Provider staff, which are members of the Joint Training Partnership, previously managed by the PCT and now managed by HBC.

Health And Partnerships**Capital Projects as at 30th September 2008**

	2008/9 Capital Allocation £'000	Allocation To Date £'000	Actual Spend To Date £'000	Allocation Remaining £'000
<u>Private Sector Housing</u>				
Housing Grants/Loans	284	130	115	169
Disabled Facilities Grants	1,573	190	181	1,392
Travellers' Transit Site	474	425	420	54
Home Link	10	0	0	10
Energy Promotion	100	5	4	96
Riverview	55	5	4	51
Adaptations Initiative	92	10	0	92
Contingency	194	0	0	194
Total Expenditure	2,782	765	724	2,058

HEALTH & COMMUNITY – LOCAL STRATEGIC PARTNERSHIP BUDGET

Budget as at 30th September 2008

	Annual Budget	Budget To Date	Actual To Date	Variance To Date (Overspend)	Actual Including Committed Items
	£'000	£'000	£'000	£'000	£'000
Priority 1 Healthy Halton					
Diet & Exercise Programme	22	11	0	11	0
Vol. Sector Counselling Proj.	40	10	5	5	5
Info. Outreach Services	34	10	9	1	9
Reach for the Stars	35	9	0	9	0
Health & Comm Care & Vol Sector Carers' Forum	40	10	10	0	10
Healthy Living Programme	20	5	0	5	0
Advocacy	64	25	21	4	21
Priority 2 Urban Renewal					
Landlord Accreditation Programme	30	15	19	(4)	19
Priority 4 Employment Learning & Skills					
Halton Family Group	31	8	0	8	0
Voluntary Sector Sustainability	7	2	0	2	0
Priority 5 Safer Halton					
Good Neighbour Pilot	10	4	2	2	2
Grassroots Development	9	4	2	2	2
Total Expenditure	342	113	68	45	68

HEALTH & COMMUNITY**Capital Budget as at 30th September 2008**

	2008/09 Capital Allocation £000	Allocation To Date £000	Actual Spend To Date £000	Allocation Remaining £000
<u>Social Care & Health</u>				
Redesign Oakmeadow Communal Spaces & Furnishings	72	0	0	72
Major Adaptations for Equity release/Loan Schemes	100	0	0	100
Pods utilising DFG	40	0	0	40
Women's Centre	19	3	2	17
DDA	24	0	0	24
Total Spending	255	3	2	253

It is anticipated the capital budget will be fully committed by the end of the year.

FAIR TRADING & LIFE EVENTS**Revenue Budget as at 30th September 2008**

	Annual Revised Budget	Budget To Date	Actual To Date	Variance To Date (overspend)	Actual Including Committed Items
	£'000	£'000	£'000	£'000	£'000
<i>Expenditure</i>					
Employees	754	368	380	(12)	385
Premises Support	120	0	0	0	0
Other Premises	255	48	46	2	75
Hired & Contracted Services	52	24	26	(2)	27
Supplies & Services	100	60	64	(4)	117
Transport	26	12	12	0	13
Support Services	402	0	0	0	0
Asset Charges	58	0	0	0	0
Total Expenditure	1,767	512	528	(16)	617
<i>Income</i>					
Sales	-88	-37	-63	26	-63
Fees & Charges	-646	-281	-281	0	-281
Grants	-1	-1	-1	0	-1
Rents	-4	-4	-3	(1)	-3
Support Recharge	-93	0	0	0	0
Total Income	-832	-322	-347	25	-347
Net Expenditure	935	190	181	9	270

Comments on the above figures:

In overall terms the revenue spending to the end of quarter 2 is £9,000 below the budget profile.

Expenditure on employees needs to be monitored. The 2008/09 Budget includes a £75,000 saving item relating to the proposed outsourcing of the Consumer Protection Service. Whilst negotiations are currently underway, this transfer has yet to take place, and will not take place until 1st December at the earliest. It would therefore seem prudent to assume that this saving will not be fully achieved during the current financial year from within this Division's budgets. However, a number of vacant posts have been kept unfilled with a view towards contributing to this savings item, and the current spend above budget profile on employee costs for the first two

quarters is in the region of £12,000. (Note that without the £75,000 savings item, spend on employee costs for the 2 quarters would have been under the budget profile by £25,500).

Income budgets are running broadly to target at this stage in the year. Income from burials and cremations is running below the budget profile, although this is offset by memorials income running above target. However, due to the nature of the service it is difficult to estimate whether this trend will continue for the year.

Capital Projects as at 30th September 2008

	2008-09 Capital Allocation £'000	Allocation To Date £'000	Actual Spend To Date £'000	Allocation Remaining £'000
Headstone Safety Programme	50	9	0	50




Bereavement Services Capital Programme

Approximately £21k of the total spend will fund the capitalisation of a salary to deliver the scheme. This will be journalled across at year-end. Sufficient materials for the scheme were carried forward from last year, so no spend on materials / equipment was planned for Q1, and an original planned spend of £9k in Q2 was deferred to Q3.

LSP, External or Grant Funded Items as at 30th September 2008

	Annual Revised Budget £'000	Budget To Date £'000	Actual To Date £'000	Variance To Date (overspend) £'000	Actual Including Committed Items £'000
Budgeting Skills Project	33	16	8	8	8

The traffic light symbols are used in the following manner:

	<u>Objective</u>	<u>Performance Indicator</u>
<u>Green</u>	 <p>Indicates that the <u>objective is on course to be achieved</u> within the appropriate timeframe.</p>	<p>Indicates that the <u>target is on course to be achieved</u>.</p>
<u>Amber</u>	 <p>Indicates that it is <u>unclear</u> at this stage, due to a lack of information or a key milestone date being missed, <u>whether the objective will be achieved</u> within the appropriate timeframe.</p>	<p>Indicates that it is either <u>unclear</u> at this stage or too early to state whether the target is on course to be achieved.</p>
<u>Red</u>	 <p>Indicates that it is <u>highly likely or certain that the objective will not be achieved</u> within the appropriate timeframe.</p>	<p>Indicates that the <u>target will not be achieved</u> unless there is an intervention or remedial action taken.</p>

QUARTERLY MONITORING REPORT

DIRECTORATE: Health & Community
SERVICE: Culture & Leisure
PERIOD: Quarter 2 to period end 30th September 2008

1.0 INTRODUCTION

This quarterly monitoring report covers the Culture & Leisure Department first quarter period up to 30 September 2008. It describes key developments and progress against 'all' milestones and performance indicators for the service.

The way in which traffic light symbols have been used to reflect progress to date is explained in Appendix

It should be noted that this report is presented to a number of Policy and Performance Boards. Those objectives and indicators that are not directly relevant to this Board have been shaded grey.

2.0 KEY DEVELOPMENTS

It has been decided to suspend the tendering process of the drug treatment contractor in order to extend the specification to include alcohol treatment services.

Executive Board have approved 6 areas to be developed before March 09 funded by the Playbuilders Big Lottery Grant to improve and develop play facilities. The process on how the project will proceed in years 2 & 3 has also been agreed.

A Public Arts Strategy, and an Arts Strategy have been developed in draft form and will be presented to PPBs in the November cycle.

The H208 Youth Festival as part of Capital of Culture Year was held on 12th/13th July. Over 12,000 young people were involved. Halton's sporting talent was celebrated at the Sports Awards ceremony in September.

3.0 EMERGING ISSUES

The Department of Culture, Media and Sport have issued initial details of its 'Free Swim' offer. The offer for the over 60's has been accepted. The offer for the under 16's is being negotiated. The schemes are to be operative from April 09.

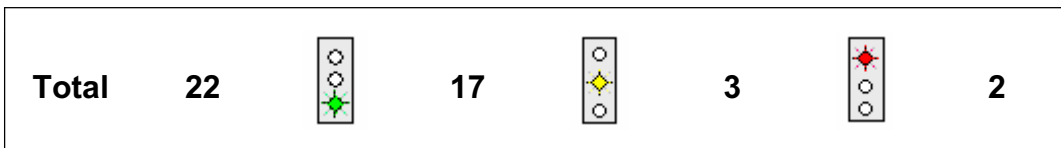
The Stakeholder Group for PE, Sport and Culture have completed their mapping exercise under Building Schools for the Future initiative, and are currently producing their Strategy for Change.

The effectiveness of the Merseyside Community Games is to be reviewed.

Halton Lea Library is to join the 'Green Champion' scheme to reduce energy usage.

The Department of Culture, Media and Sport has launched a modernisation review of public libraries which aims to "Review and define the Government's vision for a modern, world-class public library service that prioritises the needs of users and puts libraries at the heart of local communities and to set out the policy, partnership and investment framework needed to achieve this vision". There will be opportunities to participate in the review process.

4.0 PROGRESS AGAINST OBJECTIVES / MILESTONES

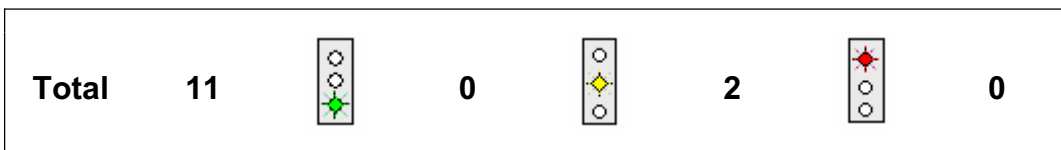


All service plan milestones are being reported this quarter. (Those milestones in *italic* text are 'other' milestones that are routinely reported in quarters 2 and 4). Generally good progress towards objectives/milestones, however, concern is expressed in relation to the active programmes of community safety and activities to modify drug and alcohol abuse. For further details, please refer to Appendix 1.

5.0 SERVICE REVIEW

Halton has been asked to act as a case study for a PhD study being undertaken by Southampton University on Performance Management in Public Sports and Cultural Services.




6.0 PROGRESS AGAINST KEY PERFORMANCE INDICATORS



Of the 11 Key performance indicators, 2 have been reported at mid-year. Both measures, domestic burglaries and assault with injury, have been assigned amber traffic lights as concern has been expressed as to

whether their respective targets will be met. For further details, please refer to Appendix 2.

6.1 PROGRESS AGAINST OTHER PERFORMANCE INDICATORS

Total	29		1		2		0
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Of the 29 Other performance indicators, 5 have been reported at the mid year stage. 2 of these have no targets set and, therefore, no traffic light can be applied. Of the remaining 3, two are showing cause for concern, serious acquisitive crime and repeat domestic violence. For further details, please refer to Appendix 3.

7.0 PROGRESS AGAINST LPSA TARGETS

For further details, please refer to Appendix

8.0 RISK CONTROL MEASURES

During the production of the 2008-09 Service Plan, the service was required to undertake a risk assessment of all Key Service Objectives.

Where a Key Service Objective has been assessed and found to have associated 'High' risk, progress against the application of risk treatment measures is to be monitored, and reported in the quarterly monitoring report in quarters 2 and 4.

There are no Service Objectives for this service that have been assessed and found to have associated 'High' risks. Therefore, there is no progress to report.

9.0 PROGRESS AGAINST HIGH PRIORITY EQUALITY ACTIONS






During 2007/08 the service was required to undertake an Equality Impact Assessment. Progress against actions identified through that assessment, with associated High priority are to be reported in the quarterly monitoring report in quarters 2 and 4.





There are no High priority actions for this service; therefore, there is no progress to report.








10.0 APPENDICES






Appendix 1- Progress against Objectives/ Milestones
Appendix 2- Progress against Key Performance Indicators


Appendix 3- Progress against Other Performance Indicators
Appendix 4- Progress against LPSA Targets
Appendix 5- Financial Statement
Appendix 6- Explanation of traffic light symbols

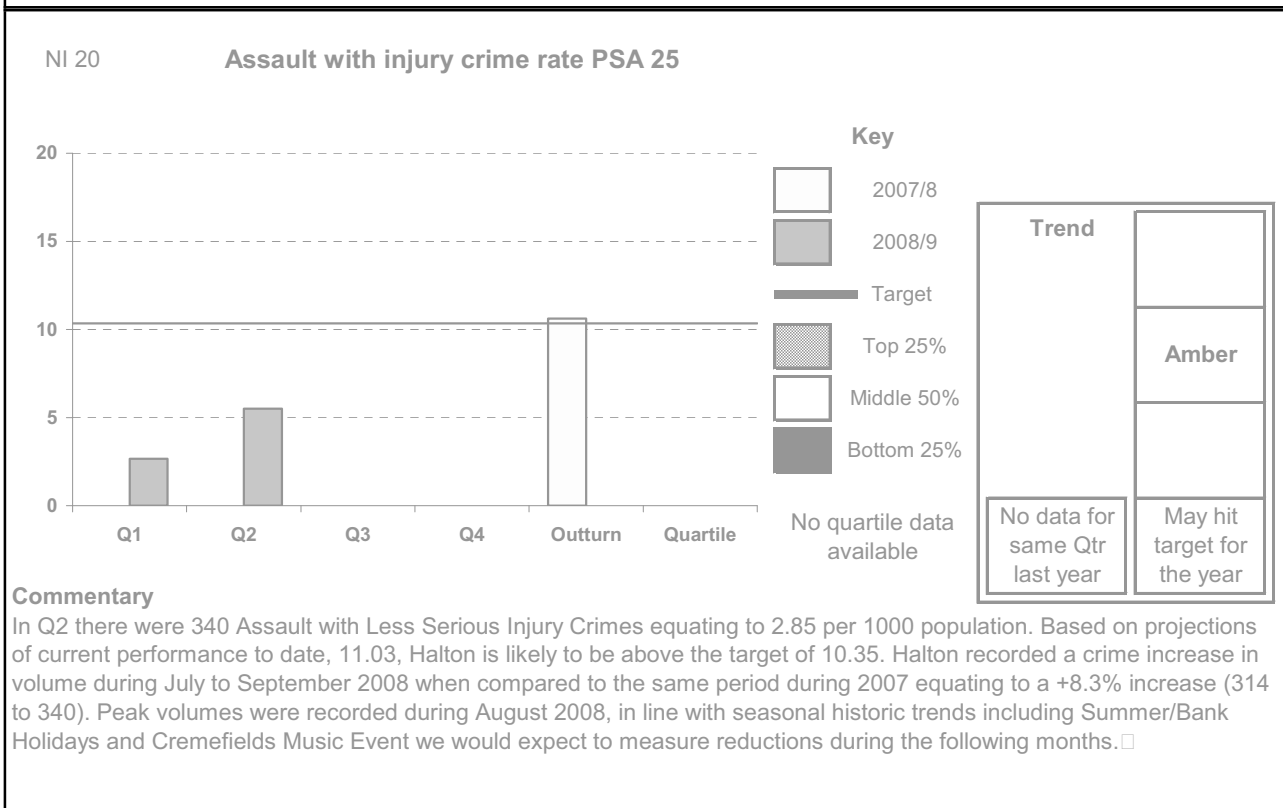
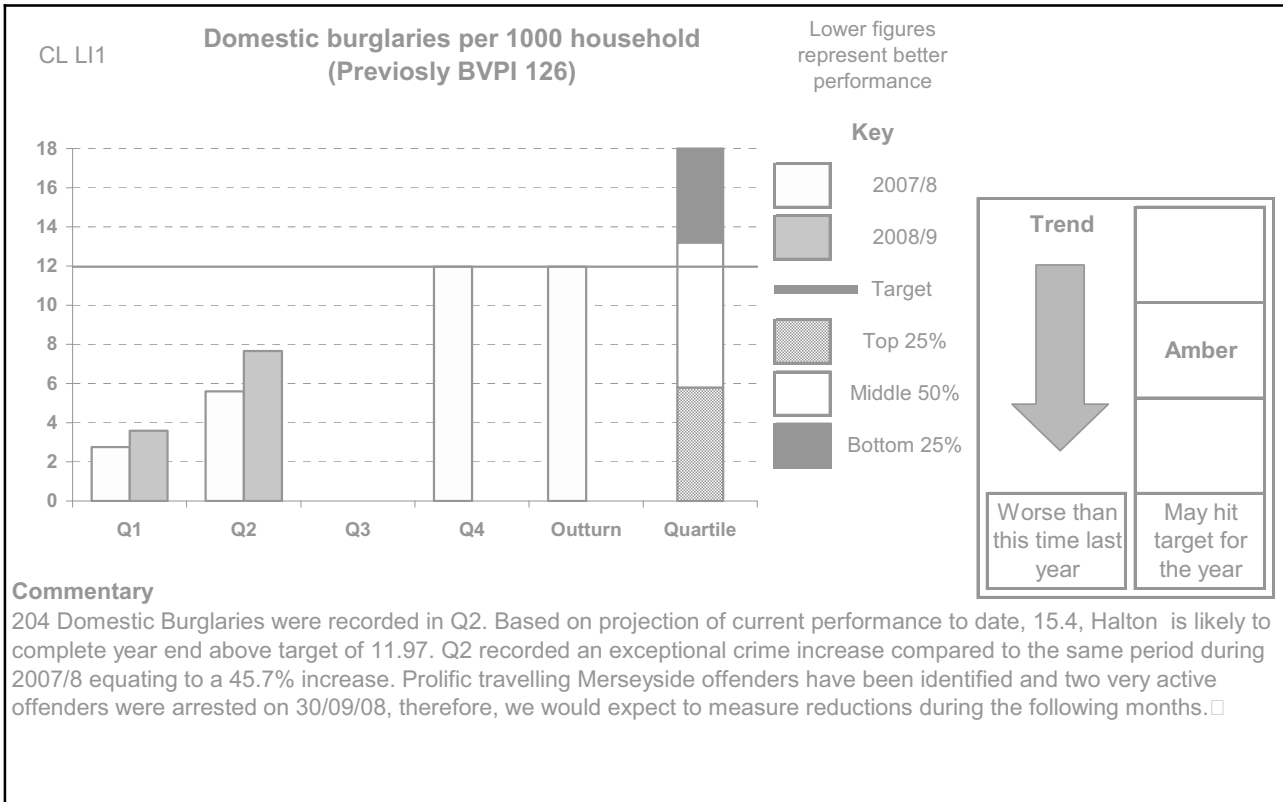
Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
CL 1	Increase participation in sport and physical activity, thereby encouraging better lifestyles.	Ensure the Council's Leisure Centres maintain service delivery at nationally recognised standards by applying and achieving the Quest quality standards. Oct 2008		<i>Kingsway Leisure Centre achieved excellent quality standard with 86% score. BRC & RSP are awaiting external assessments due by end Oct 08</i>
		Increase number of new participants through Sport Physical Activity Alliance (SPAA) delivery plan i.e. sports participation (Jan08-Dec08). Jan 2009		<i>Majority of Projects have now commenced performance reports have been linked to WNF quarterly reporting.</i>
		<i>Work with Primary Care Trust (PCT) and other community groups to deliver Big Lottery Fund (BLF) well being Physical Activity projects i.e. cycling projects, Bounce into Action. Mar 2009</i>		<i>Project starts delayed due to contract issues with BLF</i>
		<i>Deliver sport activity as part of Youth Festival July 08. Jul 2008</i>		<i>Delivered Rugby Tournament & multi skill sessions. Young volunteer and sporting excellence award celebration event held. 100 mile endurance challenge on fitness machine.</i>
		Increase number of members in local sports clubs 125 by improving school to club links (Jan08-Dec08). Jan 2009		<i>Club links developing well through community coaching initiatives.</i>

Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
		<i>Develop programmes to contribute to the reduction of childhood obesity, youth nuisance and truancy thorough sport. Mar 2009</i>		<i>On going. DC Leisure working with PCT i.e.MEND project. Community Sports Coach delivering activity to groups i.e. positive futures. Holiday activity programmes</i>
CL 2	Increase the use of libraries, thereby encouraging literacy skills and quality of life opportunities.	Develop plans for £1.3million upgrade of Halton Lea Library. Community Engagement Plan, Business Plan, Capital Plan to be submitted to Big Lottery, April 2008; work to commence on site Sept 2008. Consultation complete.		The contractor has started work on site, with anticipated completion of the building work by July 2009. The delivery of the Community Engagement Plan has begun, this spans the lifetime of the project which runs to 2010/11
		<i>Hold week long literature festival (in conjunction with the Brindley). May 2008</i>		Successfully held. Full de-brief will inform activity for next year.
		Hold 2 promotional campaigns to increase library membership (Sept08-Feb09). Feb 2009		The Summer Reading Challenge was delivered during July/August with 912 children participating in the scheme Membership was promoted to young people through a variety of workshops, activities and volunteering opportunities during the summer holidays. The Heritage Festival event at St Luke's Church Farnworth was supported with resources and promotional materials.

Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
		<i>Roll out Books for Children initiative to distribute free books to young people to encourage the habit of reading. Dec 2008</i>		<i>Distribution of "Book Ahead" and "Boys for Books" materials continues.</i>
CL 3	Develop the arts product in Halton which will in turn improve quality of life, self-esteem and encourage new skills.	Produce Public Arts Strategy for Halton to provide a structure for future investment into Public Art. Sep 2008		Draft Strategy produced. To go to November PPB for approval.
		Produce Arts Strategy for Halton which recognises cultures contribution to quality of life, health and economic regeneration. Sep 2008		Draft Strategy produced. To go to November PPB for approval.
		<i>Produce drama, music, dance and visual arts programme to contribute to Youth Cultural Festival. Jul 2008</i>		Event staged. Halton's Got Talent a particularly success. Over 12,000 young people participating in total.
		<i>Produce programme for Theatre in the Parks as part of Halton's offer for Capital of Culture Year. Jun 2008</i>		Event staged successfully, although one performance affected by poor weather.
CL 4	Increase use and satisfaction with parks and open spaces, promoting healthy lifestyles and providing diversionary activities for young people.	<i>Hold 150 free events in parks over the year to promote the educational and environmental benefits of Haltons Open Spaces. Mar 2009</i>		On-going.
		<i>Review SPLASH programme, April 2008 to implement for June 2008 - March 2009. Mar 2009</i>		Review undertaken. Successful summer programme held.

Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
		Obtain Green Flag for 8 sites in the Borough. Sep 2008		10 Green Flags achieved.
CL 5	Make Halton a safer and better place to live in by active programmes of community safety and activities to modify drug and alcohol abuse.	<i>Improve the number of new referrals that undertake a screening for hepatitis C. March 2009.</i>		Data is for quarter 1. Only 4 out of 14 were offered screening. 2 accepted and a further 2 were offered and refused. These are voluntary tests, but we are seeking to drive up performance.
		<i>Maintain or improve the sanction detection target for domestic abuse. March 2009.</i>		YTD total sanction detections; 103. Year-end target to be achieved in 288. This figure is subject to change (increase) at a later date given that some sanction detections from Q2 are reported in Q3.
		Reduce the number of repeat victims of domestic abuse from the 07/08 baseline. March 2009.		YTD cumulative total of repeat victims is 81. Year-end target to be achieved 121.
		Reduce longest waiting time for alcohol treatment from 16 to 12 weeks. March 2009.		The longest waiting time continues to be 4 months. A PCT review of alcohol services will result in additional investment that should begin to reduce this figure in 09/10. The national system of monitoring has been put into place. Waiting times will be measured on a quarterly basis.

Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
		<i>Review the structure of the Community Safety Team to ensure it is fit for purpose to respond to the needs of Halton residents. Sep 2008</i>		Progress report to September Safer Halton PPB. Review completed but has highlighted the need for further work. Report to PPB, early 2009.



Key Indicators not reported this quarter:

CL LI4 & 5 – Satisfaction with Library Users, Satisfaction with Sport & Leisure, are subject to survey. The next survey will be in 2009/10.


NI 17 – Perception of anti-social behaviour, subject annual survey (Sense of Place Survey)

NI 8 – Participation in sport each week, NI 9 –adults using the library service, NI 10 – adults visiting museums and NI 11 – adults engaged in the Arts, all subject to survey January 2009.

NI 30 & 33 – Re-offending rate, Arson incidents, data is currently not available.

Ref ¹	Description	Actual 2007/8	Target 08/09	Quarter2	Progress	Commentary
Quality						
NI 22	Perceptions of parents taking responsibility for the behaviour of their children in the area	N/A	N/A	N/A	N/A	Data not yet available.
NI 23	Perceptions that people in the area treat one another with respect and dignity	N/A	N/A	N/A	N/A	Data not yet available.
NI 24	Satisfaction with the way the police and local council dealt with anti-social behaviour	N/A	N/A	N/A	N/A	Data not yet available.
NI 25	Satisfaction of different groups with the way the police and local Council dealt with anti-social behaviour	N/A	N/A	N/A	N/A	Data not yet available.
NI 41	Perceptions of drunk or rowdy behaviour as a problem	N/A	N/A	N/A	N/A	Data not yet available.
NI 42	Perceptions of drug use or drug dealing as a problem	N/A	N/A	N/A	N/A	Data not yet available.
Service Delivery						
CL LI2	Number of racial incidents recorded by the Authority per 100,000 population (Previously BVPI 174)	42.68	N/A	N/A	N/A	Reported annually.
CL LI3	% Of racial incidents that resulted in further action (Previously BVPI 175)	100%	N/A	N/A	N/A	Reported annually.
NI 15	Serious violent crime rate	92 crimes equates to 0.77	N/A	0.10	N/A	(Quarter 2 calculations are based on 119,500 population). During July 2008 to September 2008 Halton Area



¹ Key Indicators are identified by an **underlined reference in bold type.**

Ref ¹	Description	Actual 2007/8	Target 08/09	Quarter2	Progress	Commentary
						<p>recorded 12 Serious Violent Crimes equating to 0.10 per 1000 population. Based on projections of current performance to date, Halton area is likely to complete year end at 0.37 per 1000 population or 44 crimes.</p> <p>Halton area has recorded an exceptional crime decrease in volumes during July to September 2008 when compared to the same period during 2007 equating to a <u>62.5% decrease</u> (32 to 12).</p> <p>If we compare Halton performance against MSCDRP up to August 2008 Halton area is positional 6th out of 15 and -0.036 per 1000 populations below MSCDRP average however, was 1st position during previous financial quarter and therefore, following a deteriorating trend.</p>
NI 16	Serious acquisitive crime rate (per 1000 population)	16.47	16.06	9.9		<p>(Quarter 2 calculations are based on 119,500 population).</p> <p>During July to September 2008 Halton Area recorded 623 Serious Acquisitive Crimes equating to 5.21 per 1000 population. Based on projections of current performance to date, Halton area is likely to complete year end above target of 16.06 per 1000 population at 2368 crimes or 19.8 per 1000 population.</p> <p>Halton area has recorded an exceptional crime increase in volume during July to September 2008 when compared to the same period during 2007 equating to a 20.7% increase (516 to 623).</p>

Ref ¹	Description	Actual 2007/8	Target 08/09	Quarter2	Progress	Commentary
						<p>Peak volume were recorded during August 2008, in line with highest volumes of Theft From Vehicle crimes however, prolific offenders have been identified and arrests made within the Runcorn area and therefore, we would expect to measure reductions during the following months.</p> <p>If we compare Halton performance against MSCDRP up to August 2008 Halton area is positional 9th out of 15 and +0.46 per 1000 population above MSCDRP average however, equal to 9th position during previous financial quarter and therefore, following a stable trend.</p>
NI 18	Adult re-offending rates for those under probation supervision	N/A	N/A	N/A	N/A	Data not yet available.
NI 19	Rate of proven re-offending by young offenders	N/A	N/A	N/A	N/A	Data not yet available.
N1 21	Dealing with local concerns about anti-social behaviour and crime by the local council and police	N/A	N/A	N/A	N/A	Data not yet available.
NI 26	Specialist support to victims of a serious sexual offence	N/A	N/A	26	N/A	There were 36 referrals to the Specialist Rape and Sexual Abuse and Support Service in Halton this quarter. 181 sessions have been delivered, and RASASC is currently supporting 26 clients with one to one counselling, 11 with regular telephone support. 4 clients referred in this quarter are male.

Ref ¹	Description	Actual 2007/8	Target 08/09	Quarter2	Progress	Commentary
NI 27	Understanding of local concerns about anti-social behaviour and crime by the local council and police	N/A	N/A	N/A	N/A	Data not yet available.
NI 28	Serious knife crime rate	N/A	N/A	N/A	N/A	Data not yet available.
NI 29	Gun crime rate	N/A	N/A	N/A	N/A	Data not yet available.
NI 31	Re-offending rate of registered sex offenders	N/A	N/A	N/A	N/A	Data not yet available.
NI 32	Repeat incidents of domestic violence	127	121	81		An action plan is to be agreed between key agencies that will seek to identify key actions that can be undertaken to further reduce repeat victimisation
NI 34	Domestic violence - murder	N/A	N/A	0	N/A	There have been no DA related murders
NI 38	Drug-related (Class A) offending rate	N/A	N/A	N/A	N/A	Data not yet available.
NI 40	Drug users in effective treatment	527	532	502		Data available is up to August 08 – not full quarter. Performance remains on track.
NI 6	Participation in regular volunteering	N/A	N/A	N/A	N/A	Data not yet available.
NI 143	Offenders under probation supervision living in settled and suitable accommodations at the end of their order or licence	N/A	N/A	N/A	N/A	Data not yet available.
NI 144	Offenders under probation supervision in employment at the end of their order or licence	N/A	N/A	N/A	N/A	Data not yet available.
NI 35	Building resilience to violent extremism	N/A	N/A	N/A	N/A	Data not yet available.
NI 36	Protection against terrorist attack	N/A	N/A	N/A	N/A	Data not yet available.

Ref¹	Description	Actual 2007/8	Target 08/09	Quarter2	Progress	Commentary
NI 7	Environment for a thriving third sector	N/A	N/A	N/A	N/A	Data not yet available.
NI 49	Number of primary fires and related fatalities and non-fatal casualties, excluding precautionary checks	N/A	N/A	N/A	N/A	Data not yet available.

LPSA Ref.	Indicator	Baseline	Target	Perform 07/08	Perform 08/09 Q2	Traffic light	Commentary
3	The percentage of adults in Halton participating in at least 30 minutes moderate intensity sport and active recreation (including recreational walking) on 3 or more days a week, as measured by Sport England's Active People survey	19.62 (Nov 2006)	20.60 (Nov 2009)	N/a	N/a	N/a	The data collection period has been amended and the outturn for this target is now not expected until Jan 2010.
5	Reducing the harm caused by drug misuse:						
	1. The number of individuals in Halton who are in contact with structured drug treatment services.	604 (2004/5)	790 (2008/9)	864	643		Data is available up to August 08 – not complete quarter. performance remains on track
	2. The percentage of individuals in Halton starting treatment who are retained in treatment for over 12 weeks.	80% (2004/5)	88% (2008/9)	86%	79%		Data is for August 08 – not full quarter. An increase of 23 would meet the target of 88%

Cultural & Leisure Services

Revenue Budget as at 30th September 2008

	Annual Revised Budget	Budget To Date	Actual To Date	Variance To Date (overspend)	Actual Including Committed Items
	£'000	£'000	£'000	£'000	£'000
<u>Expenditure</u>					
Employees	4,307	2,103	2,147	(44)	2,151
Grounds Maintenance	2,727	0	0	0	0
Premises Support	794	0	0	0	0
Other Premises	674	313	317	(4)	570
Book Fund	261	109	109	0	111
Hired & Contracted	516	232	216	16	265
Promotions	151	76	68	8	99
Other Supplies & Serv.	1,686	534	525	9	950
Transport	56	28	29	(1)	29
Leisure Mgt. Contract	1,340	559	559	0	1,342
Grants	616	442	445	(3)	445
Other Agency	119	16	16	0	16
Asset Charges	1,751	0	0	0	0
Support Services	1,774	0	0	0	0
Total Expenditure	16,772	4,412	4,431	(19)	5,978
<u>Income</u>					
Sales	-121	-61	-68	7	-68
Fees & Charges	-549	-303	-336	33	-336
Rents	-18	-15	-15	0	-15
Support Recharges	-1,044	0	0	0	0
Grant Funding	-430	-78	-78	0	-78
Reimbursements	-2,178	-1,675	-1,672	(3)	-1,672
Total Income	-4,340	-2,132	-2,169	37	-2,169
Net Expenditure	12,432	2,280	2,262	18	3,809

Comments on the above figures:

In overall terms revenue spending to the end of quarter 2 is below the budget profile.

The employees budget includes a savings target of £189,000 in relation to savings to be achieved through vacant posts. The actual saving for the first two quarters is £44,000 below this target, which implies a £88,000 shortfall for the full year. Careful monitoring of this budget will be needed to ascertain whether these savings can be achieved, and remedial action taken on other budget headings if the target cannot be met.

Whilst the "Other Premises Costs" budget heading is currently showing expenditure marginally below the budget profile, expenditure on energy costs will need careful monitoring. In particular, expenditure on gas and electricity costs are anticipated to be significantly higher in the later stages of the year, partly as a result in an increase in the

contract prices, and partly as a result of seasonal trends. Remedial action may be needed to ensure a balanced budget is achieved. It should be noted that expenditure on utility costs were £40,000 above budget in the previous financial year.

The overachievement of fees and charges income is primarily related to the Brindley Arts Centre. Income is significantly above target for the first two quarters, although it cannot be assumed that a similar trend will continue for the remainder of the year. However, comparison with the previous year's income profile suggests a favourable outturn.

At this stage it is anticipated that overall revenue spending will be in line with the Departmental budget by the end of the financial year.

Cultural & Leisure Services

Capital Projects as at 30th September 2008

	2008/09 Capital Allocation £'000	Allocation To Date £'000	Actual Spend To Date £'000	Allocation Remaining £'000
<u>Show Pitches</u>	27	0	4	23
<u>Improvements To Pavilions/Changing Facilities</u>	30	0	0	30
<u>Skate Park</u>	50	0	0	50
<u>Halton Lea Library Refurbishment</u>	1,470	136	100	1,370
<u>Multi Use Games Areas</u>	60	0	0	60
<u>Electronic Access Bollards - Parks</u>	72	0	0	72
<u>Lewis Carrol HLB</u>	50	0	0	50
<u>Runcorn Town Hall Park</u>	50	0	9	41
<u>Improvements To Allotments</u>	65	5	0	65
	1,874	141	113	1,761

Cultural & Leisure Services




LSP, External or Grant Funded Items as at 30th September 2008

	Annual Revised Budget	Budget To Date	Actual To Date	Variance To Date (overspend)	Actual Including Committed Items
	£'000	£'000	£'000	£'000	£'000
Priority 1: Healthy Halton					
Sports Partnership	60	30	19	11	19
Health & Physical Activity	39	19	19	0	19
Enhanced Sports	75	37	3	35	3
Sub Total	174	86	41	46	41
Priority 3: Children & Young People					
Vikings In The Community	50	25	13	12	13
Sub Total	50	25	13	12	13
Priority 4: Employment Learning & Skills					
Citizen's Advice Bureau	68	34	17	17	17
Sub Total	68	34	17	17	17
Priority 5: Safer Halton					
Youth Splash	171	85	63	22	63
Blue Lamp	485	242	0	242	0
Alcohol Harm Reduction	42	21	0	21	0
Domestic Violence	100	50	28	22	28
Increased Drug Treatment	26	13	13	0	13
Prolific & Persistent Offenders	37	19	0	19	0
Positive Futures	25	12	13	0	13
Sub Total	886	442	117	326	117
	1,178	587	188	401	188

Comments on the above figures:

Regular monitoring reports are sent to the Local Strategic Partnership (LSP) in respect of all LSP projects and any areas of concern are dealt with throughout the year by the LSP support team and individual project managers. Some variances against the budget to date are expected, as the LSP have deliberately over-programmed in order to ensure that the full allocation of Working Neighbourhoods Fund grant is spent during the year.

The traffic light symbols are used in the following manner:

	<u>Objective</u>	<u>Performance Indicator</u>
<u>Green</u>	 <p>Indicates that the <u>objective</u> is <u>on course to be achieved</u> within the appropriate timeframe.</p>	<p>Indicates that the <u>target is on course to be achieved</u>.</p>
<u>Amber</u>	 <p>Indicates that it is <u>unclear</u> at this stage, due to a lack of information or a key milestone date being missed, <u>whether the objective will be achieved</u> within the appropriate timeframe.</p>	<p>Indicates that it is either <u>unclear</u> at this stage or too early to state whether the target is on course to be achieved.</p>
<u>Red</u>	 <p>Indicates that it is <u>highly likely or certain that the objective</u> will not be achieved within the appropriate timeframe.</p>	<p>Indicates that the <u>target</u> will not be achieved unless there is an intervention or remedial action taken.</p>

QUARTERLY MONITORING REPORT

DIRECTORATE: Environment
SERVICE: Economic Regeneration
PERIOD: Quarter 2 to period end 30th September 2008

1.0 INTRODUCTION

This quarterly monitoring report covers the Economic Regeneration Department second quarter period up to 30 September 2008. It describes key developments and progress against all milestones and performance indicators for the service.

The way in which traffic light symbols have been used to reflect progress to date is explained in Appendix 7.

It should be noted that this report is presented to a number of Policy and Performance Boards. Those objectives and indicators that are not directly relevant to this Board have been shaded grey.

2.0 KEY DEVELOPMENTS

Contracts

A further £70k funding from Riverside College has been agreed towards skills for life activity. This follows a pilot in the 2007/8 academic year.

The Adult Learning and Skills Development Service is a key partner in the Greater Merseyside Local Authority Adult Learning Services Consortium. This consortium has recently secured funding from the Greater Merseyside Learning and Skills Council (GMLSC) to deliver employability programmes across the sub region.

The Family Learning Team has secured new GMLSC funding (£66k) from the Family Learning Impact Fund (FLIF). This project will focus on financial literacy for parents.

Staffing

Discussions related to adult learning tutor contracts have taken place. Agreement in principle has now been reached with unions to change existing tutor contracts to Further Education teaching contracts that have a better fit with the work the tutors do. It is expected that staff will go onto the new contracts in Q3. This will also mean that the tutor posts will be taken out of the job evaluation process.

The Divisional Manager for Business Development has transferred to the

Mersey Gateway team as the Integration & Policy Manager. As part of the Council efficiency drive it is likely that this post will be deleted. At present the division is being looked after by the Divisional Manager for Enterprise and Employment pending final decisions.

The Mersey Gateway workload of the Economic Development Officer continues to increase. The impact this is having on departmental targets is being carefully monitored.

The appointment of a Skills Strategy Officer took place in Q2. This post will take a lead role on developing and implementing sector skills action plans.

The securing of new contracts as detailed above plus further allocations of Working Neighbourhoods Fund require the appointment of additional staff. Job descriptions are being developed and will be subject to grade determination in the near future.

Skills and Learning

Two new partnership websites www.learninghalton.org.uk and www.grapevine.learninghalton.org.uk are now completed and live. Developed through the Employment Learning and Skills SSP and funded by GMLSC, the sites provide a one stop shop website for learning, skills and employment-related information. Further promotion of the site will be done via the LSP and through production of associated marketing and publicity materials.

Following a successful visit by Council for Awards in Children's Care and Education (CACHE), the Adult Learning & Skills Development Division achieved a grade 1 outcome as an accredited CACHE centre. This is the highest grade that can be awarded.

During Q2, Neighbourhood Learning in Deprived Communities contracts were issued to 16 different organisations. These will run from 1 September 08 for a year. This programme is funded by GMLSC with local management by the Council. Following on discussions in the Skills Topic Group, this was the first year that members were represented on the awarding panel.

The new classroom at the Acorn Centre is now complete. This was funded through the Castlefields Children's Centre Campus allocation. The new room means that the Acorn Centre can run classes with larger numbers.

The Employment Learning and Skills SSP has developed the new Halton Employment Programme. This will see a refreshed Halton Employment Charter deliver a 2 week employability programme to unemployed residents. Onto this can be bolted specific training courses that are designed with local businesses to meet their need. This new programme is a key part of the action needed to achieve Local Area

Agreement Employability targets.

Employment

Halton People into Jobs continues to strengthen its outreach activity. During Q2 HPIJ have held neighbourhood outreach events in Castlefields, Ditton, Grange, Hough Green, Kingsway, Norton North and Palace Fields and arranged themed outreach events for the following priority client groups: Carers, Disabled People, Older People, Young People, Young Mums & Lone Parents, in addition to running two Inspiring Women courses.

Working Neighbourhoods Funding has been secured to appoint new Neighbourhood Employment Officers. These will work in partnership with HBC Neighbourhood Management Team and Registered Social Landlords to improve employment rates in Central Widnes, Hallwood Park & Palace Fields and Castlefields & Windmill Hill. Targeting these areas are key if we are to achieve Local Area Agreement targets for reducing worklessness.

The Castlefields Employment Programme continues to develop. Halton People into Jobs hold a weekly job doctor surgery at Castlefields Health Centre and to date 14 residents have been supported. The Castlefields ILM is currently providing paid employment experience for 9 residents with one expected to progress to a job with training by the end of October; a further 4 residents are to start the ILM in October.

Working Neighbourhoods Funding has been secured to develop a new employment support programme. In this a Job Retention Officer will be available to work with local employers to reduce the numbers of people losing work and moving on to incapacity benefits as a result of a health condition or disability.

Enterprising Halton Programme

The programme has handled 88 new business enquiries, supported 22 new business starts that have created an additional 19 jobs and 2 businesses have become VAT registered in Q2. The New Start Centre at The Heath provides incubation space for 5 new starts and was recently visited by Steven Timms, MP, the former Secretary of State for Welfare Reform who was very impressed with the programme and in particular the numbers of additional jobs that have been created by those new businesses. The Employment Learning and Skills SSP has allocated additional Working Neighbourhood Funds expand the programme to provide increased start up resources, establish an aftercare academy for micro-businesses and to develop 'next generation entrepreneurs' in partnership with the Education Business Partnership & Yong Enterprise.

Business Development

The wind up of the ICT Investment for Growth project is nearing completion. Final claims will be prepared in anticipation of practical

completion of the project on December 31 2008. Two members of the team have already left the authority.

A new business led steering group has been constituted encompassing the Widnes Waterfront Programme area including the former Riverview Industrial Area Group. A number of meetings have taken place to identify the group's key priorities and elect a Chair and Executive Committee.

Promotions & Tourism

Key events in Q2 included the Vintage Fair Organ Rally that saw over 50,000 visitors to Victoria Park to mark the 9th rally at the venue. The rally also celebrated the 50th Anniversary of the Fair Organ Preservation Society. The H208 event at Stobart Stadium and Brindley celebrated Youth Culture in Halton and the surrounding districts. Attracting good numbers it was well received, with items coming from the debrief which have been identified as those which may be run next year.

Work has been completed on organisation of Fireworks for 5th November. Following negotiations with Police and Highways, new plans have been instigated for routing and traffic flow out of the event. This should reduce the amount of time it takes for exit.

Good progress is being made on installing new visitor information kiosks at local stations. Discussions are ongoing with Virgin and Runcorn Railway Station and meetings have been held with potential suppliers and providers of the kiosks. A key issue is that the kiosks must be able to integrate with the existing Merseyside network.

EMERGING ISSUES

Work is underway on developing a Self Assessment Report (SAR) for the Learning and Skills Council (LSC) funded activity. The SAR is the key document on which Ofsted inspections are based. The LSC now requires a single SAR to cover all aspects of its adult provision. As such this will now be a corporate SAR. Work will take place in Q3 to ensure the SAR is uploaded onto the LSC portal by 31 December 2008. Production of a corporate SAR may impact on current processes used by other areas of the Council. These processes must be aligned to the existing SAR protocol, agreed across Greater Merseyside.

With the expansion of employment and skills activity there is a need to secure additional dedicated training facilities in both Widnes and Runcorn and will need to be accessible, particularly from areas of high worklessness. Property Services is presently identifying what may be available.

There is a national shortage of level 4 literacy/numeracy teachers. This shortage of suitably qualified staff could impact on achievement of targets.




Timescales for new jobs coming on board in 3MG are still unclear. This makes planning appropriate employability related programmes for logistics slightly problematic. Getting the timing right is key.

The proposed restructuring of the Enterprise and Employment Division is making progress with new job descriptions now being evaluated. The plan is to locate the division together in Rutland House and Property Services is developing plans to enable that to happen from January 2009.

As a consequence of the global economic climate both investment enquiries and conversion have experienced a dramatic decline in the current reporting period. The slowing of the global economy will impact upon the economy of Halton in terms of fewer investment projects, reduced commercial letting and a marked reduction in new business formation. The impact on Halton depends upon the extent of the global slow down and it should be noted that unemployment has risen to 3.5%.

There still remains as issue of where Halton “fits” in terms of applying for tourism funding. An application for European Regional Development Funding for the Lewis Carroll project has recently been turned down by the North West Development Agency even though lottery funding has already been secured. This does seem to be a strange decision and a request has been made to be told of the detailed reasons for refusal.

4.0 PROGRESS AGAINST OBJECTIVES / MILESTONES

Total	24		17		1		3
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All service plan milestones are being reported this quarter. (Those milestones in *italic* text are ‘other’ milestones that are routinely reported in quarters 2 and 4). At the half year stage 17 milestones have been awarded a green traffic light, 1 an amber and 3 a red. For further details, please refer to Appendix 1.

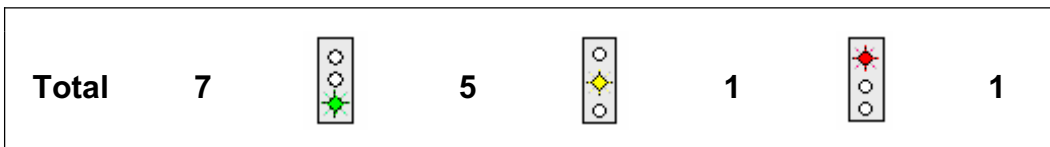
5.0 SERVICE REVIEW

A joint Urban Renewal and ELS PPB topic group was established to look at skills related issues for the logistics sector, in particular, 3mg. The second meeting is due to take place in Q3.

A further meeting of the Town Centre Management PPB Scrutiny Panel took place on August 27 2008. At the meeting the Elected Members made a number of suggestions with respect to the management of the TCM function which will be discussed at a subsequent meeting before

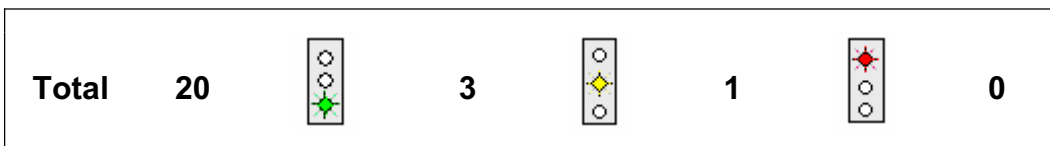
Christmas.

6.0 PROGRESS AGAINST KEY PERFORMANCE INDICATORS



Generally good progress towards targets for “Key” performance indicators. One indicator has been awarded a red traffic light, Number of Inward Investment Enquiries and another an amber, Contribution to the number of jobs created. For further details, please refer to Appendix 2.

6.1 PROGRESS AGAINST OTHER PERFORMANCE INDICATORS



Of the 20 “Other” performance indicators, 4 have been reported this quarter. Of these 3 have been awarded a green traffic light, the remainder an amber. For further details, please refer to Appendix 3.

7.0 PROGRESS AGAINST LPSA TARGETS

For further details, please refer to Appendix 4.

8.0 RISK CONTROL MEASURES

During the production of the 2008-09 Service Plan, the service was required to undertake a risk assessment of all Key Service Objectives.

Where a Key Service Objective has been assessed and found to have associated ‘High’ risk, progress against the application of risk treatment measures is to be monitored, and reported in the quarterly monitoring report in quarters 2 and 4.

Please refer to Appendix 5.







9.0 PROGRESS AGAINST HIGH PRIORITY EQUALITY ACTIONS





During 2007/08 the service was required to undertake an Equality Impact Assessment. Progress against actions identified through that assessment, with associated High priority are to be reported in the quarterly monitoring report in quarters 2 and 4.







There were no high priority equality actions established for this service.

10.0 APPENDICES

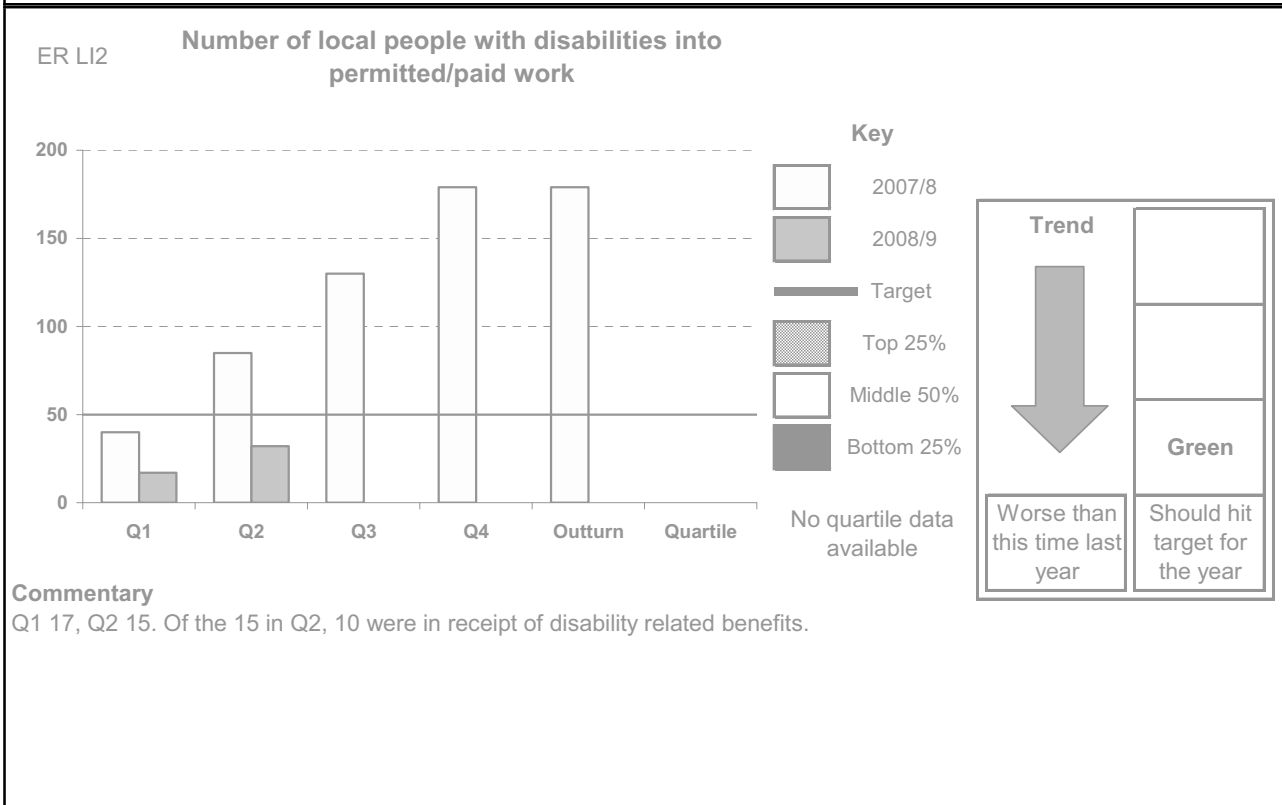
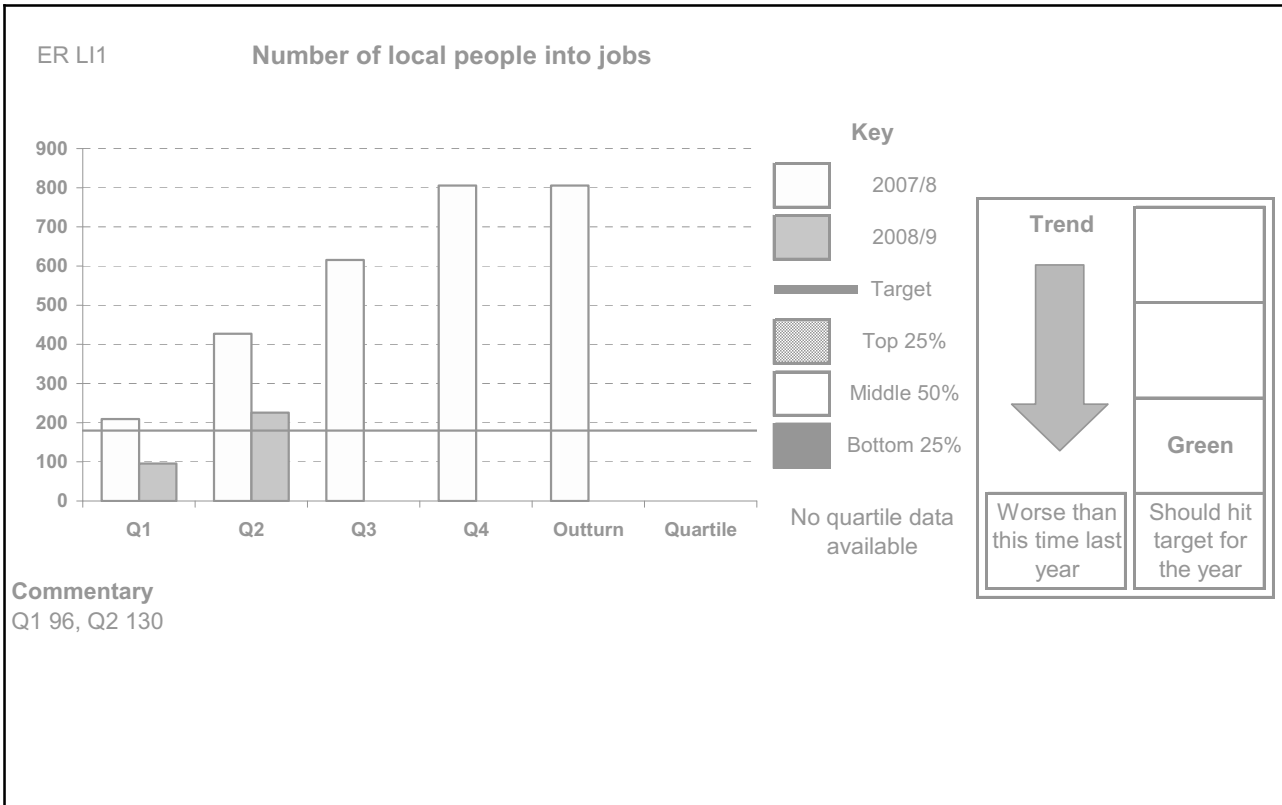
<p>Appendix 1- Progress against Objectives/ Milestones Appendix 2- Progress against Key Performance Indicators Appendix 3- Progress against Other Performance Indicators Appendix 4- Progress against LPSA Targets Appendix 5- Progress against Risk Treatment Measures Appendix 6- Financial Statement Appendix 7- Explanation of traffic light symbols</p>
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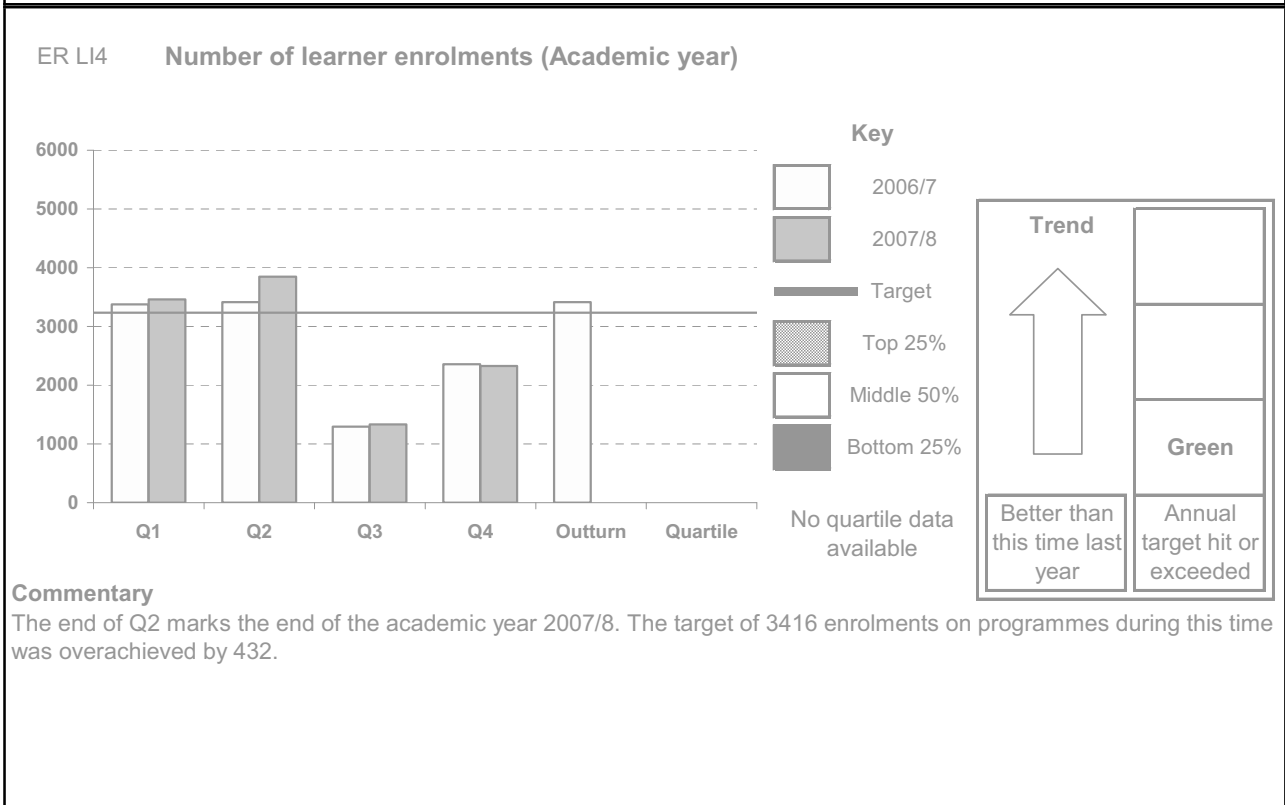
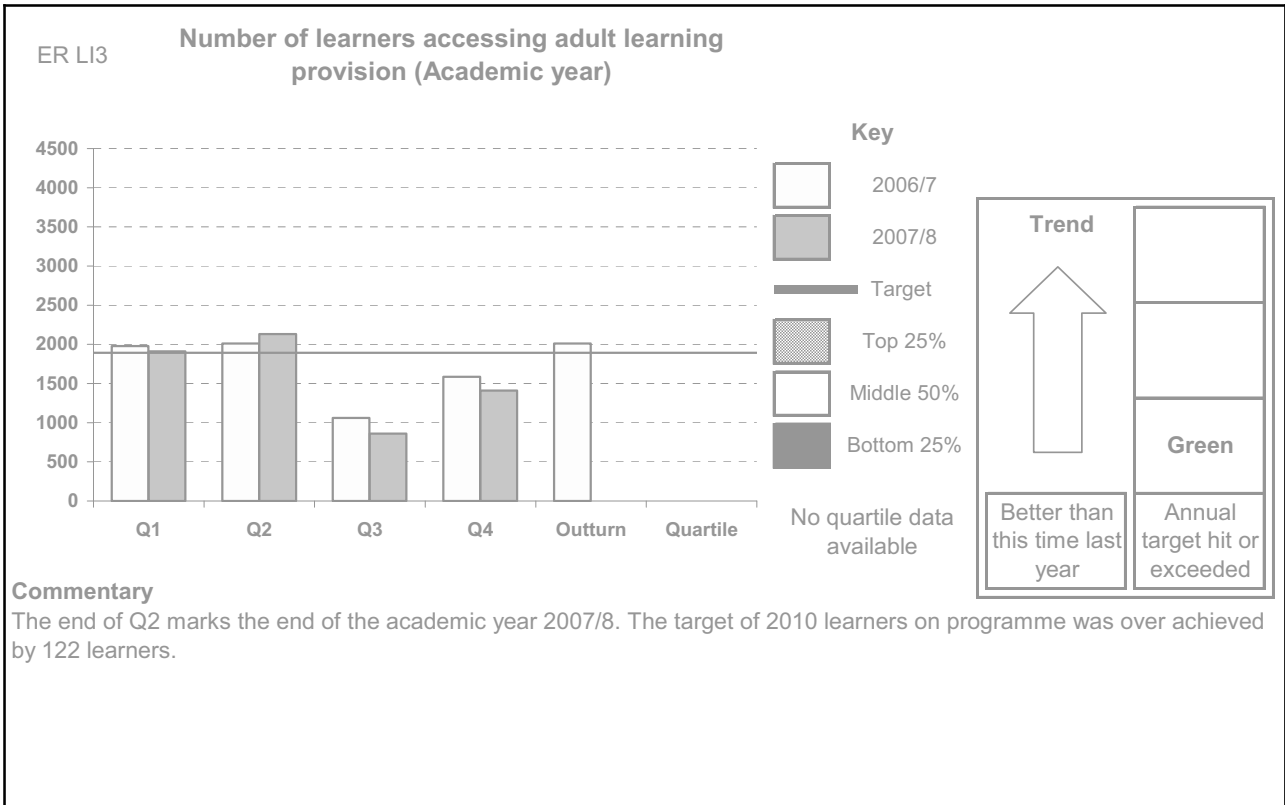
Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
ER 1	To foster a culture of enterprise and entrepreneurship, particularly amongst the low skilled, making Halton an ideal place to start and grow economic activity	Enterprising Halton Competition, Nov 2008		Competition closed 31/8/08. 6 entries currently being judged – winner to be announced at Halton Chamber annual dinner on 15/11/08.
		Secure continuation of Enterprise coaches, Jun 2008		Enterprise coaches operational in priority areas – additional WNF secured to extend service to non-priority areas.
		Enterprise week programme, Nov 2008		With the Enterprise officer leaving and no candidates being considered appointable, there will be no comprehensive programme of events.
		Launch Enterprising Halton DVD, Dec 2008		Discussions in hand with ICDC to produce enterprise portal and video clip but the lack of the enterprise development officer may well mean the deadline is missed.
ER 2	To develop a culture where learning is valued and raise skill levels throughout the adult population and in the local workforce	Completed sector skills plan for logistics with first provision commencing, Sep 2008		Plan completed and logistics handbook at the printers
		Completed sector skills plan for Science with first provision commencing, Mar 2009		Further discussions are taking place around Science. It is expected that a Science Skills group/forum will be established by the end of Q3, once all other existing provision has been considered.

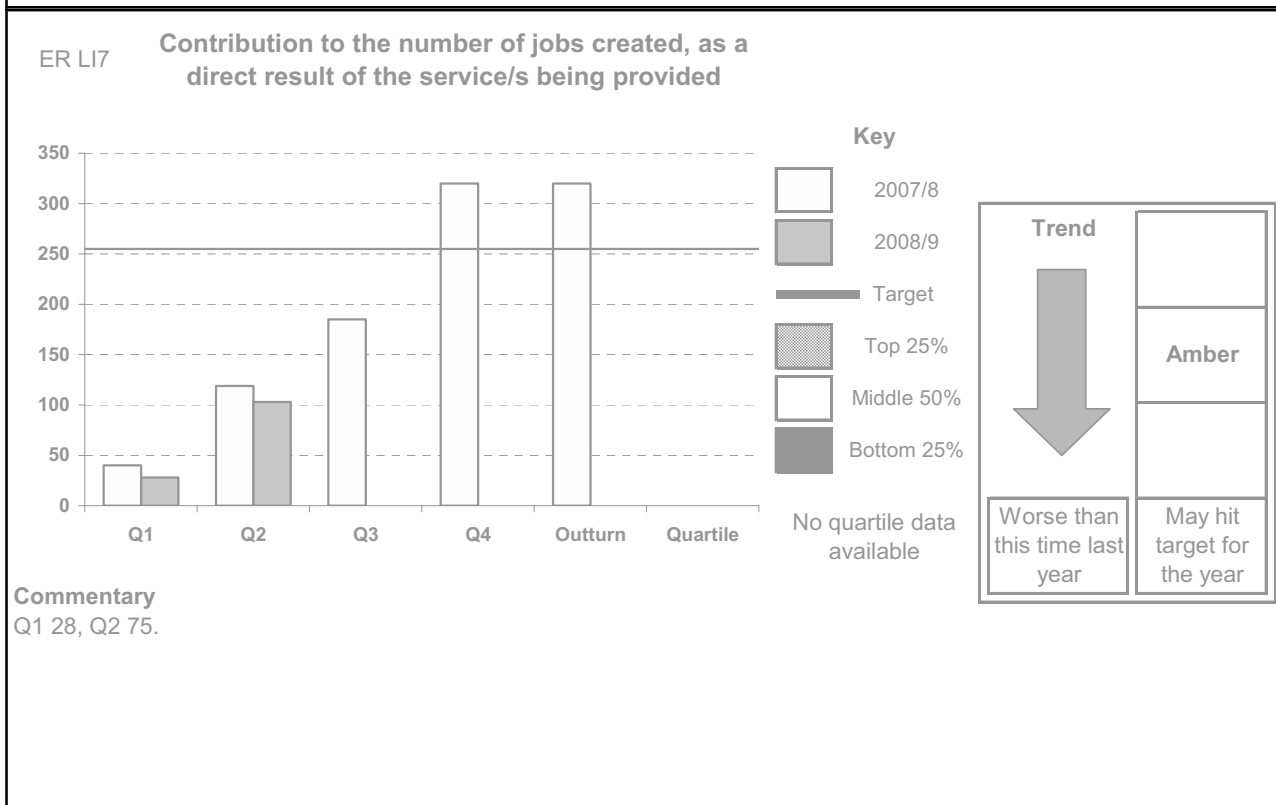
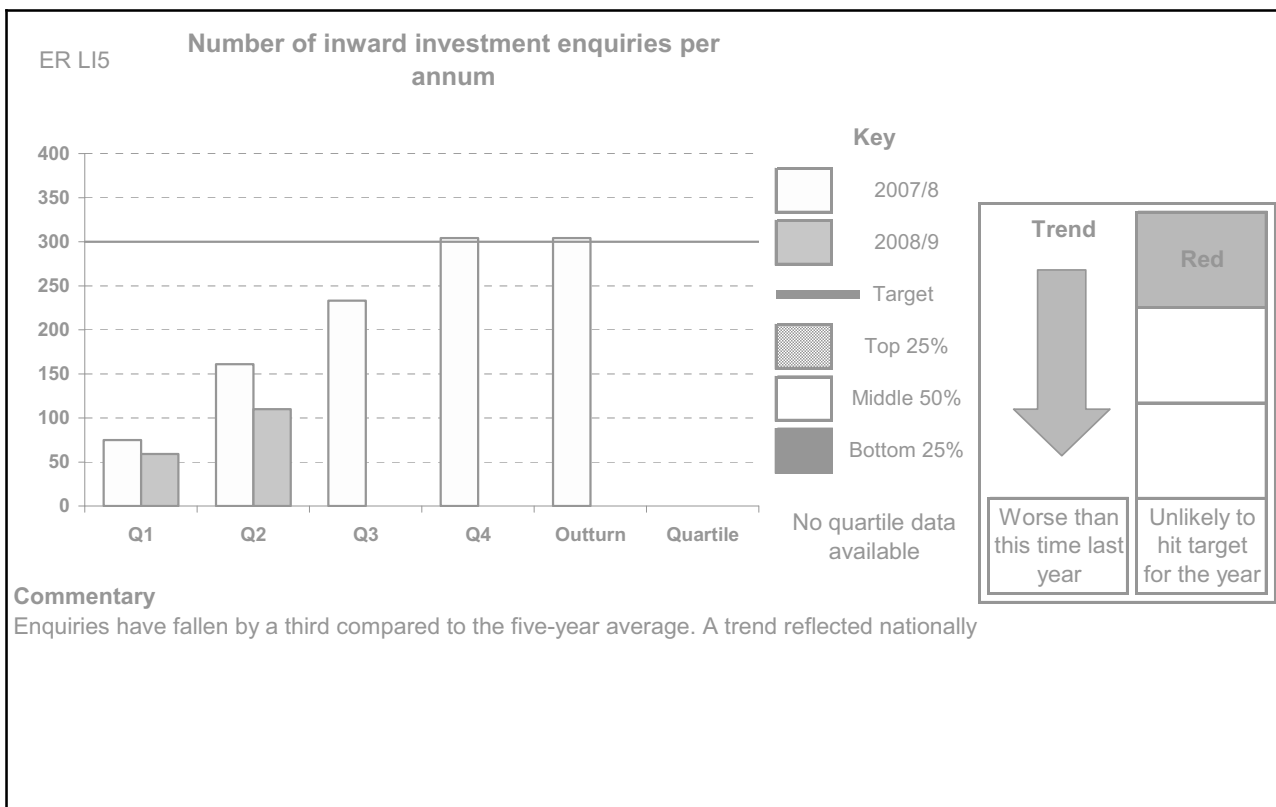
Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
		Recruitment of dedicated apprenticeship officer post, July 2008	Refer to comment	Will be completed as part of divisional restructure. Due to emerging issues and circumstances it has been necessary to agree a new milestone achievement date of November 2008
		Halton Learner awards, May 2008		Complete
		Delivery of 5 adult/family learning courses in each CYPAN area, Mar 2009		Programme underway
ER 3	To promote and increase employability of local people, to identify and remove any barriers to employment to get more people into work	Complete reconfiguration of E&E division to embed outreach, Jul 2008		Restructure of E&E delayed but job descriptions now being evaluated. Recommend new target end of November 2008.
		Deliver targeted outreach campaigns (2 in each priority ward), Mar 2009		Scheduled programme of targeted outreach for priority wards & LSOAs. Eight events held during Q2.
		Launch pre-recruitment partnership, July 2008	Refer to comment	Recruitment of staff to the Halton Employment Partnership (the new name for the pre-recruitment partnership) will take place in Q3. Due to emerging issues and circumstances it has been necessary to agree a new milestone achievement date of November 2008.

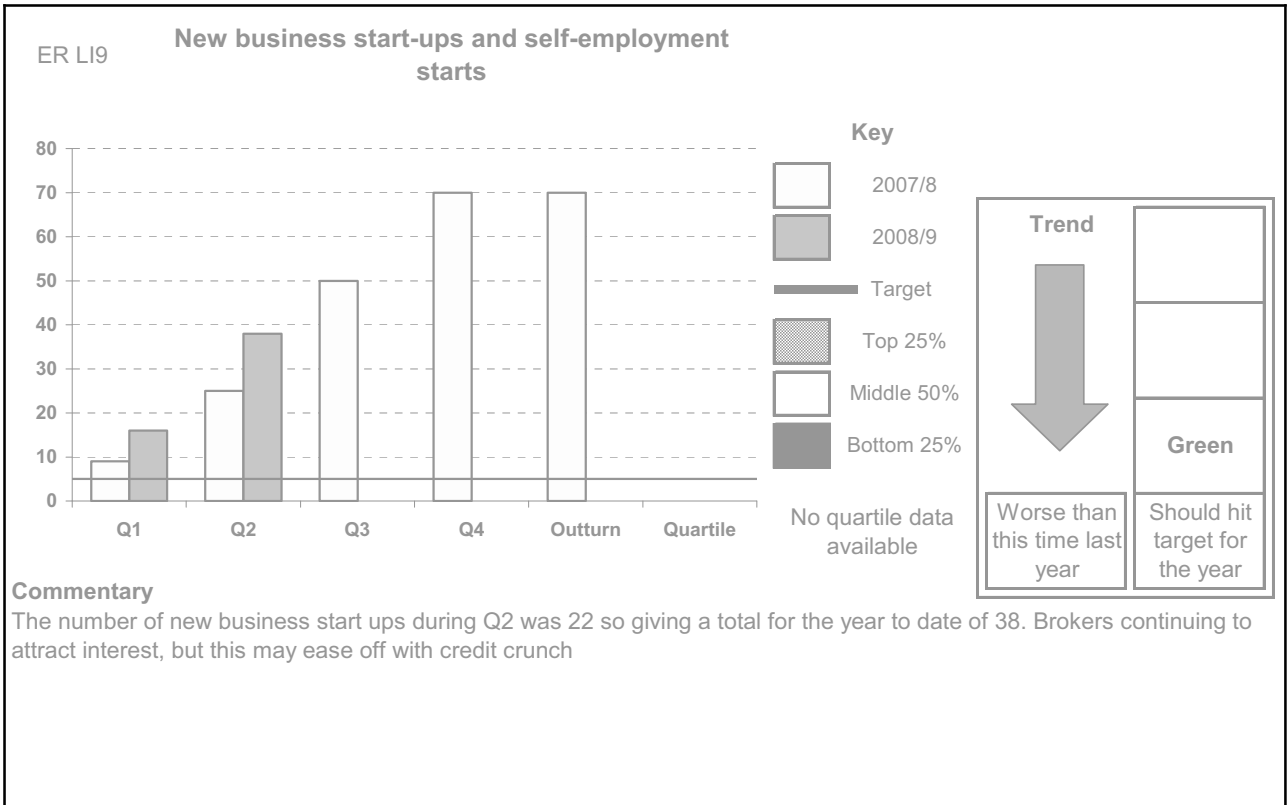
Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
		Complete Employment strategy for disabled and carers with launch of disability employment network, September 2008	Refer to comment	The introduction by DWP of new welfare reform measures have impacted on disability related benefits that will require the draft strategy to be re-freshed prior to consultation. Due to emerging issues and circumstances it has been necessary to agree a new milestone achievement date of December 2008.
ER 4	To develop a strong, diverse, competitive and sustainable knowledge based economy	Commence delivery of logistics campaign, Sep 2008		Marketing and PR campaign underway.
		Deliver a new tourism promotion DVD, Nov 2008		Final work underway
		Launch with SOG the Heath new build marketing programme, Jul 2008		Programme completed
		Deliver Major events programme, Mar 2009		On track. Fireworks to take place November 5 th .
		Deliver capital of culture youth event, Jul 2008		Completed – the event was very successful and well received.
ER 5	To create and sustain a thriving business environment	Commence delivery of Widnes Industrial Area Action Plan, Dec 2008		A business led steering group has been constituted and an Action Plan agreed

Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
		Complete Business Improvement District phase 1 actions (CCTV, security, signage), Mar 2009		All actions associated with the implementation of Phase 1 of the BID programme have either been completed or are ongoing
ER 6	To revitalise the town centres to create dynamic, well designed high quality commercial areas	Deliver a continental market in Widnes, Dec 2008		Market took place in October.
		Launch a weekly Runcorn street market, Sep 2008		Work on required traffic regulation order ongoing. Recommend new target of May 2009
		Deliver gum cleaning programme, Aug 2008		Completed July\August 2008
		Deliver Christmas programme, Dec 2008		On programme












Ref ¹	Description	Actual 2007/8	Target 08/09	Quarter 2	Progress	Commentary
Cost & Efficiency						
ER LI13	Cost per job created and/or safeguarded to which the authorities inward investment promotional activity has made a significant contribution. (£)(Audit Commission ECR18d)	153.15	140			Awaiting data
Quality						
ER LI12	Percentage of business customers using the inward investment services (including aftercare) expressing satisfaction with the services & support provided (Audit Commission ECR18e)	92	85			Awaiting data
Service Delivery						
ER LI6	Inward investment enquiry conversion rate (%)	13.5	11.5	15.5%		The conversion rate is above target but has to be set against a greatly reduce enquiry rate.
ER LI8	Contribution to the number of jobs safeguarded, as a direct result of the service/s being provided	443	400	174		Q1 56 Qtr 2 = 118 jobs
ER LI10	No of day visitors per annum to the borough (Calendar year)	4.261m (2006) Annual	+2%	5.106m		This figure is annualised and a year in arrears.




¹ Key Indicators are identified by an **underlined reference in bold type.**




Ref ¹	Description	Actual 2007/8	Target 08/09	Quarter 2	Progress	Commentary
		count				
ER LI11	Footfall in the town centres (millions)	12.5	+2%			Awaiting data
NI 13	Migrants English language skills and knowledge	N/a	N/a			
NI 151	Overall employment rate	N/a	N/a			
NI 152	Working age people on out of work benefits	N/a	N/a			
NI 153	Working age people claiming out of work benefits in the worst performing neighbourhoods	31.6	30.6	30.8		Slight increase reflecting rise in unemployment.
NI 161	Learners achieving a Level 1 qualification in literacy	N/a	N/a			
NI 162	Learners achieving an Entry Level 3 qualification in numeracy	N/a	N/a			
NI 163	Working age population qualified to at least Level 2 or higher	60.2 (2006)	65.4			Information survey based annually
NI 164	Working age population qualified to at least Level 3 or higher	N/a	N/a			
NI 165	Working age population qualified to at least Level 4 or higher	N/a	N/a			
NI 166	Average earnings of employees in the area	N/a	N/a			
NI 171	VAT registration rate	N/a	N/a			





Ref ¹	Description	Actual 2007/8	Target 08/09	Quarter 2	Progress	Commentary
NI 172	VAT registered businesses in the area showing growth	N/a	N/a			
NI 173	People falling out of work and on to incapacity benefits	N/a	N/a			
NI 174	Skills gaps in the current workforce reported by employers	N/a	N/a			

LPSA Ref.	Indicator	Baseline	Target	Perform 07/08	Perform 08/09 Q1	Traffic light	Commentary
10	Number of adults gaining a national Skills for Life qualification at level 1, 2 or 3 in literacy, numeracy or ESOL	19 04/05	116 measured in academic year ending 31/08/08	256	39		The 3yr LPSA was completed at the end of August 2008 – total stretch achieved was 336 Level 1 and Level 2 Skills for Life qualifications.
12	Increase the number of people who have been claiming an incapacity benefit into sustained employment of at least 16 hours per week for 13 consecutive weeks or more	18 for year ending 31/03/06	179 3 year cumulative to 31/03/09	72	26		Q 1 18,Q2 8. A cumulative total of 138 job starts against a target of 179 has been achieved. HPiJ has supported fewer IB customers in Q2 as JCP have now appointed a third specialist disability provider to work with IB customers in Halton and the LSC has let a new supported employment routeway contract. There are now 4 providers in addition to HPiJ offering employment support to IB customers, therefore engaging with and supporting IB customers has now become competitive.

Objective Reference	High Risk Identified	Target/ Deadline	Progress	Commentary
ER 1	<p>Risk Identified: Lack of resources in schools to promote enterprise</p> <p>Control Measure: Potential use of WNF and development of entrepreneurs in residence</p>	09/11/2008		WNF has been secured in Q2 for the Education Business Partnership and Young Enterprise to develop a programme of Next Generation Entrepreneurs that will work with primary & secondary schools and will include an Entrepreneurs in Residence project.
ER 2	<p>Risk Identified: Reductions in real terms LSC funding</p> <p>Control Measure: Increased efficiency and bidding for other budgets</p>	08/12/2008		<p>Funding has been secured from a number of other sources, which will help offset the reduction in real terms of LSC funding for 2008/9 academic year:</p> <p>Family Learning Impact Fund (DCSF via LSC) – £66k PCDL from Riverside College @ £70k LSC Train to Gain - £42k LSC Employability - £129k WNF - various</p>
	<p>Risk Identified: Increasing LSC focus on in work training at cost to unemployed skills development</p> <p>Control Measure: Working with LSC and JCP on provision plans</p>	09/02/2008		The Halton Employment Partnership will ensure that individuals who are unemployed can be signposted to suitable employability provision. WNF and LSC funding has now been secured within the Division for employability related provision.

Objective Reference	High Risk Identified	Target/ Deadline	Progress	Commentary
	<p>Risk Identified: Potential development by LSC of contestability resulting in possible loss of funding</p> <p>Control Measure: Identify additional income and efficiencies</p>	08/10/2008		LSC now operates ITTs (both restricted and open) for its non mainstream funding. The department has been successful at the PQQ and various ITT stages, resulting in obtaining new funding. In addition, the department seeks to secure funding from other streams, including DWP.
ER 3	<p>Risk Identified: Existing main funding sources cease March 31 2008</p> <p>Control Measure: New business plan based on reduced income and make bids to new income sources</p>	08/06/2008		The service has levered-in external funding from new LSC contracts and has secured significant WNF for enterprise development and worklessness. New draft business plan agreed.
	<p>Risk Identified: Not achieving progress on disabled employment fast enough</p> <p>Control Measure: Develop a disabled employment strategy and action plan</p>	08/07/2008		Progress on supporting disabled people into work has been achieved. However, the introduction by DWP of new welfare reform measures have impacted on disability related benefits that will require the draft strategy to be re-freshed prior to consultation.

Objective Reference	High Risk Identified	Target/ Deadline	Progress	Commentary
ER 4	<p>Risk Identified: Redeployment of resources to Mersey Gateway lowering performance in inward investment</p> <p>Control Measure: Re-prioritise workload and cease lower priority work.</p>	08/10/2008		Lower numbers of enquiries mean this can presently be contained. However, as work loads continue to rise this may not be possible in the medium term.
	<p>Risk Identified: Continued focus on Liverpool for tourism spend resulting in other areas being marginalized</p> <p>Control Measure: Increased lobbying and identify alternate funding</p>	08/12/2008		Initial concerns are now being proved as well founded. Pushing TMP for more support.
ER 5	<p>Risk Identified: Impact of new crossing on existing businesses</p> <p>Control Measure: Ensure provision of alternate premises</p>	08/11/2008		Steady progress being made

Objective Reference	High Risk Identified	Target/ Deadline	Progress	Commentary
ER 6	<p>Risk Identified: Impact of major works over next 12 months</p> <p>Control Measure: Work with traders to manage situation</p>	08/11/2008		Town centres continue to remain busy
	<p>Risk Identified: Longer term impacts on parking as centres become busier</p> <p>Control Measure: Work with travel team once parking surveys complete on wider accessibility plans</p>	08/11/2008		Waiting on results of surveys and plans
	<p>Risk Identified: Maintaining and improving cleanliness as centres become busier</p> <p>Control Measure: Work with E&RS on schedules</p>	09/04/2008		Identified as a key issue by members in the town centre management topic group. Recommendations will cover this issue.
	<p>Risk Identified: Implications of increased night time activity e.g. cleanliness, accessibility</p> <p>Control Measure: Development of night time management plan</p>	09/02/2008		Resources continue to be significant issue. Discussion underway in Victoria Square area with traders regarding a possible Business Improvement District.

Revenue Budget as at 30th September 2008

	Annual Revised Budget	Budget To Date	Actual To Date	Variance To Date (Overspend)	Actual Including Committed Items
	£'000	£'000	£'000	£'000	£'000
Expenditure					
Employees	1,640	797	730	67	730
Premises Support	2	1	1	0	1
Office	72	11	11	0	11
Accommodation					
Marketing	47	24	10	14	30
Programme					
Promotions	47	12	12	0	32
Development	21	1	1	0	1
Projects					
Supplies & Services	180	78	78	0	92
Halton People into Jobs	0	0	0	0	0
Mersey	75	75	75	0	75
Partnership					
Transport	34	17	13	4	13
Central Support	286	0	0	0	0
Services					
Departmental	26	0	0	0	0
Support Services					
Agency	0	0	0	0	0
Asset Charges	7	0	0	0	0
Total Expenditure	2,437	1,016	931	85	985
Income					
Sales	0	0	0	0	0
Fees & Charges	-15	-3	-17	14	-17
Reimbursements	-304	-282	-276	-6	-276
Government grants	-341	-170	-169	-1	-169
Employment	-256	-92	0	-92	0
Service					
Recharges to Capital	-17	0	0	0	0
Total Income	-933	-547	-462	-85	-462
Net Expenditure	1,504	469	469	0	523

Comments on the above figures:

In overall terms revenue spending to the end of quarter 2 is in line with income received.

With regards to expenditure the staffing underspend relates to savings against costs for the Supported Employment Team, external funding is being used to fund eligible salary costs.

At this stage, it is anticipated that overall revenue spending will be within departmental budget by year-end.

Local Strategic Partnership Schemes as at 30th September 2008

	Annual Revised Budget	Budget To Date	Actual To Date	Variance To Date (Overspend)	Actual Including Committed Items
	£'000	£'000	£'000	£'000	£'000
Employment Outreach	55	27	23	4	23
Halton People into Jobs	80	40	47	(7)	47
Adult Learners Celebration	82	41	2	39	2
Rail Maintenance	143	71	30	41	30
Halton ILM Castlefields	94	47	0	47	0
Employment Project Enterprise	152	76	62	14	62
Development					
Supported Employment	35	17	20	(3)	20
Skills for Life	26	13	13	0	13
Halton YMCA	82	41	21	20	21
Halton Inspiring Women	10	5	2	3	2
CES Contribution	14	7	3	4	3
Pre-level 2 Provision	35	17	0	17	0
Childcare	32	16	3	13	3
HPiJ Pre-recruitment Partnership	200	100	0	100	0
Total Expenditure	1,040	518	226	292	226

External or Grant Funded Schemes as at 30th September 2008

	Annual Revised Budget £'000	Budget To Date £'000	Actual To Date £'000	Variance To Date (Overspend) £'000	Actual Including Committed Items £'000
ERDF ICT Investment for Growth	46	46	47	(1)	47
Total Expenditure	46	46	47	(1)	47




Comments on the above figures:

Expenditure is in line with budget.

Capital Projects as at 30th September 2008

	2008-09 Capital Allocation £'000	Allocation To Date £'000	Actual Spend To Date £'000	Total Allocation Remaining £'000
HBC Projects Information Touch Screen Kiosks	50	0	0	0
Total Capital	50	0	0	0

The traffic light symbols are used in the following manner:

	<u>Objective</u>	<u>Performance Indicator</u>
<u>Green</u>	 <p>Indicates that the <u>objective</u> is <u>on course to be achieved</u> within the appropriate timeframe.</p>	<p>Indicates that the <u>target is on course to be achieved.</u></p>
<u>Amber</u>	 <p>Indicates that it is <u>unclear</u> at this stage, due to a lack of information or a key milestone date being missed, <u>whether the objective will be achieved</u> within the appropriate timeframe.</p>	<p>Indicates that it is either <u>unclear</u> at this stage or too early to state whether the target is on course to be achieved.</p>
<u>Red</u>	 <p>Indicates that it is <u>highly likely or certain that the objective</u> will not be achieved within the appropriate timeframe.</p>	<p>Indicates that the <u>target</u> will not be achieved unless there is an intervention or remedial action taken.</p>

QUARTERLY MONITORING REPORT

DIRECTORATE: Environment

SERVICE: Major Projects

PERIOD: Quarter 2 to period end 30th September 2008

1.0 INTRODUCTION

This quarterly monitoring report covers the Major Projects Department second quarter period up to 30 September 2008. It describes key developments and progress against 'all' milestones and performance indicators for the service.

The way in which traffic light symbols have been used to reflect progress to date is explained in Appendix 5.




2.0 KEY DEVELOPMENTS

Planning permission secured for the Link Road between Halton Borough Council Field and the A5300 Knowsley Expressway for the 3MG development.

3.0 EMERGING ISSUES

The impact of the national financial situation was reported in Q1. It has worsened since and so have its consequences. Developments and land sales on the Widnes Waterfront (Langtree, The Hive) and Castlefields (Lakeside) are being delayed or postponed.

4.0 PROGRESS AGAINST OBJECTIVES / MILESTONES




Total	15		11		4		0
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All service plan milestones are being reported this quarter. (Those milestones in *italic* text are 'other' milestones that are routinely reported in quarters 2 and 4). Minor delays encountered around the regeneration plan for the Widnes Waterfront EDZ and the Gypsy and Travellers Site, Warrington Rd, Runcorn. For further details, please refer to Appendix 1.

5.0 SERVICE REVIEW




Nothing to report this quarter.

6.0 PROGRESS AGAINST KEY PERFORMANCE INDICATORS

Total	3		3		0		0
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Good progress towards targets set for “Key” performance indicators. For further details, please refer to Appendix 2.

6.1 PROGRESS AGAINST OTHER PERFORMANCE INDICATORS

Total	7		5		1		1
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Generally good progress towards targets set for “Other” performance indicators. For further details, please refer to Appendix 3.

7.0 PROGRESS AGAINST LPSA TARGETS

There are no LPSA targets for this service

8.0 RISK CONTROL MEASURES

During the production of the 2008-09 Service Plan, the service was required to undertake a risk assessment of all Service Objectives.

Where a Service Objective has been assessed and found to have associated ‘High’ risk, progress against the application of risk treatment measures is to be monitored, and reported in the quarterly monitoring report in quarters 2 and 4.

There are no Service Objectives for this service that have been assessed and found to have associated ‘High’ risks. Therefore, there is no progress to report.






9.0 PROGRESS AGAINST HIGH PRIORITY EQUALITY ACTIONS





During 2007/08 the service was required to undertake an Equality Impact Assessment. Progress against actions identified through that assessment, with associated High priority are to be reported in the quarterly monitoring report in quarters 2 and 4.







There are no High priority actions for this service; therefore, there is no progress to report.




10.0 APPENDICES

Appendix 1- Progress against Objectives/ Milestones Appendix 2- Progress against Key Performance Indicators Appendix 3- Progress against Other Performance Indicators Appendix 4- Financial Statement Appendix 5- Explanation of traffic light symbols
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Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
MP 1	To implement a regeneration plan for the Widnes Waterfront EDZ in accordance with the EDZ Team Plan and Regeneration Masterplan resulting in 44 ha. of regenerated land on the Widnes waterfront	Implementation according to Masterplan Phase 2:		The commission for Masterplan 2 is out to tender.
		Completion of CPO procedures		The development partner has withdrawn support for the CPO; future options are being considered.
		Public Artwork completed		The public art project, with a contract having been awarded to Tonkin Liu, is being progressed with an active site search.
		Linear Park completed. Mar 2009		The Linear Park, to be known as Moss Bank Park, is on schedule for an autumn completion.
		Implementation according to Masterplan Phase 2: Completion of Phase 1 of Venture Fields Leisure Development. Dec 2008		Funding issues have delayed the development's start on site. This has now been revised to March 2009.
MP 2	To implement a regeneration plan for Castlefields according to the Castlefields Team Plan and Regeneration Masterplan (See Team Plan) resulting in the achievement of The Masterplan's Vision of an improved estate	Implementation according to Masterplan Phase 2: Commence demolition and redevelopment of the existing local centre. March 2009		Housing demolitions/ redevelopment is on schedule. Development and Management Agreements being negotiated with Plus Group to allow the demolition to take place on schedule.

Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
		Implementation according to Masterplan Phase 2: Develop phase 3 of the programme. Mar 2009		Funding secured from the Housing Corporation for Phase 3 of the RSL housing development programme.
MP 3	To implement a regeneration plan for 3 MG (Ditton Strategic Rail Freight Park) resulting in the creation of a regionally-significant rail freight park	Completion of CPO procedures. Mar 2009		The necessity for a CPO for the Eddarbridge area is being reviewed. However, since Stobart Group have progressed their acquisition of the Eddarbridge estate for use in their proposed warehouse development, the objective of redeveloping Eddarbridge is being achieved ahead of schedule, albeit in a different way.
		Implementation of infrastructure works including road access to Halton Borough Council Field. Aug 2008		Planning permission was gained in September 2008 from both Halton Borough Council and Knowsley MBC for the link road to the A5300 Knowsley Expressway. The diversion of the sludge main has been completed. The Landscaping Scheme is currently being implemented and is on schedule for completion in January 2009.
MP 4	Monitor investment levels in the 3 town centres in order to comply with Community Plan objectives	Ensure continued investment in town centres of at least £1 million per annum. Mar 2009		Windmill Centre redevelopment on schedule

Service Plan Ref.	Objective	2008/09 Milestone	Progress to date	Commentary
	(See Team Plan) and ensure a continued improvement in the quality of Halton's Town Centres	Co-ordinate the commencement on site of Phase 1 of the Canal Quarter development with residential and civic developments. Mar 2009		Development Agreement with Urban Splash scheduled for formal approval in Q3
MP 5	Reclamation of contaminated and derelict land including 48 ha. at St Michael's Golf Course to produce a safe and attractive replacement course	Phase 1 reclamation of 18 ha. of the Golf Course begun with grant of £180,000 from Defra to finalise designs for Phase 2. Mar 2009		Phase 1 on-site works on schedule.
		Formal determination and funding application to Defra. Mar 2009		Consultants working on detail and costings for Phase 2 Application for submission in Q3..
MP 6	To implement the Urban Renewal Strategy and Action Plan	Three meetings of Urban Renewal SSP held. Mar 2009		2 x SSP Meetings held, latest in July 2008
		Urban Renewal allocation of WNF allocated and fully spent. Mar 2009		WNF Projects identified and approved by July SSP meeting.
MP 7	To meet the strategic housing needs of Halton's diverse communities.	<i>Complete construction of a short stay Gypsy and Travellers Site, Warrington Rd, Runcorn. Sep 2009</i>		<i>On programme for a Q3 completion</i>

Ref ¹	Description	Actual 2007/8	Target 08/09	Quarter 2	Progress	Commentary
<u>MP LI9</u>	Castlefields Regeneration: Outputs as set out in Masterplan (% achieved)	100	100	100		On target to go to the market with the Lakeside Housing Development Site; however, a decision will be taken in Q3 regarding this in the light of market conditions.
<u>MP LI13</u>	Urban Renewal: Outputs as set out in Succession Urban Renewal Strategy and Action Plan (% achieved)	N/a	100	100		On schedule to meet output targets
<u>MP LI14</u>	3MG: Outputs as set out in Masterplan (% achieved)	100	100	100		On target (see Objective MP3 above).

Ref ²	Description	Actual 2007/8	Target 08/09	Quarter 2	Progress	Commentary
Service Delivery						
MP LI2	New office accommodation (sq ft)	50000	50000	0		Financial conditions have forced the postponement of the managed office development on Widnes Waterfront by Langtree Developments.
MP LI4	Local business premises improved	18	12	8		2 properties completed in the quarter and 3 improvement schemes underway
MP LI6	Land reclamation programme (acres)	28	10	2		Reclamation of 2 acres for Travellers' Transit Site completed. Work on 60 acres at Tessengerlo site started with active participation of Halton Borough Council officers. Stabilisation trials starting on Canal Quarter in November
MP LI8	EDZ Programme: Outputs as set out in ERDF offer letter (% achieved)	100	100	100		The Objective 2 programme terminates in December 2008. Projects are on schedule to complete in time, subject to financial market changes.
MP LI11	EDZ Programme: Outputs as set out in Succession Masterplan	N/a	N/a	N/a		Consultants to be appointed in Q3; Masterplan 2 due for completion March 2009

Ref ²	Description	Actual 2007/8	Target 08/09	Quarter 2	Progress	Commentary
MP LI15	EDZ Programme: Outputs as set out in the North West Development Agency Performance Plan	100	100	100		North West Development Association did not agree the Performance Plan until June 2008. This delay has been reflected in project starts and financial spend. A catch-up strategy has been devised and is being put in place.
MP LI12	Castlefields Regeneration: Outputs as set out in Masterplan Phase 2 & SPD (% achieved)	N/a	100	100		Funding commitments have been secured from the Housing Corporation and from the Housing Associations to allow the completion of 'Phase 2' over the next two years.

Revenue Budget as at 30th September 2008

	Annual Revised Budget £'000	Budget To Date £'000	Actual To Date £'000	Variance To Date (Overspend) £'000	Actual Including Committed Items £'000
Expenditure					
Employees	637	318	307	11	307
Premises Support	33	0	0	0	0
Supplies & Services	73	11	11	0	12
Transport	35	18	14	4	14
Central Support Services	166	0	0	0	0
Departmental Support Services	23	0	0	0	0
Asset Charges	372	0	0	0	0
Total Expenditure	1,339	347	332	15	333
Income					
Fees & Charges	-112	-56	-56	0	-56
Recharges to Capital	-431	-197	-182	(15)	-182
Total Income	-543	-253	-238	(15)	-238
Net Expenditure	796	94	94	0	95

Comments on the above figures:

In overall terms spend to the end of quarter two is slightly below budget.

A vacancy existed within the department, which has now been filled, that resulted in the variance between budgeted and actual employee and transport costs.

The vacancy also resulted in a slightly lower recharge to capital projects.

It is anticipated that overall revenue spending will be in line with the departmental budget at year end.

Local Strategic Partnership Schemes as at 30th September 2008

	Annual Revised Budget	Budget To Date	Actual To Date	Variance To Date (Overspend)	Actual Including Committed Items
	£'000	£'000	£'000	£'000	£'000
Partnership Co-ordinator	20	10	20	(10)	20
Victoria Road EDZ	25	12	0	12	0
Masterplanning 2 Town Centre Initiative	25	12	0	12	0
	75	37	23	14	23
Total Expenditure	145	71	43	28	43

Comments on the above figures:

The expenditure above budget with regards to the Partnership Co-ordinator will be offset by external funding obtained throughout the year and therefore net expenditure will be in line with budget by year-end.




Capital Projects as at 30th September 2008

	2008-09 Capital Allocation £'000	Allocation To Date £'000	Actual Spend To Date £'000	Total Allocation Remaining £'000
<u>Multi-Funded Projects</u>				
Widnes Waterfront	5,376	3,498	1,505	3,871
Castlefields	3,575	376	0	3,575
3MG	2,273	1,390	1,242	1,031
<u>LSP (Urban Renewal) Projects</u>				
Contaminated Land	270	0	18	252
Sites Purchase	605	260	31	574
Town Centre Streetscapes	240	18	50	190
Business Park Improvements	137	23	11	126
Widnes Waterfront	290	55	110	180
<u>HBC Projects</u>				
Golf Course	157	15	64	93
Queens Hall	50	0	0	50
Total Capital	12,973	5,635	3,031	9,942

Comments on the above figures:

With regard to the three programmes detailed under the Multi Funded Projects header, there is continued change to the programmes and the costings/funding allocations are being continually updated.

The traffic light symbols are used in the following manner:

	<u>Objective</u>	<u>Performance Indicator</u>
<u>Green</u>	 <p>Indicates that the <u>objective</u> is <u>on course to be achieved</u> within the appropriate timeframe.</p>	<p>Indicates that the <u>target is on course to be achieved</u>.</p>
<u>Amber</u>	 <p>Indicates that it is <u>unclear</u> at this stage, due to a lack of information or a key milestone date being missed, <u>whether the objective will be achieved</u> within the appropriate timeframe.</p>	<p>Indicates that it is either <u>unclear</u> at this stage or too early to state whether the target is on course to be achieved.</p>
<u>Red</u>	 <p>Indicates that it is <u>highly likely or certain that the objective</u> will not be achieved within the appropriate timeframe.</p>	<p>Indicates that the <u>target</u> will not be achieved unless there is an intervention or remedial action taken.</p>

REPORT TO: Urban Renewal Policy and Performance Board

DATE: 19 November 2008

REPORTING OFFICER: Strategic Director Environment

SUBJECT: Stobart Group's Activities in Halton

WARDS: Boroughwide

1.0 PURPOSE OF THE REPORT

1.1 Members will be given a verbal report on the activities of the Stobart Group in Halton by Mr. Steve O'Connor.

2.0 RECOMMENDATION: That Members receive and comment on the update from Mr. S O'Connor, Director of O'Connor Transport, part of the Stobart Group, and Ports Director for the Stobart Group.

3.0 SUPPORTING INFORMATION

3.1 The Stobart Group purchased the O'Connor, AHC and Westbury Properties companies in the autumn of 2007. In so doing they acquired land at Halebank within the 3MG programme area together with the Port of Weston, now renamed the Mersey Gateway Port. The verbal update will advise Members of developments since then both within the Group and regarding physical works.

4.0 POLICY IMPLICATIONS

4.1 The Group's investments are in areas central to the Council's Urban Renewal activities and Priority.

5.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

5.1 Children and Young People in Halton

N/A

5.2 Employment, Learning and Skills in Halton

The rapid advance of the logistics sector in the Borough has significant implications for employment demand and skills development in the Borough. The joint Topic Group with the ELS PPB is examining THIS ISSUE.

5.3 A Healthy Halton

N/A

5.4 A Safer Halton

N/A

5.5 Halton's Urban Renewal

The Group's activities are progressing the 3MG and Port of Weston regeneration programmes.

6.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

Document	Place of Inspection	Contact Officer
None		

REPORT TO: Urban Renewal Policy and Performance Board

DATE: 19 November 2008

REPORTING OFFICER: Strategic Director Corporate and Policy

SUBJECT: Service Plans 2009–12

WARDS: Boroughwide

1.0 PURPOSE OF THE REPORT

- 1.1 To offer an opportunity for Members to contribute to the development of Service Plans at the beginning of the planning process.

2.0 RECOMMENDED

That the Board indicates priority areas for service development or improvement over the next 3 years.

3.0 SUPPORTING INFORMATION

- 3.1 The 3-year departmental service plans are reviewed and rolled forward annually. The plans are developed in parallel with the budget. The process of developing service plans for 2009-2012 is just beginning. At this stage members are invited to identify a small number (3-5 perhaps) of areas for development or improvement that they would like to see built into those plans. Operational Directors will then develop draft plans which will be available for consideration by PPBs early in the New Year.
- 3.2 Plans can only be finalised once budget decisions have been confirmed in March.
- 3.3 To assist Members at this stage it is proposed that each Operational Director will give the Board a short presentation setting out the key issues and challenges for their service over the coming 3 years.

4.0 POLICY IMPLICATIONS

- 4.1 The service plans form a key part of the Council's policy framework.

5.0 OTHER IMPLICATIONS

- 5.1 Service plans will identify resource implications.

6.0 RISK ANALYSIS

6.1 Risks are assessed in service plans. This report mitigates the risk of Members not being involved in setting service objectives.

7.0 EQUALITY AND DIVERSITY ISSUES

7.1 Equality impact assessments of service plans are conducted and high priority actions will be included in the milestones.

8.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

Document	Place of Inspection	Contact Officer
2008 Service Planning Guidance	2 nd Floor Municipal Building	Rob MacKenzie 0151 471 7416

REPORT TO: Urban Renewal Policy and Performance Board

DATE: 19 November 2008

REPORTING OFFICER: Strategic Director, Health and Community

SUBJECT: Public Art

WARDS: Boroughwide

1.0 PURPOSE OF THE REPORT

1.1 To present the draft Public Art Strategy for comment by the PPB (attached as Appendix 1).

2.0 RECOMMENDATION: That

- (1) **The PPB comment on the content of the draft strategy; and**
- (2) **The PPB considers a recommendation to Executive Board.**

3.0 SUPPORTING INFORMATION

3.1 The Urban Renewal PPB has previously received a presentation from consultants employed by the Council, funded by the Arts Council, to develop an approach to public art in Halton.

3.2 At that presentation, the value of public art was discussed. It was recognised that Halton had no overall approach to public art, tending to be re-active to opportunities, but probably missing funding opportunities to develop public art.

3.3 The brief of the consultants was to produce a practical, working document, which considered planning and funding issues.

4.0 POLICY IMPLICATIONS

4.1 The report is currently at draft stage. The Urban Renewal PPB are asked to suggest any changes and then recommend a report to Executive Board that can be adopted as Council policy.

5.0 OTHER IMPLICATIONS

5.1 The strategy suggests the creation of a post to kick-start the development of public art. The Arts Council have indicated that they will fund a part-time post for 2 years. As such there is no financial risk to the Council.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children and Young People in Halton

Public Art through workshops and involvement offer the opportunity to acquire and develop many skills.

6.2 Employment, Learning and Skills in Halton

Opportunities will be developed for Halton's Cultural Industries, and employment opportunities for local artists/designers.

6.3 Halton's Urban Renewal

Public Art will make a strong contribution to the continued regeneration of the Borough, and will attract visitors into Borough.

7.0 RISK ANALYSIS

7.1 In not moving forward, external funding from Arts Council would be lost.

8.0 EQUALITY AND DIVERSITY ISSUES

8.1 None.

9.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

9.1 None

ART in PUBLIC PLACES - A STRATEGY FOR HALTON

CONSULTATION DRAFT

COMMISSIONING CODE

Public Art Steering Group & Facilitator

The key to this Public Art Commissioning Code is the acceptance and valuing of the need and role of the Halton-wide Public Art Steering Group, ideally with some form of facilitated central role – be that externally funded consultancy, fixed-term or salaried post. The existing model for the Widnes Waterfront is a useful starting point for considering the Steering Group, but this needs to be enhanced, with more interested parties and champions invited in.

The continuation of the facilitation role of **beam** in developing the Widnes Waterfront public art programme and Halton-wide public art strategy is clearly fine for the short-term, but is not sustainable in the longer term. In addition, a project-by-project approach of different teams – albeit with enhanced funding and the benefit of a potential public art Planning Guidance Note – would not build legacy for Halton, but would merely provide a continuation of the previously occurring piecemeal approach to public art commissioning.

Clearly what is needed is some form of centralised base within Halton BC to be able to assist in the coordination of project development (but not delivery), and to provide some form of strategic focus for a range of clustered pilot projects that will doubtless begin to develop over the next few years. Project funding for these is not seen as a problem necessarily, however revenue funding to deal with enablement, support and legacy-building, certainly are.

The funding for such a support post has precedents elsewhere – such as the Northumberland and Tees Valley Regeneration based public art posts seconded part-time to Commissions North / Arts Council England NE. More locally, Arts Council England NW has a special relationship with Liverpool Biennial and its own Public Art Managers – however, this is currently only built around the Liverpool Biennial and Capital of Culture programme.

The funding for strategic programmes built around issues such as research and development, evaluation, maintenance and marketing will prove more tricky, but are deemed the most essential ingredient to help raise the overall quality of public art within Halton and make it truly sustainable.

Selection of Projects

A statement of how projects meet a set of established Funding Criteria for Commissions must support all projects and should ideally be considered initially through the vehicle of a facilitated Public Art Steering Group. Such an enhanced Steering Group should be established to ensure that all projects, which are considered and recommended for approval, and take account of the following:

- Illustrate huge quality and innovation in the arts
- Represent value for money
- Have realistic targets and timescales
- Are appropriately budgeted and offer market rates to artists and project managers

- Can demonstrate support for the project including community support/consultation – if appropriate
- Offer a distribution of projects across Widnes Waterfront and wider Halton.
- Have taken account of any relevant planning regulations, bye-laws, listed building or Site of Special Scientific Interest status (SSSI)
- Have taken account of physical ownership, copyright, health & safety and maintenance issues
- Guarantee reasonable public access to the commission location/site, including any private sector scheme or development to which the Innovation Fund has committed financial support.
- Incorporate appropriate and effective evaluation which will be publicly accessible for research purposes

Artist Selection Methods

The Steering Group could help teams select artists from both direct appointments and through open and closed competition. An outline project proposal should be prepared to indicate which selection method is proposed, and the reasons for the method of Artist Selection used. Selection panels should be properly briefed and clear guidance be given on their responsibilities and the extent of their influence. A number of alternative mechanisms are usually used to achieve this:

- Limited Design Competitions - An invitation to a minimum of three or four artists to respond to the brief in the form of a proposal. This could include a maquette or model of the proposed work, drawings, site plans and budgets. A decision will be made on quality of past or potential work and performance at the interview.
- Open Competitions - A Call for Artists advertised in the art press, slides or portfolios are submitted to the selection panel. This may precede a limited competition. A decision will be made on quality of past or potential work and performance at interview.
- Solicited Appointment - An approach is made directly to an artist, usually preceded by research and studio visits. It is most usual for this approach to take place with the advice of a specialist consultant or the Steering Group in order to ensure that the needs of both the client and artist are met.
- Competitive Interviews - Artists invited to attend interview and make presentations of past work to the Steering Group. A decision will be made on quality of past or potential work and performance at interview.

Project Briefs

For any projects project-led by external agencies and funded by respective Halton Teams, responsibility for drawing up project briefs should lie with the relevant Project Manager but should ideally be presented to the Steering Group for discussion and approval.

Artist Briefs

The Steering Group can taken account of both the Public Art Policy and Good Practice Guidelines for Commissioning taken from Artists information sheets from Arts Council England, The Artists Information Company and other agencies as identified on a project-by-project basis (possibly as conditions on funding). It is suggested that the Artist's brief should normally consider:

- Who the commissioner is, their mission and normal areas of work.
- Background to the project including principles established by the feasibility
- Vision for the project
- Site details - factors to be considered

- Technical brief
- Timescale
- Selection criteria and panel
- Selection procedure
- Outline of contract stages and sample contracts
- Budget - is this global, does it include VAT
- Ownership and copyright - including designs, models etc.
- Requirements of artists in responding to the brief
- Indemnity and Public Liability insurance requirements - during development and post completion
- The artist's role in consultation
- Life cycle and Decommissioning factors

Project Management

It is assumed that projects can normally be monitored through the various area-based Regeneration Teams, Landscape Services or the Arts Development Teams (subject to resources and priority). They can also be managed via the employment of an external Project Manager or Lead Artists. A pool of such Project Managers and Lead Artists can be sought via an application and artist selection process set out above, and these can be selected to form an Approved Suppliers List, in accordance with any Halton Borough Council Financial Regulations. Project Managers or Lead Artists can be selected for one-off projects or for a programme of work based on these lists - according to their availability and suitability to the particular project or stakeholder.

Artist Agreements and Contracts

Artist's contracts can be issued having regard to standard guidelines adopted by the Steering Group, which should be based on the standard Halton Artist Contract (modified in 2007 for use on Widnes Waterfront) as well as recommendations of Arts Council England and The Artists Information Company. These will need to also be in compliance with Halton Borough Council's Contract Standing Orders and Financial Regulations. In certain cases where standard contracts are required for minor scale built environment work, it is suggested that a standard JCT Minor Works Contract, with Contractors design (MWD) be the favoured standard.

Tendering Procedures

It is suggested that full-tendering procedures might be adopted for all projects valued in excess of £50,000. For projects with a value less than £50,000 procurement could follow standard agreed tendering procedures in all instances where appropriate and in order to demonstrate value for money. However, where three tenders are not available (owing to the specialist nature of a commission) a waiver could be sought subject to the agreement of the Steering Group. This information is subject to the standard terms of Halton Borough Council of course.

Eligibility for Funding

The following areas of work are suggested to be eligible for consideration for funding under any public art programme within Halton, provided that they are part of a solicited or invited commission:

- Speculative Research and feasibility studies for projects
- Artist's design proposals
- Artist residency programmes (and associated costs)
- Artist's fees, travel and subsistence expenses
- Transport, site preparation and installation costs
- Promotion and marketing costs
- Project management fees (for externally placed project management)

- Community participation projects
- Speculative project Seed-funding – See Section 6.5
- Project documentation and evaluation – See Section 6.6
- Maintenance or after-care endowment (for Halton Borough Council-owned property/land only)

Innovation & Incubator Fund

Whilst the remit of this report is not about getting comprehensively engaged in the complex and specialised world of facilitating creative industries, artist incubators and live-work studios, there is nevertheless, a potential programme relationship that can be developed and refined with regards this consideration, by using highly creative and proactive methods. Acting as chief advocate, through parallel arts intervention within Halton, it is suggested that the active allocation of a variety of artist and creative industry seed-funding, can be made (subject to project fund granting and availability) through a R&D Innovation & Incubator Fund, released to a variety of programmes as proposed by the Facilitator and agreed with the Steering Group.

A sub group to the bigger Steering Group, could be established to select projects for support and to oversee the management and distribution of such a Fund. This group could meet approximately four times each year and will be coordinated by any appointed Facilitator. Membership of the group could be drawn from key cultural, regeneration, community and academic organisations as well as having representation from Halton BC, Arts Council and other stakeholders.

In terms of sustainably funding this, it is suggested that a regular project levy be imposed by the application of Section 106 or otherwise, to help fund an ongoing programme of artist and creative seed-funding through the Innovation & Incubator Fund.

Evaluation & Monitoring Fund

Linked to models of good sustainable practice as well as the developing brief from DCMS to integrate higher levels of evaluation into all Culture-in-Regeneration initiatives, it is suggested that all public art programmes set up ought to aim at eventually becoming self-sufficient. In order for this to happen, methods to highlight and evaluate good practice must be developed in parallel to the on-going programme. This undertaking would fit with all current suggested models being advocated by DCMS and Arts Council.

Such an evaluation programme could help to work strategically with partners such as DCMS and Arts Council to help deliver their aims within the context of artists engaging with regeneration and the built environment – and working locally but with a national perspective. It is likely to be something they are particularly interested in – with current exemplars by IXIA under its Open Space Evaluation Model being the suggested initial model for consideration. Details of this model are included in the Appendix.

As ‘action research’ it could help explore and develop best practise procedure for the future on such issues as evaluating the economic benefit of:

- Artist as creative catalyst through temporary works
- Artist as spatial planner, master planner and lead artist.
- Artist as collaborative design team member.
- Artist as community facilitator
- Artist as fabricator – designer-maker
- Integration of the arts as part of a cultural masterplan
- The value of Culture Tourism
- Commissioning and employing artists in temporary installational programmes
- Creative consultation and community involvement
- Development of localised public art strategies
- Contracting artists and consultants

- Engaging artists in the built environment, and major capital builds generally
- Advocacy & presentations
- Development of steering groups
- Seed funding R&D
- Artist and professional CPD workshops and seminar delivery
- Production of Information Services
- Website and publication production
- Production of marketing guidelines and leaflets
- Development of evaluation and appraisal methods
- Development of maintenance and decommissioning programmes

It is suggested that as per the other described funds, a project levy be imposed by the Steering Group to help fund an ongoing period of evaluation. The outcome of such work is also likely to have practical benefits to the marketing and advocacy programme.

Maintenance & Decommissioning Fund

Often forgotten about, the important issues of maintenance and decommissioning need to be considered at the outset, with a contingency created to deal with the hypothetical typical life of a commission – be it a 1-week temporary installation project or a 30-year permanent sculpture. It is suggested that based on experience a figure or percentage be agreed at the outset of all projects and an endowment levied and kept in trust to deal with maintenance and decommissioning issues that are deemed over and above the normal everyday duties of Halton BC. Note that the ‘normal’ level of local authority maintenance might not be considered acceptable, and precedents might be set to even consider an out-sourcing of this service to an external body, much like bus shelters often are today, and public art was years ago, when maintained by Liverpool Architecture & Design Trust (LADT) on behalf of Liverpool City Council.

Whether it be through poor design or workmanship, latent defects, wear and tear or pure wanton vandalism, it is clear that a budget needs to be set aside from somewhere for a degree of maintenance – particularly in the first 12 months and then increasing as the project begins to enter the mid to late term of its pre-designated lifespan.

Documented research by Public Art Online, lists a number of recommendations with regards to the decommissioning of public art. These recommendations range from quite basic ideas – e.g. making sure that all contracts include items such as life expectancy, review periods and maintenance agreements – to more detailed discussion of criteria to be considered by decommissioning review panels.

In summary, a number of issues are recommended for consideration and incorporation, namely:

- For all new commissions, issues of maintenance and decommissioning should be addressed by the contract at the outset
- For bodies responsible for existing artworks, there should be a policy defining the principles of maintenance and decommissioning criteria
- The policy should include an agreed process of assessment which would decide the future of public art works in accordance with the maintenance and decommissioning criteria.

It is suggested that as per the other described funds, a project levy be imposed by the Steering Group to help fund an ongoing period of maintenance, leading ultimately one day, to decommissioning.

Marketing & Advocacy Fund

The practice of justifying the benefit of art and culture in regeneration (particularly commercial developments) is notoriously difficult to prove factually – particularly where clients and

stakeholders are ill informed or (worse) rest or motivation. In addition to this, public art often generates extremes of public reaction, rather than a comfortable middle ground of consensus. Because of this, the local media outlets of local papers and television often showcase public art in a trivial manner to debate the worth of local tax payers funding fine art – often with highly destructive results. Because of this, it is important that stitched-on to any public art public realm strategy is a sophisticated and regular advocacy and marketing system to pre-empt such bad press. Some initial suggestions to help address this are as follows:

- Newsletter - Cultural updates and press releases should be forwarded on a regular basis for the Widnes Waterfront, Castlefields and other area-based and Halton-wide newsletters. In addition to this, 3D visual representations of physical work (permanent or temporary) could be illustrated on an extended enhanced version of the Widnes Waterfront 3D model to show the Mersey Crossing and Waterfront Regional Park and wider context.
- Website - Either as an add-on to the main Halton or area-based website (perhaps most sensibly in the short-term) or as a bespoke site, there are major opportunities to start to showcase best practice in public art – both locally and wider. In terms of new media arts, there is also the added potential of looking to feature related initiatives such as use of media work and community web networks, facilitated by artists, to further raise the profile and explore and illustrate ideas virtually.
- Wider advocacy - Marketing press releases with associated illustrative visualisations ought to be more widely circulated on a regular basis to Local TV, Radio and Press, Arts Council England, DCMS, NWDA, Mersey Partnerships and Environment Agency etc. A budget for a marketing and PR programme is important, ideally under a stand alone budget, or alternatively as a strap-on to the main development one run by Widnes Waterfront.

It is suggested that as per the other described funds, a project levy be imposed by the Steering Group to help fund an ongoing programme of engagement, advocacy and marketing.

Commissioning Code – Action Plan

A number of key issues come out of this section and these are summarised briefly as follows:

- Public Art Steering Group be enhanced to liaise with Area Teams responsible for public art clusters – including the appointment of a designated central Facilitator.
- Funding draw-downs from Section 106 or otherwise be agreed to create designated funds for targeted areas of enabling and supporting work.
- Supplementary Project Levies be implemented to cover seed-funding, evaluation, ongoing maintenance / decommissioning and marketing

The key to the successful establishment and sustainability of such a programme would be centred around the further enhancement and authority of the Steering Group, and its ability to solicit sustainable interest and funding from other stakeholders – public and private sector. Another key task of such a group, would be as a vehicle to help engage more directly with the executive levels of Halton BC itself, and those of key strategic stakeholders drawn from both regeneration, community, design and cultural organisations. It is important that this Steering Group does not just compose of Halton BC employees, but looks to wider regional and national stakeholders and identified champions.



ART in PUBLIC PLACES - A STRATEGY FOR HALTON CONSULTATION DRAFT

SPECIFIC PROJECT SUGGESTIONS

The identification of specific live projects at an early-enough stage of development (and with amenable stakeholders) is seen as very important in the establishment of any integrated public art strategy across Halton. This section maps a number of key areas for consideration and investigations, and then looks at the central consolidation through marketing of a number of pilots acting as a multiple focus. Given the time constraints, this project list should not be seen as exhaustive however.

Initial Pilot Cluster

Generally, the use of a rolling programme of artist placements and design team collaborations can be used throughout Halton's regeneration portfolio, with the individual areas developing their own particular piloted approach to suit particular development plans and client and community needs. To initiate this, it is suggested that the current programmes either side of the river at Widnes Waterfront and Castlefields provide an ideal joint marketing opportunity. Following on from these, other projects would be Halton Lea and Runcorn Old Town, both of who already have public art referred to in their draft SPD's, and are likely to reference in any future public art Guidance Note.

Windows on the Waterfront

Complimenting these pre-existing 'live' projects, is a future relationship to other major programmes developed on the back of the 'Windows on the Waterfront' initiative from the Mersey Waterfront Regional Park - which has identified 11 key Mersey locations – or 'windows' as focal points for future development and investments. As part of this, the focus of the new Mersey Crossing (planned for completion in 2014) provides the ultimate flagship, and further makes the case for the development of a consolidated waterside strategy. Current identified opportunities within this developing Regional Park strategy include:

- Pride in our Promenades – Enhancing and extending public access along promenades
- Coastal Places, Open Spaces – Environmental improvements, interpretation, arts and access projects.
- Promoting the Place & Engaging People – Community engagement, marketing and communications, including 'Peoples' Panels' who will debate issues affecting their local waterfront area.
- Linking the Waterfront – Access and public transport links within the Regional Park Zone, linking the 11 waterfront 'windows' with each other and surrounding parts of the Northwest.
- Mersey Way - Another long-term proposal is to create a continuous multi-user trail, making the entire 135km coastline fully accessible to the public by 2020.

Consolidating these in the medium to long term should be a major signed-up priority. There is clearly the need for some form of joined-up partnership or protocol operating between the different pilots - linking through to one centralised marketing and evaluation profile and identity,

as well as the development of a growth and training programme to draw upon. An enhanced role for a Halton wide Public Art Steering Group, although some form of additional facilitation would be required – be it consultancy in the short term and a new post in the longer term.

Mersey Crossing Gateways

As well as projects directly related to both the old and new bridges themselves (such as public art lighting for example), allied to the wider Mersey Crossing project are a number of potential gateway sites – either associated directly with the bridges, or linked to the new and improved rail and road network that runs up to them. Potential locations, and preliminary gateway project ideas are as follows:

- Widnes Loops Junction gateway
- Mersey Crossing Visitor Centre – suggested off Widnes Loops Junction and located at South Widnes / Spike Island
- Tolling Plaza at Ditton Interchange
- Fiddlers Ferry Power Station public art lighting
- Landmark to south eastern tip of Wigg Island / Wigg Island Bridge
- Gateway to Astmoor Junction
- Gateway to Silver Jubilee South Junction / Runcorn Railway Station
- Central Gateway adjacent to Weston Link
- Major Southern Gateway to River Weaver / M56 Junction 12 (and possible collaborative project with Weaver Regional Park)

Widnes & West / South Bank

In addition to key gateways, with regards to overall regeneration projects, on the Widnes side of the Mersey, it is suggested that the Mersey Waterfront consideration should include the Wards of Hale, Ditton, Riverside & Halton View. Key projects currently picked up in Action Plans here include:

Halebank

Halebank is currently an isolated residential area adjoining a mixed quality employment area, home to a variety of small businesses. There is a need for regeneration within the Area particularly in relation to the redevelopment of vacant and derelict sites, improving housing in the area, providing community facilities and improving the overall living and working environment. Halebank opportunities include:

- Real opportunities for eco-village feel
- Lead artist placements in any masterplan teams to explore sustainable communities plan.
- Short-term creative reuse of Ditton Station / Long term creative industries or community part-use of redeveloped station building
- Environmental arts projects within Woodland and greenway walkways and cycleways
- Other public transport related commissions and residencies

Southern Widnes

Southern Widnes is the old Victorian heart of Widnes where an unhealthy mixture of heavy industry and poor quality housing has largely disappeared. The UDP directs large-scale retail and leisure development to the Town Centres and allocated sites. Therefore, any retail, food and drink or leisure provision within this Action Area should be to serve the local community only, in the interests of sustainability. The Action Plan concludes that is an area in need of investment in its social and physical environments. Southern Widnes opportunities include:

- Exploration of participatory and live-arts festivals, built around community engagement

and tourism investment is needed

- Water-based recreation explored in some way – perhaps water taxis along the Sankey to view the bridge and/or Houseboat pavilion design Competition
- That the design for a new railway station could provide both a design collaboration opportunity as well as possible community hub base – including creative industries.
- That the location of Spike Island provides the best location for a Mersey Crossing viewing station or visitor centre – with perhaps the opportunities of an international design competition being explored.
- Public realm projects exploring linkages along the waterfront and into Widnes core – and the Transpennine Trail.

Widnes Waterfront

The declining employment area used to be a major location for the chemical industry in Widnes, leaving behind a legacy of contaminated land. The nature and design of new development should take advantage of the waterside location beside the St. Helens (Sankey) Canal and Mersey Estuary. The Action Plan concludes that a significant improvement should be made to the waterside environment. Widnes Waterfront opportunities include:

- The large and wide band of vacant land and the disused chemical tip, adjacent to the Mersey Estuary provide opportunities to explore a truly international environmental commission.
- The Tanhouse Lane intersection with the new greenway and riverside boulevard provide potential gateway points.
- The actual crossing of the Sankey Canal and Fright Line from Tanhouse Lane provide a major design opportunity for some form of bridge crossing. Other crossing points also exist elsewhere.
- The development of a linear programme along Riverside Park – with immediate linkage to Spike Island, but beyond that linking into the Transpennine Trail, the Pride in our Promenades initiative and (in the long term) the planned Mersey Way.
- Collaborations with local businesses resident or relocating to the area.
- Artist residencies creating links to past and into Widnes town centre.
- Initial Landmark commission.

Runcorn & East / North Bank

On the Runcorn side of the Mersey, it is suggested that the Mersey Waterside considerations should include the Wards of Heath, Mersey and Castlefields / Norton Priory and Daresbury. Key projects previously picked up in Action Plans here include:

Castlefields / Norton Priory

The Castlefields Regeneration Programme has been chosen as one of RENEW Northwest's five Exemplar Learning Projects for 2007. The Castlefields Partnership consists of Halton Borough Council, Liverpool Housing Trust, CDS Housing, Northwest Development Agency, The Housing Corporation and national regeneration agency, English Partnerships. The partnership is committed to working together to achieve lasting, sustainable improvements to Castlefields. This 3-year action plan includes over 50 projects. Within this, current Castlefields / Norton Priory opportunities include:

- New opened cycleway/pedestrian link through Castlefields.
- Phoenix Park, Youth Activity Park and drop-in centre
- Consultation events, including Party in the Park event, with environmental artists helping map opportunities.
- A commissioning project for treatment to 2 subways
- An arts competition for the refurbishment to new footbridge
- Artist placements within the redevelopment of existing Village Centre by McColl architects

- The developed strategy being | developers coming into the area.

Runcorn & Weston Docklands

Whilst Runcorn Docks continues as a freight handling facility, other parts of the area have been in decline due to increased carriage of goods by road. The legacy of previous uses includes large worn out buildings with few services, and large areas of derelict land. Provision is made for the commercial dock to continue and where possible enhanced; however should this not be commercially possible other compatible uses would be considered. Runcorn & Weston Docklands opportunities include:

- On an area of land adjoining the Dukesfield housing area there is an opportunity for building a new education building for Halton College. Alternatively this area would suit waterside housing.
- Advantage should be taken of the location of the Weaver Navigation within the area, both commercially and as a leisure and tourism facility – with possible collaborative links between the Mersey Waterfront and Weaver Valley Regional Parks.
- Public art interventions or architectural competitions built around the focus on Bridgewater House and the former Bridgewater Locks.

Runcorn Old Town Canal Quarter

Architects Allford Hall Monaghan Morris (AHMM) have been selected by Urban Splash and Halton Borough Council to develop the £30m proposals for the four hectare Canal Quarter site which will transform Runcorn Old Town. AHMM have been working up proposals for the site, which has included further consultation with local people, to prepare a planning submission for an exciting mix of bars, shops, apartments and offices - as well as a new library and swimming pool.

Links to Other Strategic Live Projects

Taking this further, such potential artist commissioning should be built around actual 'live' capital projects, currently planned (or aspired to) as part of the wider regeneration, and collaborating with selected (and amenable) design teams. Projects need to be engaged as early as possible (but ideally pre-planning) and include:

- Building Schools for the Future programme (Wave 6) - indicative capital investment estimated to be in the region of £90m to £100m, with Halton likely to replace or refurbish its secondary school provision. These currently include the 8 secondary schools, 3 special schools offering secondary provision and 2 Pupil Referral units offering secondary provision.

Other Generic Areas of Opportunity

Many projects that link into the overall Strategic Frameworks could be engaged either directly or indirectly through a collaborative arts approach. Typical core themes, include:

- River footpath / cycleways / countryside linkages – possible links to Sustrans and their 'Art in the Travelling Landscape' community programme.
- Related projects built around the notions of 'Exercise, Exploration and Fresh Air' – Exploratory projects to get out on the streets, parks and greenways to investigate and engage with the surroundings and community.
- Green Space Projects – Neighbourhood green and park art projects and strategic linkage explore with stakeholders Cabe Space and Groundworks.
- Project links to Halton parks holding the prestigious Civic Trusts 'Green Flag Award' - Rock Park, Wigg Island Community Park, Runcorn Hill Park and Local Nature Reserve, Victoria Park, Hough Green Park and Pickerings Pasture Local Nature Reserve.
- Public Transport / Bus Operators – development of artist placements alongside transport providers.

- Housing & Street Layouts – Artists are encouraged to work with design teams to investigate the physical design of the streetscape.
- Live and participatory arts commissions within identified Halton wards to develop their aspiration as a cultural and leisure amenity with evening activities.
- Safe and Secure Neighbourhoods – Links to Street Warden Scheme and Neighbourhood Police schemes – collaborative artist residencies and linkage, with particular emphasis on engaging anti social behaviour and health / drugs issues
- Links to local businesses - collaborations and residencies to embed the programme and create buy-in.
- Education & Training programmes - through both Artist and Creative Industry educational programmes but also CPD for professionals.
- Business Development programmes allied to Creative Industries.
- Community / adult learning generally
- Public Realm Design awareness programmes – linked through collaborative residencies to designated Design Teams, Stakeholders and community groups
- General programmes built around issues to do with Sense of Place, Local history and Memory – but with very much a forward-looking project focus of aspiration.

Artists Taking The Lead

The London Organising Committee for the Olympic and Paralympic Games has recently announced a formal role for the funded arts sector in a Cultural Olympiad. As such, all four Arts Council's will be asked to support something called 'Artists Taking the Lead', through which artists will be challenged to lead a celebration of the excellence, diversity, innovation and internationalism of the arts across the UK. As a part of this, twelve artists' commissions – presumably public art in some form - will be "responding to and celebrating our local and national cultural life in each of the nine English regions and in Northern Ireland, Scotland and Wales" and will create "great art in iconic and unexpected places". Each commission will encourage collaboration across art forms, aspire to a legacy beyond 2012, and have the creative energy of children, young people and communities at its heart.

With this in mind, 8 Creative Programmers have already been appointed so far by DCMS for the Cultural Olympiad – including Deborah Lander for the North West.

ACTION PLAN

Specific Project Suggestions

Immediate project recommendations, could look to particularly to engage with existing Partnership Stakeholders (either collaboratively, or as part of a joined-up cluster) through a series of centrally marketed pilot projects.

In the short term, these pilots should concentrate around Widnes waterfront and Castlefields; in the medium term around Runcorn Old Town and Halton Lea; and in the longer term around other Action Areas as identified above – but with particular emphasis being towards the Mersey Crossing, and all the connective networks of transportation and Borough profile that can be planned-in around that between now and 2016.

SHORT TO MEDIUM TERM SUGGESTIONS

Short to medium term programme suggestions are highlighted in this section. An indicative suggested budget is also illustrated for discussion purposes only.

Generic Recommendations

Integral to any *Art in Public Places* strategy for Halton should be a fundamental sign-up to the aspirational development of the core principles of welcoming:

- Development of exemplar Public Art cluster projects with diverse artists, partners and communities
- A joined up approach to 'bridge' Halton and focus on creative programmes to readdress

the Waterfront and Widnes / Rip.

- Centralised Advocacy and Marketing strategies and budgets
- Innovation, Risk, Experimentation
- Critical Debate and Advocacy Processes
- Appropriate and Robust Processes
- Skills and Capacity building between artists, clients and professionals
- Research and Development - including paid design time for artists and other creatives
- Embedded documentation and evaluation programmes

Short Term Action 2007 - 2008

Based on a notional central budget of £60k over the first year, it is suggested that a portion of that budget be dedicated to attempting to kick off the Guidance Note and a related marketing and advocacy profile of the two separately-funded public art clusters of Widnes Waterfront and Castlefields. As such, critically it will be the need to influence future brief development and to establish in the minds of the client body, the value that the role of artists can provide. In the medium term, projects such as Runcorn Old Town and Halton Lea should be targeted, along with other ones as identified in Section 11. In simple terms, the most practical way this can be achieved is by:

- Detailed debate and engagement with all stakeholders.
- Setting up a wider Working Group cluster, based on existing exemplar projects and partners.
- Expansion of the terms of the Public Art Steering Group.
- Initiating a wider facilitated creative forum or workshop with invited stakeholders, practitioners and community representation.
- Establishment of agreed core Partnership Aims and Objectives to Public Art – that are adopted in a Public Art Guidance Note.
- Commission a further detailed Delivery Action Plan either in-house or by consultant commission – informed by the Steering Group.
- Creation of funding pots to enable both a centralised public art advocacy and marketing strategy, and to create initial project feasibility.
- Resulting from the Action Plan, set aside portion of existing budget for the Steering group to help agree seed-funding feasibilities of new residency programmes with identified stakeholders.
- Marketing & Evaluation budgeted for, established and programmed
- Regular funding bids budgeted for, established and programmed

Short Term Budget

A suggested budget breakdown is made as follows:

Short-term (suggested 1 Year over 2007 and 2008) - Expenditure @ £60,000 + VAT / Source: Halton BC (target £40k) and Arts Council England (target £20k):

- Arts Consultant or 1-year part-time post – budget @ £20,000
- Engagement with Stakeholders – budget included in work by engaged consultant.
- Public Art Steering Group – budget @ £2,000 for invitee attendance fees over 3 events over 1 year.
- Creative Network workshops – budget @ £3,000 for 2 events over 1 year.
- Partnership Aims and Objectives to Public Art – budget included in work by engaged consultant.
- Funding pot to enable small project feasibility – budget @ £5,000 over 1 year.
- New residency programmes – budget @ £20,000 for 2 x £10,000 3-6 month residencies
- Marketing & Evaluation – budget @ £5,000
- Funding Bids – budget included in work by engaged consultant.
- Other projects, subject to funding bid approval and other Stakeholders
- Contingency – budget @ £5,000

Medium Term 2008 - 2011

In the Medium-Term the emphasis should be to look to begin to embed more strategic and sustainable practices. Following successful stakeholder discussions and funding bids, it should be possible to begin to grow the range of the commissioning and residency programme, whilst still keeping the funding and delivery of these within their individual project frameworks. To augment that however, is the need for a centralised fund to act as a hub for these public art project clusters, and enables it to buy-in stakeholders, cross boundaries, seed-fund new feasibility and jointly market and evaluate ongoing projects. As such, suggested outputs are:

- The creation of a curatorial and/or project manager role in support of the Arts Development Officer, Planning or Regeneration Teams.
- Continued quarterly facilitation of the Public Art Steering Group
- Establishment of a wider Public Art forum that includes all interested stakeholders.
- Continuation of recurring Network Events and Workshops - to enable participants to understand and develop awareness of the diverse stakeholder influences on their organisations. Presentations and facilitation would include artists, as well as wider design teams.
- Top up to the funding pot to enable small public art feasibility development.
- Establishment of a Section 106 / % For Art or new Planning Tariff draw-downs to feed into the non-project fund.
- Negotiation of Stakeholder Service Level Agreement to secure further Public Art investment.
- Establishment of a formal public art policy through SPD or other means following consultation.
- Using ongoing management of projects, begin to investigate potential new stakeholders and other funding streams to develop new project feasibilities.
- Set up a regular on-line bulletin or website be commissioned to which Stakeholder organisations are invited to contribute any issues they wish to disseminate and debate.
- Continue to seed-fund feasibilities for new programmes
- Build on marketing budget and look to produce a joined-up marketing programme of publications and new media – including a regular on-line bulletin or website commissioned. Stakeholder organisations to be invited to contribute any issues they wish to disseminate and debate information and list opportunities.
- Evaluate existing and new programmes using the new Ixia Open Space Evaluation Toolkit (with nominated Officers trained to use this system).
- Following successful stakeholder discussions and funding bids, begin to grow the range and scope of the commissioning programme.

Medium Term Budget

A suggested budget breakdown is made as follows:

Medium Term (suggested 3 Years over 2008 and 2011) - Expenditure @ £100,000 per annum / Source: Halton BC (target £50k), Arts Council England (target £20k) and Other (target £30k):

In the Medium-Term look to begin to embed more strategic and sustainable practices such as:

- Full-time 3-Year Project Officer role in support of the Art Development / Planning @ £35,000 scale - assuming office recruitment and staffing costs can be absorbed in-kind.
- Public Art Steering Group – budget @ £2,000 for attendance fees over 3 events over 1 year.
- Creative Network events and workshops – budget @ £5,000 for 2 event over 1 year.
- Public art feasibility – budget @ £5,000 for 5 x £1,000 commissions over 1 year.
- Residency programmes – budget @ £30,000 for 3 x £10,000 3-6 month residencies
- Marketing & Evaluation – budget @ £8,000
- Funding Bids / Stakeholder Contributions – budget included in work by engaged Officer
- Development of Mersey Crossing / Mersey Way / Mersey Waterfront funding bid – budget included in work by engaged Officer

- On-line bulletin or website @ £
- Contingency @ £10,000
- Other projects, subject to funding bid approval and other Stakeholders

Short to Medium Term Suggestions - Action Plan

The total cost of the short to medium term (2007 to 2011) is anticipated as being around £360k, with around £80k being identified as potentially coming from Arts Council England over the 4 years.

Of course there is a strong argument for a project-based approach to public art commissioning but whilst this provides an interesting diversity of project approaches, it also acts as a divide and rule mechanism to maintain the piece-meal approach to commissioning.

What is needed is a consolidated joined-up approach that both identifies the need to bridge a number of issues – be they project and stakeholder collaboration, new creative and learning networks, or indeed increased linkage between Runcorn and Widnes – with the Mersey Crossing as the flagship to that.

LONG-TERM SUGGESTIONS - 2011

Looking to the longer-term sustainability of any integrated public art programme within Halton, this section sets out some of the ultimate programmes that could be possible up to the end of the UDP in 2016.

Suggested Programme Considerations

In the Long-Term, start to feed-back the (hopefully) ongoing programme of arts engagement activity, such as:

- Final delivery of a major permanent public art commission and related festivals programme allied to the completion of the Mersey Crossing, Mersey Way and Mersey Waterfront Regional Park – envisaged in 2015.
- Development of a self-sustaining and ongoing public art programme and cluster-based delivery strategy as part of a wider Art in Public Places in Halton.
- Creation and funding of a permanent public art delivery model or agency – including permanent posts.
- Establishment of a Section 106, new Planning Tariff and Service Level Agreement and other grant and stakeholder revenue and project streams.
- Provision of support and advocacy for Stakeholders to understand and manage creative opportunities in Halton more fully.
- Establishment of Action Learning and Community Engagement programmes to enable Stakeholders to continue to learn from one another using a process that promotes sustainability and “cross-fertilisation” of creative ideas and experiences.
- Support and ongoing use of empirical research and evaluation in public art.
- Support the development and delivery of short, tailored CPD programmes for artists and providers.
- Continuation, improvement and additional programmes to short and medium term.

Long Term Legacy

In many ways, the commissioning, action research and advocacy carried out in years 2007 to 2011, as well as any support consultancies or posts created to help facilitate it, will determine the potential scope and sustainability of any long-term programme.

There is no doubt that stand-alone project funding for public art programmes are generally easier to achieve than more elaborate long-term funds for centralised support – and needing complex in-house officer or agency support. That is not to say it is impossible, merely that a strong argument has to be made to potential funding stakeholder, and that it needs to be backed up by clear evaluated data that needs to be collected right from the start.

Based on the indicated scale of the short and medium term programmes, to make such an approach work, an annual revenue stream of between £150,000 to £250,000 minimum would probably need to be established to support a range of outputs. At least 50% of this would probably have to be generated out of Section 106, Percent for Art of Planning Tariffs.



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Planning Guidance Note:

- Make recommendations for securing public art work
- Provide guidelines for the development of Public Art projects in Halton to ensure quality of concept design and execution of public artwork - through a Planning Guidance Note
- Concentrate on the areas of both banks of The Mersey and Castlefields (up to Norton Priory) as pilot areas
- Identify the expertise needed (both internal and external) and clarify the roles and responsibilities of all those involved
- Outline a Commissioning Code of Practice
- Signpost funding opportunities for development
- Include an Action Plan, which provides mechanisms for effective project delivery. The Action Plan would guide future development and would include specifically recommended actions for the next three years.

Core Principle

At a most fundamental level, it is suggested that Halton adopts the basic standard of Article 27.1 of the 1948 Universal Declaration of Human Rights as a first principle, which simply states that:

“Everyone has the right to freely participate in the cultural life of the community, to enjoy the arts and to share in scientific advancement and its benefits”.

Definitions

Culture

In addition, the illustrative (but not exhaustive) Department of Culture, Media and Sport (DCMS) document ‘Guidance on Integrating Cultural and Community Strategies: Creating Opportunities’ defines lists the areas of ‘culture’ as including:

- Performing and Visual Arts
- Craft
- Fashion
- Digital, Film & Published Media
- Tourism, Festivals, Attractions
- Design
- The Built Heritage
- Architecture
- Landscape - Parks & Open Spaces
- Countryside & Wildlife Habitats
- Water Environment
- Sports
- Recreation

- Children's Play
- Playgrounds & Play Activities
- Informal Leisure Pursuits
- Language
- Museums, Libraries & Archives
- Archaeology

Public Art

National Public Art Think-Tank Ixia's definition of public art is:

"The practice of public art is diverse - the term conflates activities that include art, craft and design within the public realm. The spectrum of artistic practice represented by the term encompasses art commissioned as a response to the specifics of the public realm, craft commissioned as part of the designed environment and process based practice that does not rely on the production of an art object. As a result public art is difficult to define".

It goes on to say that:

"The process of commissioning public art is complex, and by necessity involves a number of partners. Issues of collaboration are at the centre of many public art commissions. As a consequence the process can be protracted and challenging. The commitment and resources required on the part of all creative partners and project facilitators is often under-estimated".

Further to that, the Northwest Development Agency's (NWDA's) public art funding guidelines definition of public art is:

Public art encompasses all the art forms, including the visual arts, performance, music, video and new media. The prime requirement is that projects or events are publicly accessible and site specific, designed for a particular place at a particular time. Projects may be permanently or temporarily sited and locations can include the interiors of buildings, the spaces around them, parks and waterways as well as the rural environment. Increasingly, public art is moving into new technologies and includes the use of light and projected images.

Artists should have as much freedom as possible to respond to sites and possibilities in their own way; briefs should be open, not prescriptive. Their work may mirror and interpret the environment of the place and this can sometimes include exploring difficult or sensitive issues.

Increasingly public art overlaps into the related disciplines of architecture, urban design, community participation and regeneration. This collaboration does not necessarily have to result in a 'work of art'. Artists working alongside other professionals and designers can contribute their conceptual and practical skills to the creation of buildings, other structures and public spaces.

Public art can have a part to play in the regeneration of communities. It can involve a process that encourages local people to embrace new ideas and skills, develop a sense of ownership and to engage in decisions about their locality.

Artists

Ixia defines artist working within public art more specifically as:

- Members of design teams, working collaboratively and contributing to the use and form of developments through research, reflection and propositions in relation to context
- Working to creatively engage with communities in order to explore and articulate issues of significance

- Working as commentators and process based public art producing either permanent, temporary or

Benefits

As regards to the wider benefits to the community, Ixia sees these as:

- Generating pride in an area
- Increasing sense of ownership
- Developing cultural identity
- Changing an image
- Engaging with local communities
- Creating distinction, character and identity
- Contributing to quality of life, through good design and high quality surroundings

Arts Council England hold similar aspirations, and also believe passionately that the role of art and artists should be ever more integral to that process – and in particular need not be slavish to the social and regeneration agendas, but could deliver against their aims and target audience, whilst proactively enhancing, exploring, engaging, challenging and provoking both ‘people’ and ‘place’ in an ongoing process.

National Policy

Similar themes are duplicated in the aims of objectives of many key Stakeholders and as such are recognisable across a range of other regional and local strategies and policy - percolating down in related formats into many of these, be they NWDA’s Regional Economic Strategy, Strategic Frameworks or Quality of Life Indicators etc. As such, key factors of any public art programme can look to consider the wider perspectives of:

- Sustainable Environments
- Community Engagement
- Children & Young People
- Arts and the Creative Economy
- Collaboration & Partnerships
- Innovation & Best Practice
- Support & Training
- Evaluation & Evidence

Local Policy & Regional Initiatives

The sign-up from key representatives within Halton BC is key to the integrated development of any integrated arts and cultural strategy for the public realm. Of course, all partners have already signed up to the joined-up principles of Sustainable Communities and their holistic ‘Quality of Life’ aspirations for residents - and this can also be the accepted starting point for any justification for the integrated role for artists and culture in any future regeneration programmes. In summarising local policy and strategic initiatives, the key issues that crop up repeatedly are the:

- Sustainable Communities agendas
- Flagship Mersey Crossing and its associated transport infrastructure
- Environmental, tourism, leisure and cultural potential of the Mersey Waterfront Regional Park and associated greenspace
- Housing regeneration programme
- Business, Skills and Education development
- Development of People and Jobs

- Building Infrastructure
- Quality of Life Issues

Consultation & Engagement

There is a need for a clear single process and understanding of how to feed general community information into Halton's public art programme. As such, it is felt that there is a need for effectively more community workers on the ground – and these could be provided by an additional role for artists to take up this mantle.

Core Wish List

A number of key issues are suggested. These included a wish-list for certain generic considerations to be addressed within the future mix - namely:

- Clustered yet independent public art pilots - centrally marketed with a Halton 'brand'
- Early engagement of artists, and artist-led projects generally
- Artist involvement in key strategic projects
- More public art partnerships – including community, business and design teams
- More joined-up and creative thinking over strategies, masterplans and budgets
- Achieving a balance of scale of work, including holistic 'small is beautiful' approaches
- Welcoming a range of commissioning practice and opportunities
- Exploring site-specific notions of 'time', 'place' and 'local distinctiveness'
- Temporary arts programmes - running in parallel rather than just gateway pieces
- Growth of resources to help integrated arts facilitation and delivery
- Pilot of community arts involvement groups – to be part of any Area Forums or Citizens Panels.
- Building relationships to and a database of local artists and creative industries around Halton
- Creating indirect outputs of skills development – such as attending basic design courses
- Development of art as a tool for community engagement and training
- Art treated as integral to the design process and not treated as an optional extra
- Artists exploring direct community focused approach to feed into ongoing regeneration designs
- Holistic artistic programme engaging both design professionals and local residents
- Innovation around the creation of a Section 106 or any new Planning Tariff arts spending strategy – potentially linked to any future developed SPD's

Artistic Vision

As far as more specific issue-based priority areas, although not exhaustive, these are identified as:

- Clustered public art pilots (such as Widnes Waterfront and Castlefields) centrally marketed and geographically linked to the core Halton Waterfront
- Programmes to explore notions of improved navigation around the neighbourhood – including to and from the waterfront.
- Artistic focus to concentrate on how good the area will be in 15 – 20 years
- Feeding-into all Environmental improvements
- Programmes deliberately built around issues of 'Image and Identity' and issues of relatedness to the identity of 'Place' – connecting people back to place via art or making art that responds to place that attracts people.

- Parallel programmes built around 'red' focus – and perhaps targeting minority, special interest and hard to reach groups.
- Strategic capacity building with the developer/design teams to free up budgets for art and people.
- Role of artists working directly within these design teams if possible to have artist involvement as early as site identification.

Public Service Agreements

Following the 2007 Pre-Budget Report and Comprehensive Spending Review, 30 Public Service Agreements's (PSA's) have been agreed. A number of PSA's have specific relevance to the cultural sector and are linked to below:

- PSA 7 - Improve the economic performance of all English regions and reduce the gap in economic growth rates between regions.
- PSA 21 – Build more cohesive, empowered and active communities.
- Includes a variety of indicators, including those to assess community cohesion, sense of belonging, culture and social capital.
- PSA 22 – Deliver a successful Olympic Games and Paralympic Games
- PSA 10 & 11 – Raise the educational achievement of all children and young people
- PSA 12 – Improve the health and wellbeing of children and young people.
- PSA 4 – Promote world class science and innovation in the UK.

NWDA

The Agency believes strongly that public art can contribute to the achievement of the Regional Economic Strategy objectives – and this is the justification for any potential funding. They believe that in particular public art can help to:

- Renew and transform urban and rural areas, both developed and regenerating.
- Restore the environmental deficit through regenerating areas of dereliction and by investing in the highest quality environmental assets.
- Project a positive image, reinforcing strong regional brands and countering negative stereotypes.
- Promote high standards of design, landscaping and architecture by creating or adding to distinctive public spaces, environments and buildings.
- Encourage further investment, tourism and employment.

Local Partnership Board & Specialist Strategic Partnerships

The Community Strategy has been underpinned by the State of the Borough Review - a major research project that looked at the social, economic and environmental conditions in the borough, identifying needs and underlying causes. The partnership identified five key strategic priorities, which aim to make Halton a better place to live and work:

- A Healthy Halton
- Halton's Urban Renewal
- Halton's Children & Young People
- Employment Learning & Skills in Halton
- A Safer Halton

Percent for Art

According to recent consultation documents, the Council will seek all new development (including change of use), within the centre, to allocate 1% of their total construction costs towards the enhancement of public art. This will be required to be either directly provided on or off site; or via a commuted sum towards the provision of public art in the defined area. All public art must be demonstrated to be provided within a publicly accessible or visible locality where appropriate, maintenance and other revenue implications will be taken into account when provision relates to a specific work of public art.

The term 'Percent for Art' refers to a widely used funding mechanism for public art projects. Percent for Art schemes should encourage the artist or craftsman to be involved at the very beginning of the design process. This ensures a cohesive and fully integrated scheme. It can also be cost effective as the artist can work within existing capital budgets. In order to use it effectively, it should be employed in the context of a wider public art strategy adopted by an authority. It should not be viewed as the only way of encouraging commissions.

Suitable policy wording is important. The following wording has been advised by Robert Carnwath QC on behalf of the Arts Council of England and has been adopted by many local authorities as a way of encouraging voluntary participation:

"The local planning authority will, in appropriate cases, encourage the provision of new works of art as part of schemes of development and, in determining an application for planning permission, will have regard to the contribution made by any such works to the appearance of the scheme and to the amenities of the area."

It is also helpful to produce a guidance note for developers about public art and Percent for Art and how it benefits them and how to go about developing a public art commissioning plan for their development.

Once the principle has been established and accepted, assistance should be made available to those who wish to commission work. One way of doing this is to set up a resource which can give advice on every aspect of commissioning: budgets, contracts, examples of projects and how to identify artists. The need for access to professional expertise in the form of a public art consultant or internal officer post should also be recognised and information made available as to who can undertake this sort of work.

Funding From Existing Projects and Programmes

Rather than be seen to be starting from scratch, it was recognised that a significant number of existing exemplar schemes, projects and organisations exist. These needed to be logged and exploited more fully in terms of looking for potential project-based funding contributions to come from them. Particular programmes, projects and/or organisations listed for immediate consideration were:

- Widnes Waterfront
- Halebank
- Southern Widnes
- Castlefields / Norton Priory
- Runcorn Old Town / Urban Splash / English Partnerships
- Halton Lea
- Runcorn & Western Docklands
- Halton Building Schools for the Future
- Mersey Crossing
- Mersey Partnership / Mersey Waterfront Regional Park
- Environment Agency Flood Defence Works (Widnes)

COMMISSIONING CODE

Public Art Steering Group

The key to this Public Art Commissioning Code is the role of the Halton-wide Public Art Steering Group facilitated by a specialist – either externally consulted or internally appointed.

Selection of Projects

A statement of how projects meet a set of established Funding Criteria for Commissions must support all projects and should ideally be considered initially through the vehicle of a facilitated Public Art Steering Group. Such an enhanced Steering Group should be established to ensure that all projects, which are considered and recommended for approval, and take account of the following:

- Illustrate huge quality and innovation in the arts
- Represent value for money
- Have realistic targets and timescales
- Are appropriately budgeted and offer market rates to artists and project managers
- Can demonstrate support for the project, including community support/consultation – if appropriate
- Offer a distribution of projects across Widnes Waterfront and wider Halton.
- Have taken account of any relevant planning regulations, bye-laws, listed building or Site of Special Scientific Interest status (SSSI)
- Have taken account of physical ownership, copyright, health & safety and maintenance issues
- Guarantee reasonable public access to the commission location/site, including any private sector scheme or development to which the Innovation Fund has committed financial support.
- Incorporate appropriate and effective evaluation which will be publicly accessible for research purposes

Artist Selection Methods

The Steering Group could help teams select artists from both direct appointments and through open and closed competition. An outline project proposal should be prepared to indicate which selection method is proposed, and the reasons for the method of Artist Selection used. A number of alternative mechanisms are usually used to achieve this:

- Limited Design Competitions - An invitation to a minimum of three or four artists to respond to the brief in the form of a proposal. This could include a maquette or model of the proposed work, drawings, site plans and budgets.
- Open Competitions - A Call for Artists advertised in the art press, slides or portfolios are submitted to the selection panel. This may precede a limited competition.
- Solicited Appointment - An approach is made directly to an artist, usually preceded by research and studio visits. If appropriate, this approach could take place with the advice of a specialist consultant or the Public Art Steering Group in order to ensure that the needs of both the client and artist are met.
- Competitive Interviews - Artists invited to attend interview and make presentations of past work to the Steering Group.

Artist Brief

The Halton Public Art Steering Group can help provide advice on Artist Briefs. However, it is suggested that the Artist's brief should normally consider:

- Who the commissioner is, their mission and normal areas of work.
- Background to the project including principles established by the feasibility
- Vision for the project
- Site details - factors to be considered
- Technical brief
- Timescale
- Selection criteria and panel
- Selection procedure
- Outline of contract stages and sample contracts
- Budget - is this global, does it include VAT
- Ownership and copyright - including designs, models etc.
- Requirements of artists in responding to the brief
- Indemnity and Public Liability insurance requirements - during development and post completion
- The artist's role in consultation
- Life cycle and Decommissioning factors

Project Management

It is assumed that projects can normally be monitored through the various area-based Regeneration Teams, Landscape Services or the Arts Development Teams (subject to resources and priority). They can also be managed via the employment of an external Project Manager or Lead Artists. A pool of such Project Managers and Lead Artists exists in Halton BC's Approved Suppliers List.

Artist Agreements and Contracts

Artist's contracts can be issued having regard to standard guidelines adopted by the Halton Public Art Steering Group, which should be based on the standard Halton Artist Contract as well as recommendations of Arts Council England and The Artists Information Company. These will need to also be in compliance with Halton Borough Council's Contract Standing Orders and Financial Regulations. In certain cases where standard contracts are required for minor scale built environment work, it is suggested that a standard JCT Minor Works Contract, with Contractors design (MWD) be the favoured standard.

Tendering Procedures

It is suggested that full-tendering procedures might be adopted for all projects valued in excess of £50,000. For projects with a value less than £50,000 procurement could follow standard agreed tendering procedures in all instances where appropriate and in order to demonstrate value for money. However, where three tenders are not available (owing to the specialist nature of a commission) a waiver could be sought subject to the agreement of the Steering Group. This information is subject to the standard terms of Halton Borough Council of course.

Eligibility for Artist Funding

The following areas of work are suggested to be eligible for consideration for funding under any public art programme within Halton, provided that they are part of a solicited or invited commission:

- Speculative Research and feasibility projects
- Artist's design proposals
- Artist residency programmes (and associated costs)
- Artist's fees, travel and subsistence expenses
- Transport, site preparation and installation costs
- Promotion and marketing costs
- Project management fees (for externally placed project management)
- Community participation programmes linked to projects
- Speculative project Seed-funding
- Project documentation and evaluation
- Maintenance or after-care endowment (for Halton Borough Council-owned property/land only)

Innovation & Incubation

Whilst the remit of this Planning Guidance Document is not about getting comprehensively engaged in the complex and specialised world of facilitating the development of creative ideas and creative industries more widely, it is identified that some times there is a valid case for open-ended temporary commissioning – either as residencies, action-research or research and development of feasibilities.

Evaluation & Monitoring

Linked to models of good sustainable practice as well as the developing brief from DCMS to integrate higher levels of evaluation into all Culture-in-Regeneration initiatives, it is suggested that all public art programmes set up ought to aim at eventually becoming self-sufficient. In order for this to happen, methods to highlight and evaluate good practice must be developed in parallel to the on-going programme. Current exemplars by IXIA under its Open Space Evaluation Model is one suggested model for consideration.

Maintenance & Decommissioning

Often forgotten about, the important issues of maintenance and decommissioning need to be considered at the outset, with a contingency created to deal with the hypothetical typical life of a commission – be it a 1-week temporary installation project or a 30-year permanent sculpture. It is suggested that based on experience a figure or percentage be agreed at the outset of all projects and an endowment levied and kept in trust to deal with maintenance and decommissioning issues that are deemed over and above the normal everyday duties of Halton BC.

Marketing & Advocacy

The practice of justifying the benefit of art and culture in regeneration (particularly commercial developments) is notoriously difficult to prove factually – particularly where clients and stakeholders are ill informed or (worse) lacking in interest or motivation. In addition to this, public art often generates extremes of public reaction, rather than a comfortable middle ground of consensus. Because of this, the local media outlets of local papers and television often showcase public art in a trivial manner to debate the worth of local tax payers funding fine art – often with highly destructive results. Because of this, it is important that stitched-on to any public art public realm strategy is a sophisticated and regular advocacy and marketing system to pre-empt such bad press.

Conclusion

Expectation and scope for the role and benefit of engaged public art within Halton clearly already exists. In addition, there are various major regeneration programmes ongoing, and all are at a relatively early stage, as to provide a real opportunity to implement something really creative and sustainable. In meeting this expectation, the range and commitment of both Halton BC and their wider Stakeholders means that if it can be made to work with a genuine sense of collaboration and with early successes, it is very likely to become embedded and sustainable over time.

Once this fundamental connection is accepted, then the whole point and purpose of any integrated community arts programme seems clearer - after its justification becomes stitched-in holistically to the wider 'Quality of Life', 'Sense of Place' and 'Liveability' agendas. These are of course no-longer buzz-words, but established essentials. As such, the simple key to the establishment of a truly sustainable programme of engaged public art in Halton is the recognition and sign-up to this basic public art philosophy by all of the core Partnership members.

REPORT TO: Urban Renewal Policy and Performance Board

DATE: 19 November 2008

REPORTING OFFICER: Strategic Director, Health & Community

SUBJECT: Update Report on Travel Policy & Procedure relating to Social Care Services

WARDS: Borough-wide

1.0 PURPOSE OF REPORT

1.1 To provide the Board with an update on the impact of revisions to the Travel Policy & Procedure for the Health & Community Directorate. Healthy Halton PPB also considered this report on 11th November 2008.

2.0 RECOMMENDED: That Members note and comment upon the update to the Travel Policy and Procedure.

3.0 SUPPORTING INFORMATION

3.1 Background

3.1.1 On 25th July 2008, Executive Board Sub Committee approved amendments to the Travel Policy and Procedure in the following areas to:-

- Promote a range of travel options available to adults over the age of 18 who access social care services:-
 - with an update on the concessionary travel pass which can now be used nationwide,
 - with information on the Blue Badge Scheme
- Place emphasis on reducing air pollution and encourage the use of sustainable resources by promoting the use of public transport.
- Include an Eligibility Quick Practice Guide (Appendix 1 to the report), which professionals may detach and take with them on visits in assessing transport provision, to ensure consistent practice across all service areas.
- Introduce a criteria for the single occupancy use of taxis or other LA provided transport and to ensure that has Panel subjected the costs of sole occupancy for approval, as part of the care management process

3.1.2 Executive Board Sub Committee Members also approved amendment to the charges set for transport contained within the policy, which were previously approved by full Council on 5th March 2008 and Executive Board Sub Committee on 20th March 2008, as summarised below:

Financial year	Charge per trip (one way)	Maximum charge per day	Maximum charge per week
2007/08	50p	£2.00	£8.00
2008/09	£1.00	Not applicable	£10.00 (or £23.00 if service

			users received higher rate DLA (Mobility) £46.75 per week for 2008/9)
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3.1.3. Linkage to the mobility component to set a maximum was considered reasonable as any service user who receives the mobility component of the Disability Living Allowance (DLA) benefit does so to assist them with the additional costs of transport due to their disability. This benefit is excluded from income when assessing charges for Domiciliary/ day care.

3.1.4 The increase in charges from 50p per trip to £1.00 per trip (£2.00 return) was approved given:

- Previous consultation responses
- Demonstrable improvements in service quality from two surveys conducted in 2007/8
- The need to cover a greater proportion of the service/petrol costs
- The considerable investment in new vehicles
- Assumed budgetary savings targets/ budgetary constraints and to enable HBC to continue to provide services at previous levels;
- As a result of benchmarking of charges. Halton's charges were significantly cheaper than its neighbours who have similar levels of deprivation but who charge more than £1 per trip. St Helens, Tameside, Warrington and Wirral Councils charge between £1.12 and £4.42 per journey. For example, St Helens Council charges £1.12 per journey and Warrington £1.50 per journey.

3.1.5 Health Halton PPB and Urban Renewal PPB also supported the revisions to the Travel Policy, Procedure and Practice and noted that in November 2008 a review would take place on the proposed changes to the Travel Policy and Procedure, including an assessment of the impact of charges.

3.2 Update

3.2.1 A number of initiatives across the Borough have sought to promote independence and a range of travel options available to Adults through one off events:

- Warrington and Halton Disability Awareness day 6th July 2008,
- By Transport Coordination/ Travel Trainers at day centres, following up on responses to passenger surveys (nine service users surveys indicated an interest in travel training, three of which have now been travel trained). This Department has also supported the application process for concessionary travel passes.

and ongoing initiatives such as

- The Community Bridge building Initiative, where travel training is essential to enable service users to access a range of cultural, leisure and employment opportunities in their area.

3.2.2 Halton BC now has 1,940 disabled person concessionary passes in circulation in the Borough. The number of disabled person passes has increased by 193 alone this financial year to date.

- 3.2.3 Service user satisfaction also remains high as shown by two recent surveys in March 2008 and a detailed Health & Community Client Transport passenger survey conducted during September 2008 for a representative sample of service users, as detailed in Appendix 2. Charging was voluntarily raised by a small number of clients, who generally thought that the £1 per trip charge was acceptable, although any higher charge may cause financial difficulties. This finding was in line with the previous survey in February 2007 when of those surveyed who thought that charges should be made for transport services, 74% of whom indicated, that they thought it was reasonable to ask people to pay £1.00 a trip up to a maximum of £4.00 a day.
- 3.2.4 Some “good news stories” by the Community Bridge Building Service, which was established as a project in January 2007, are detailed in Appendix 3. To date seven staff have been trained by Transport Coordination’s Travel Trainers, who have then cascaded this training and travel trained 50 service users; 19 of whom were supported to get a bus pass.
- 3.2.5 Appendix 4A and 4B details transport usage by each referring social work team from December 2007. Currently on average 361 service users receive transport services each month. The Community Bridge Building team in promoting independence and the greater use of public transport has led to a reduction of Local Authority provided transport for Mental Health (MHT) and Physical and Sensory Disability (PSD) service users in particular. Transport Coordination have analysed the reasons for cancelling a transport service, and reported that no service users have cancelled service due to the £1 cost per trip.
- 3.2.6 Appendices 4C, 4D and 4E analyse current transport services user mobility benefits and average weekly transport charges paid. 32% of total service users receive the Disability Living allowance (DLA) mobility component at the higher rate of £46.75 per week as shown in Appendix 4C. The average weekly number of journeys by each service user referring team and the number of free trips above the maximum charge set is shown in Appendix 4D. Service users average weekly charges is shown in Appendix 4E. 37% of service users pay up to £2 a week. No service user currently pays more than £14 per week for transport services.
- 3.2.7 A parallel review of operational practice in 2007 also revealed high usage of sole occupancy contracts costing £103K in 2007/8. Operational Services are currently reviewing and assessing service users under the new criteria for transport with the costs of sole occupancy transport subject to approval as part of the care assessment process.
- 3.2.8 Five complaints on the increases to transport charges have been received from service users (representing 1.4% of the current total transport service users). In the main service users are generally satisfied with the current service, consultation (as stated in 3.2.3 and Appendix 2) revealing that service users thought the £1 per trip charge was acceptable.

4.0 POLICY IMPLICATIONS

4.1 Revisions to the Draft Transport Policy, Procedure and Practice have led to the promotion of a range of travel options and greater independence of service users, ensured a fairer and more consistent approach to the provision of transport services, achieved efficiency savings and the levels of charges do not appear to have caused undue hardship to service users, or reduced demand for day services.

5.0 FINANCIAL IMPLICATIONS

5.1 In 2008/9 £92K of income is forecast to be received from charges.

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children & Young People in Halton

An effective transport service supports the independence of vulnerable children and young people on transition for young people with disabilities.

6.2 Employment, Learning & Skills in Halton

To provide transport facilities that meets the needs of those people in Halton in accessing services.

6.3 A Healthy Halton

The proposal promotes a range of travel options available to people, by encouraging and supporting independent travel, as well as managing financial resources effectively and ensuring value for money.

6.4 A Safer Halton

None.

6.5 Halton's Urban Renewal

The proposal would maintain and develop the Local transport network, meeting the needs of residents in Halton.

7.0 RISK ANALYSIS

7.1 Legally, increases to charges can be justified if we can demonstrate that future provision needs to be more cost effective. The Local Government Act 2003 includes a general power for best value to charge for discretionary services i.e. those services that the authority has the power, but is not obliged, to provide. Guidance is issued under the power in section 93, which

states charges are limited to cost recovery. The Department of Health's fairer Charging Policies for Home care and other Non- Residential Social Services Guidance, Sept 2003, state that where Councils charge for non-residential services, flat rate charges are acceptable.

- 7.2 It is inevitable that a small number of service users, families and carers will not support increased charges for transport and there is a risk that some service users may refuse to pay. However, to date 99.9% of service users have paid the charge for transport. In instances where service users do not pay and accrue a debt, existing debt recovery processes are administered to recover the debt. However, every effort will be made to encourage service users to travel independently and to apply for benefits and concessionary bus passes they are entitled.

8.0 EQUALITY & DIVERSITY ISSUES

- 8.1 None associated with this report.

9.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

- 9.1 There are no background papers under the meaning of the Act.

APPENDIX 1

TRAVEL POLICY, PROCEDURE & PRACTICE

ELIGIBILITY QUICK PRACTICE GUIDE

Use of public transport to access services

For individuals who are able to travel independently or are able to be supported to travel independently, options such as the Travel Training initiative, public transport, use of concessionary travel passes and use of the Disability Living Allowance (Motability component) should be discussed with them.

Fleet transport / multiple occupancy of a vehicle

In order to use fleet transport or any other multiple occupancy vehicle provided under contract by the Council (including taxis and volunteer driver vehicles) the individual must be eligible to receive transport in accordance with Sections 1.4 and 3.1 of this Policy. To reiterate, the individual:

- Should be unable to travel independently.
- Does not have access to personal transport or lives with a carer/family member (ie, someone who is not paid to provide care) who has personal transport but is unable to transport them to/from the service due to employment or other caring commitments, illness or incapacity.
- Does not have a motability vehicle.
- Cannot gain access to other voluntary or private transport that is available.

Single occupancy

In addition to the indicators for transport funded by the Council above, to qualify for single occupancy of a taxi or any other vehicle provided under contract by the Council, the individual must have:

- A high level of challenging behaviours requiring a Level 2 risk assessment and a risk management plan to manage safety, which specifies why a single occupancy taxi/vehicle is necessary.

Important:

When an assessment or review is carried out for services, an assessment for transport services should be undertaken at the same time and presented to Panel. For single occupancy taxis/vehicles to be used, Panel must approve that the above criteria has been met. The Level 2 risk assessment must be supplied to Transport Co-ordination along with the Transport Request Form.

APPENDIX 2- TRANSPORT SATISFACTION SURVEYS

• **Passenger Consultation on Transport - March 2007**

As a result of recent customer surveys, we can report that positive results were received as follows:

- 96.6% happy overall with transport;
- 97.6% said that vehicles were suitable;
- 89.0% reported transport is punctual
- 98.9% said staff wear their ID badges
- 98.9% said that drivers / passenger assistants are courteous and helpful
- 3.8% said if a free travel pass was provided they would be able to use public transport to/from day centre.
- 10.5% of service users responding said they would be interested in receiving information on independent travel training (90% responded to this question).

Source: Survey form posted out to all current registered service users, 58% returned.

• **Passenger Consultation on Transport - September 2007**

A detailed Health and Community Client Transport passenger survey was carried out at a number of Health and Community facilities during the week beginning 29th September 2008. Transport Co-ordination Staff carried out the 'face to face' survey.

The results of which are as follows:-

1. Completed Questionnaires

Centre	Number of clients surveyed
ILC	7
Pingott	5
The Coach House	12
Bridgewater	26
Oak Meadow	4
Totals	54

2. Quality of the Vehicles Operated.

From the sample of clients, there is a high level of satisfaction with the quality of the vehicles being used, as 100% of respondents agreed that the vehicles operated were suitable for their needs.

3. Punctuality of transport

The majority of clients also indicated that they are satisfied with the punctuality of transport with 86% of clients stating that their arranged transport was always on time. However 24% stated that there were occasional delays mostly as the result of traffic congestion on the Silver Jubilee Bridge. No client mentioned problems with persistent unreliability.

4. Convenience of transport provision

Again the vast majority of clients indicated they were either satisfied with the times of pick up and drop off of their transport. Four clients attending the Bridgewater Centre did state however that their transport on Mondays provided by the HBC Fleet tended to operate later (due to traffic conditions), and therefore picks up after 4pm on a regular basis. This results in a later drop off at their homes, which in turn causes problems with care arrangements at the home address).

5. How courteous and helpful are drivers / assistants

All the clients surveyed expressed their satisfaction with the quality of care offered by drivers and assistants on their transport arrangements. A lot of the clients clearly have a good rapport with the drivers and assistants.

6. Staff wearing correct identification

Again the vast majority of clients stated that the drivers and assistants carried the correct identification at all times.

7. Overall user rating of transport

Finally the majority of users were either satisfied or very satisfied with their transport provision. Some quotes of users include:-

Client A from the Independent Living Centre who stated:-

"Transport is very good; I would struggle to get to the ILC if the transport was not there!"

Client B stated:-

"My transport is ok, I would not change anything"

Charging was voluntarily raised by a small number of clients, who generally thought the £1 per trip charge was acceptable, although any higher charge may cause financial difficulties.

Client C stated for example:-

"£1 per trip is not bad but other things are going up, so it may be difficult to manage!"

Client D stated:-

"£1 at the moment is okay while my husband is working. But if we are on a budget we would have difficulty in paying."

Client E stated:-

"£1 is good value for money, as the journey would cost more on the bus!"

Client F stated:-

"Ideal and perfect - £1 a trip is good value, especially when travelling from Hough Green to Bridgewater for £1"

Client G stated:-

" I could travel on the bus with my concessionary travel pass free of charge but I like the convenience of a door to door service, and don't see why I should be charged for this".

APPENDIX 3- COMMUNITY BRIDGE BUILDING TEAM STORIES RELATING TO TRAVEL TRAINING

The Community Bridge Building Team was established as a project in January 2007 as part of the Health & Community Directorate, providing a service to all people with Physical and Sensory Disabilities, Mental Health Problems, Learning Difficulties and Older People. The service is also offered to a small number of carers and a pilot scheme is being offered to three people aged 16-18 as part of transition from Children's to Adult services.

The service aims to ensure that people with disabilities have the chance to be fully involved in all activities and services in their area. This is done in two ways:

- Working with individuals to identify areas or services with which they would like to engage, and providing real practical support to help them to do this. Examples of this include such things as gaining employment, travelling to local shops, going to a sports centre, going to college or attending a church.
- Working directly and in detail with the all mainstream services to see what barriers there are to people with disabilities in using their services, to build the capacity of these services to support people with disabilities

Use of public transport and travel training provision plays a key role in maintaining independence and well being of service users.

- *" J was referred to CBB by the CMHT for support to identify community activities for which he had an interest in. Prior to commencing with CBB, JF spent a lot of his time within the family home feeling quite isolated from the outside world. J lacked in confidence and motivation, and had lots of anxieties around using public transport, which would enable him to access the community. J wanted me to support him in this area first, so he could then focus on his interests. J wanted to pursue voluntary work, swimming at the local leisure centre, and art classes at the learning centre. Over a period of a few months J has been successful in achieving these goals with the support from myself. J has said he could not have done this without my personal support, and he is really pleased he is doing the things that he enjoys. J now has a bus pass and is travelling around independently, and he has also got a Halton Leisure card so he can get discount when he accesses his chosen leisure interests. J is very enthusiastic doing his chosen interests; his confidence, motivation and self-esteem are continuing to develop all the time. He has gone from sitting in the house most days of the week on his own, to socially interacting with others in the community doing the things he enjoys".*
- *"T was referred to CBB in April. T has chronic back pain, arthritis and diabetes and when first referred had become socially isolated since becoming unemployed and the break up of his marriage. Initially T was reluctant to go out but after some encouragement things began to progress. With the support of CBB T got himself a Halton Leisure Card and now goes swimming once a week. He also applied for, and received, a bus pass. T is interested in digital photography and using computers and CBB were able to find a local group who run a drop-in centre where T can learn more about his interests while at the same time socialising. This has also been a good for T and since joining the group he has become a lot more outgoing and happier"*

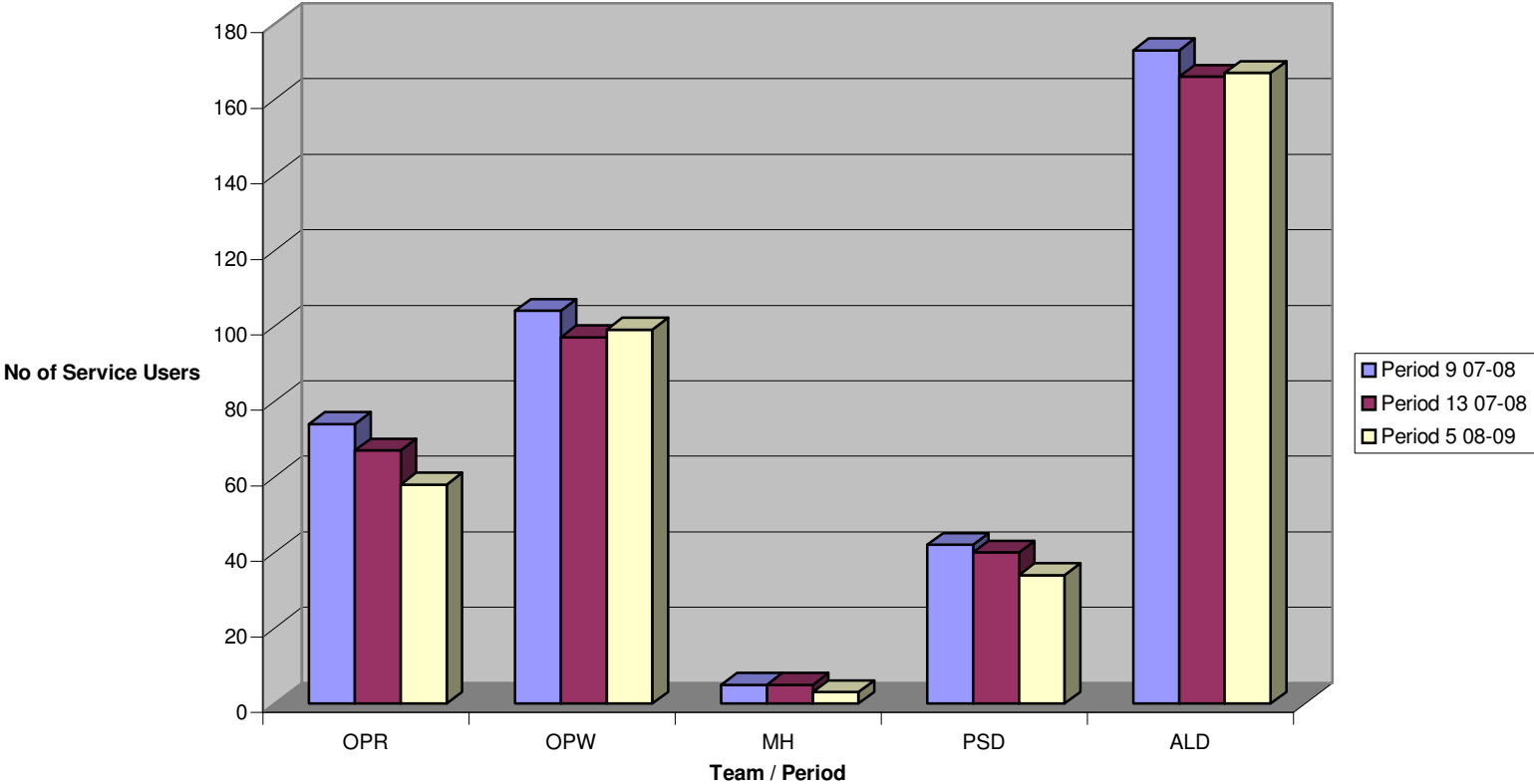
- *“P was referred to Bridge Building from Halton Day Services. P has a mild learning disability and spends four days each week doing various activities organised by day services. However, the one-day that P has no activities was a problem for him – he was bored and in the past had spent the day drinking. P likes physical activities but had been unable to organise anything for himself. After discussing options with P he decided he would like to use a local leisure centre to get himself fit. It was suggested he get a Halton Leisure Card and a bus pass. With support P got both a leisure card and a bus pass and began using the leisure centre almost immediately. With the minimum of support P was able to access the leisure centre and he now does this independently on the day he has no other activities, moreover, he uses the leisure centre if any of his other activities are cancelled. Since P began using the leisure centre it has been noted how much happier he is. P says he feels fitter, has lost weight and is keen to continue with his new healthier life style. CBB keep in touch with P to monitor how things are going but to date P has not needed any extra support and seems to be taking full advantage of his new found independence”*

- *“A young lady with learning difficulties was looking for voluntary work and could not find an appropriate placement working with children; she also needed to understand the value of money. We contacted many children’s nurseries until she was eventually given an interview, which she attended, with my support. She was successful in obtaining voluntary work one day a week with the option to extend this if she wanted to, we also carried out travel training to ensure that she was able to arrive at the placement safely and arrive home afterwards. She also went for an assessment to enable her to attend a course at the adult learning centre to understand the value of money, which she is under taking at present”.*

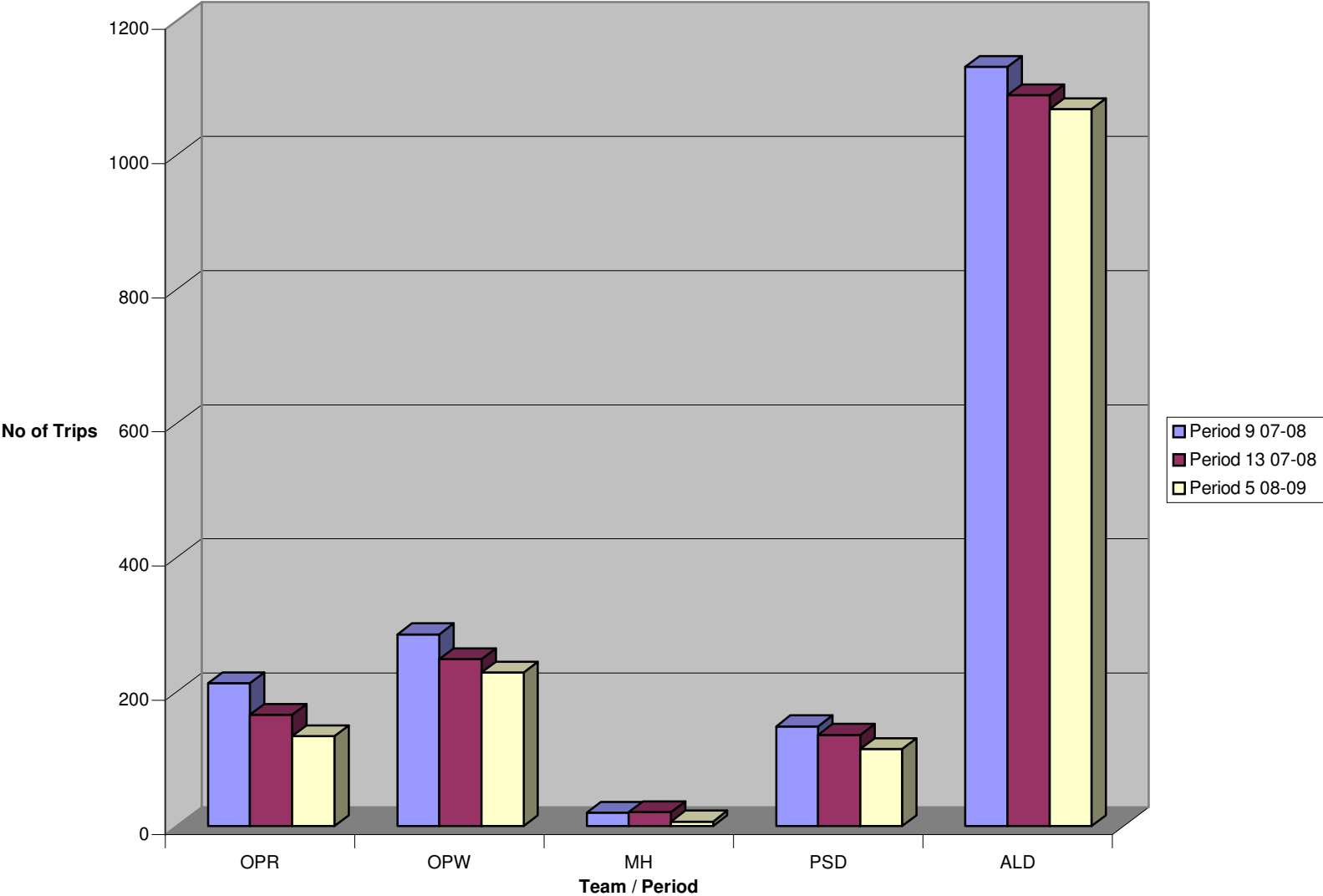
- *“A client with mental health problems was attending the mind centre five days per week; she was interested in doing an access to social work course at the college but lacked the confidence to do this herself. I supported her to attend for an assessment and she enrolled on the full time course at Runcorn campus. The college agreed to provide additional support. This lady normally travels around the local area via community transport but this was fully booked so I provided travel training from Widnes to Runcorn and return. She was also interested in voluntary work but has put this on hold as she has such a busy lifestyle, she no longer attends the Mind centre and has made many friends”.*

APPENDIX 4 – - ANALYSIS OF SERVICE USERS BY TEAM RECEIVING A TRANSPORT SERVICE

Appendix 4A - Numbers of Service Users Charged for Transport Service by Referring Team



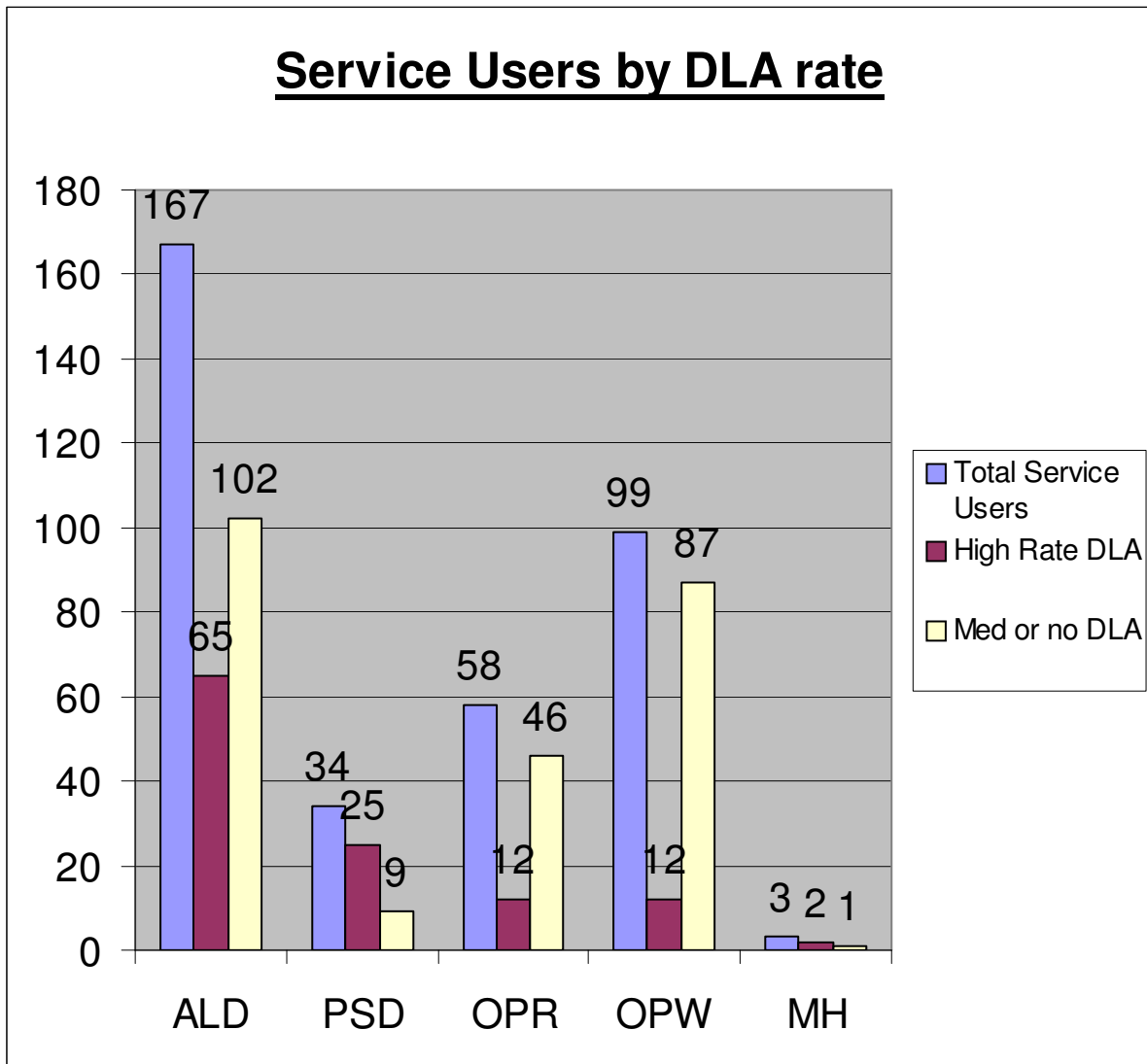
Appendix 4B - Number of Passenger Trips by Referring Team



Appendix 4C – An analysis of DLA Mobility Components by Team for Current Service Users

	Total Service Users	High Rate DLA	Med or no DLA
ALD	167	65	102
PSD	34	25	9
OPR	58	12	46
OPW	99	12	87
MH	3	2	1
TOTAL	361	116	245

32% 68%



Appendix 4D – An analysis of service users weekly journeys within the maximum thresholds depending on DLA Mobility benefit

Service users will be subject to a maximum charge of either £23 or £10 respectively.

Number of transport service users affected by limit

£10 maximum	No of service users	No service users within the cap	No service users above the cap	trips	Average number of journeys
OPR	49	49	0	0	2.60
OPW	86	82	4	4	2.43
MHT	2	2	0	0	3.00
PSD	14	13	1	1	3.47
ALD	<u>105</u>	<u>82</u>	<u>23</u>	<u>23</u>	<u>6.59</u>
	256	228	28	28	

£23 Maximum	No of service users	No service users within the cap	No service users above the cap	trips	Average number of journeys
OPR	9	9	0	0	2.60
OPW	13	13	0	0	2.43
MHT	1	1	0	0	3.00
PSD	20	20	0	0	3.47
ALD	<u>62</u>	<u>62</u>	<u>0</u>	<u>0</u>	<u>6.59</u>
	105	105	0	0	

Appendix 4E - Analysis of Service Users Weekly Charge for Transport

An analysis of service users paying an average weekly charge in £1 increases

	No of Service Users
Average cost per week	
Up to £2	134
>£2 <£3	19
>£3 <£4	66
>£4 <£5	5
>£5 <£6	35
>£6 <£7	5
>£7 <£8	35
>£8 <£9	11
>£9 <£10	36
>£10 <£11	4
>£11 <£12	8
>£12 <£13	2
>£13 <£14	1
Total	361

REPORT TO: Urban Renewal Policy & Performance Board

DATE: 19th November 2008

REPORT FROM: Strategic Director, Health and Community

SUBJECT: Commissioning Strategy for Extra Care

WARDS: Boroughwide

1.0 PURPOSE OF REPORT

- 1.1 To seek the Urban Renewal Policy and Performance Board's approval of the draft Extra Care Strategy (attached as Appendix A).

2.0 RECOMMENDATION:

That the Urban Renewal Policy and Performance Board approves the Extra Care Strategy.

3.0 SUPPORTING INFORMATION

- 3.1 The purpose of the strategy is to provide Halton Borough Council with a plan for the commissioning of extra care services. The aim is to meet the changing and growing needs of Halton's older population through a strategy that will achieve good quality, cost effective extra care services, making maximum use of available capital and revenue sources to achieve its implementation. The primary focus of the strategy is on older people. However, account is taken of the predicted number of people with a learning disability whose needs could be met through this type of service.

3.2 CURRENT PROVISION

Halton currently has one extra care scheme, Dorset Gardens, in Palacefields, Runcorn. This scheme provides forty units of extra care.

3.3 COMPARISON OF CURRENT LEVELS OF PROVISION ACROSS NEIGHBOURING AUTHORITIES

<u>Authority</u>	Extra Care Units	Population (65+)*	Population (all)	% of people 65+	% of all people
<u>Warrington</u>	475	29,700	193,600	1.60%	0.25%
<u>Blackpool</u>	59	27,400	145,000	0.22%	0.04%
<u>Blackburn</u>	220	18,000	142,200	1.22%	0.15%
<u>St Helens</u>	318	29,300	177,800	1.09%	0.18%

Halton	40	16,500	118,900	0.24%	0.03%
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The table highlights the significant under provision of this type of service in Halton and of particular note is the inequity of provision across the Halton and St Helens PCT footprint.

3.4 PROJECTED NEED

The current core need for extra care is 166 units. This is projected to increase to 214 units by 2017. In addition, there is a current need for eleven units of extra care provision for older people with learning disabilities. It has also been established that there is an equal need for extra care housing schemes in Widnes and Runcorn.

3.5 PROPOSALS TO MEET THE NEED

The strategy proposes that this need should be met through the development of four additional extra care housing schemes by 2013, each providing between 40-50 units. A number of existing sheltered housing sites have been identified as potential sites for new or remodelled extra care housing sites. However, the strategy also encourages Halton Borough Council, Halton and St Helens PCT and Registered Social Landlords to identify potential land for new developments.

4.0 POLICY IMPLICATIONS

- 4.1 The Commissioning Strategy for Extra Care sets out how Halton proposes to meet the growing and changing needs of our aging population.
- 4.2 All new HBC policies relating to capital programmes, disposal of land and planning should take into account potential to support our corporate responsibility to meet the needs of an aging population through the development of extra care housing.

5.0 FINANCIAL IMPLICATIONS

- 5.1 The evaluations of bids to the Homes and Communities Agency and to the DOH are heavily weighted on the capital cost per unit. In order to reduce the unit cost the majority of bids submitted in partnership with Housing Associations are supplemented by the acquirement of free land from the LA or PCT or capital funding from the LA or PCT.
- 5.2 In the absence of opportunities to offer free land sites to supplement the cost of future bids it is proposed that HBC explore opportunities to secure capital finance in partnership with the PCT.

6.0 RISK ANALYSIS

- 6.1 The unmet needs highlighted in this strategy are likely to remain unmet, unless future bids to the Homes and Communities Agency and the DOH are successful. The likely impact of this being increased demand and increased costs for Social Care and Health Care.
- 6.2 If future HBC extra care housing bids are to be successful, the unit cost will have to be reduced. This can only be achieved through the offer of free land or additional capital resources.

7.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

7.1 Children and Young People in Halton

None.

7.2 Employment, Learning and Skills in Halton

None.

7.3 A Healthy Halton

Extra Care Services provide a combination of health, care and support which will improve the health and well being of older people through:

- The prevention or minimisation of hospital admissions
- Enabling people to continue to live independently obviating the need to move to residential care
- Providing a medication monitoring services
- Adoption of falls prevention policy and practice
- Provision of support and care with shopping, cooking and catering facilities to enable residents to access health eating options
- Offering healthy living options including exercise, gardening, leisure activities
- Provision of flexible personal care to enable continuation of independent living
- Continued independence and activity as a means of maintaining mobility and daily functions (Extra-care residents improve more than people in traditional forms of care: they show an average mobility improvement of more than 35%; a 20% improvement in daily living functions; a 10% increase in sensory ability; and a 25% reduction in medication use.)
- Availability of a responsive on site team of carers to address care needs immediately preventing escalation.

7.4 A Safer Halton

Extra care services support the Councils objective to achieve a safer Halton by:

- Reducing anxiety through the reassurance provided by having people on site and available should the need arise.
- Adopting Health and Safety policy and procedures and physical design of the buildings to minimise risks to occupants
- Making links with the wider community to provide connections with the wider community and to provide opportunities for people living in the scheme to contribute
- Reducing social isolation through involvement in social events, clubs and activities to maximise opportunities for socialising and companionship

7.5 Halton's Urban Renewal

The Commissioning Strategy aims to improve the quality and choice of housing options available to meet the needs of Haltons aging population.

8.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

8.1 None



**Health & Community Directorate
Supporting People Team**

**Commissioning Strategy For
Extra Care**

May 2008

Contents

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Executive summary

Background

1. The purpose of this strategy is to provide you with a plan for commissioning extra care housing services. The aim is to meet the changing and growing needs of Halton's older population through a strategy which will achieve good quality, cost effective extra care housing services, making best use of available capital and revenue sources.

Approach

2. We were commissioned to assist you with the development of the strategy using the following methodology:
 - Desktop review
 - Analysis of key strategies, plans and bids
 - Collection of data on supply of services for older people, including existing extra care housing scheme
 - Collection of data on need
 - Identification of models of extra care housing
 - Collection of information on supply directly from providers
 - Sources of funding for extra care
 - Analysis of data
 - Effectiveness of previous bids
 - Needs analysis
 - Assessment of sheltered housing sites
 - Consultation on interim findings with:
 - Commissioners
 - Older People
 - Providers

Key findings

- The current core need for extra care is 166 units. This will increase to 214 units by 2017. In addition there is a current need for an eleven units of extra care provision for older people with learning disabilities.
- The initial need could be met through the development of four additional extra care housing schemes providing forty to fifty units by 2013.
- The preferred model is for schemes with a mixture of low, medium and high support tenants. This is based on the model for the existing extra care housing scheme in Halton with 30% of tenant having low support needs.
- There is an equal need for extra care housing schemes in both Widnes and Runcorn but actual location may depend on availability of sites.
- A number of existing sheltered housing sites have been identified as potential sites for new or remodelled extra care housing sites. Three housing associations are actively considering five existing sheltered housing sites.

Recommendations

Resources

- The strategy should be realised by pursuing funding opportunities offered through the National Affordable Housing Programme using SHG and through any future Department of Health funding for extra care provision. These options will need to be supplemented with private finance and land.

The Local authority should:

- Identify HBC land that might be suitable for the development of extra care housing
- Explore potential to identify capital resources to supplement future bids to the Homes and Communities Agency or the DOH, in order to reduce unit costs and make Halton's bids more likely to succeed
- Take Corporate responsibility for ensuring that the needs of older people are met through the provision of extra care housing

- Ensure co-ordination between adult services commissioning, planning, property services and finance do develop proposals for extra care in advance of the bidding rounds
- Work with providers to identify sites and develop joint plans for bids for extra care housing
- Build on the relationship between PCT partnership, estates and finance to ensure inclusion in development of bids.
- Work with older people in developing bids and planning new services

The Primary Care Trust should:

- Identify health authority land that might be suitable for the development of extra care housing
- Explore potential to identify capital resources to supplement future bids to the Homes and Communities Agency or the DOH, in order to reduce unit costs and make Halton's bids more likely to succeed.
- Consider the feasibility of extra care housing on sites that are redeveloped within the health authority
- Consider locating GP/Community nursing sites within extra care schemes
- Consider funding treatment rooms as part of extra care housing bids
- Explore opportunities to identify additional health funding for extra care bids including LIFT
- Identify health targets that will be helped by the provision of extra care housing and monitor impact of new extra care provision on the target (e.g. emergency admissions, demand for nursing home places)
- Build on joint commissioning arrangements for older people and ensure input into extra care housing bids

Providers should:

- Identify possible sites in Halton for extra care remodelling/redevelopment

- Consider remodelling/redeveloping appropriate sites for extra care
- Ensure that existing models of provision for older people are strategically relevant and work with Halton council to ensure delivery of most strategically relevant provision
- Keep Halton council up to date with their own strategy for older person's housing and in particular any plans to provide more extra care services
- Work with the council and the PCT in developing bids for extra care housing

1 Introduction

1.1 Purpose of the strategy

1.1.1 The purpose of this strategy is to provide Halton Borough Council, Health and Community Directorate with a plan for the commissioning of extra care services. The aim is to meet the changing and growing needs of Halton's older population through a strategy that will achieve good quality, cost effective extra care services, making maximum use of available capital and revenue sources to achieve its implementation. The primary focus of the strategy will be on older people.

1.2 Approach to developing the strategy

1.2.1 Halton BC commissioned Tribal Consulting to assist them with the development of the strategy and the following methodology was agreed:

- Project initiation and reporting arrangements
- Desk top review
 - Analysis of key strategies and plans, collecting all available data on need and supply.
 - Needs analysis based on existing data
 - Identification of models of extra care
 - Evaluation of capital bids
 - Identify information gaps and collect data directly from providers of sheltered housing
- Interim findings
 - Needs analysis
 - Current supply/ Assessment of existing sheltered housing sites
 - Extra care service models
- Consultation with stakeholders to test initial findings and gather their views on the emerging extra care commissioning strategy. Stakeholders included older people, commissioners and providers.
- Draft and final reports including the results of the document and data review, strategic objectives with an outline action plan.

2 Context

2.1 Ageing population and the changing needs of older people

- 2.1.1 By 2026 older people will account for almost half (48 per cent) of the increase in the total number of households, resulting in 2.4 million older households. By 2041 the composition of the older age group will have changed dramatically. There will be a higher proportion of older age groups, including the over 85s, a greater number of older people from black and minority ethnic communities, and double the number of older disabled people¹.
- 2.1.2 The aspirations of older people have changed and there has been a move towards enabling greater independence and choice. Older people are more mobile than previous generations, in terms of employment and accommodation. Historically choice in housing as people aged meant staying in their long term home (possibly with this becoming difficult to maintain and increasingly inaccessible), moving to sheltered housing or moving to a care home. Recent changes have included an increase in support to people in their own homes, through assistive technology and domiciliary care and in the development of specialist housing providing for health and care needs. Extra care housing is one of the options becoming available to people in response to changing needs and by 2006 nationally there were 25,000 extra care housing units.
- 2.1.3 The Care Services Improvement Partnership (CSIP) has outlined a broad picture of the factors that are driving change in accommodation and care services for older people². These are:
- The majority of older people will live until the very end of their lives in general housing and may need adaptations and other forms of help and advice to cope with their homes
 - An increasing proportion of older people are homeowners (around 75-80% in most places) and they will be reluctant to transfer into rented accommodation in old age and see the value of the equity in their homes eroded
 - Much specialised accommodation is in sheltered housing, some of which is now quite old and lacks the space standards and facilities now accepted as normal

¹ National Strategy for Housing in an Ageing Society, CLG (2008)

² More Choice, Greater Voice, CLG, CSIP (2008)

- The average age of those living in such accommodation has moved upwards very rapidly in the last two decades, bringing higher levels of need for support that the design of these buildings does not always allow
- Some sheltered schemes have seen the retreat of amenities, such as shops, access to doctors and pharmacy and proximity to public transport – making independent life for their residents more difficult
- New models of enhanced and extra care housing have emerged, offering not only the possibility of supporting higher levels of dependency but also an environment for a lively and active old age
- Local authority residential care provision is generally housed in buildings that are now showing the limitations of their design concepts, even when the fabric is in good condition
- In the private sector the provision of traditional residential care in relatively small units is financially precarious and many providers continue to leave the market
- While the nursing home sector continues to provide a context for the care of the more physically dependent and mentally confused older people, the steadily rising cost makes it imperative that other solutions are explored
- Expectations among older people will continue to increase, in relation to their physical surroundings and access to facilities but also in their right to be consulted and to participate in decisions that affect their lives
- Increasing proportions of older people have the financial resources to fund their access to accommodation and care but do require information, advice and assistance in making sound decisions.

2.1.4 There are a number of key recent government strategies that impact on the development of extra care services. These include:

- Putting People First, DH (2007)
- Commissioning Framework for Health and Well-Being, DH (2007)
- Homes for the future: more affordable, more sustainable, CLG (2007)
- Our Health, Our Care, Our Say: a new direction for community

services, White Paper DH (2007)

- Independence, Well-being and Choice, Green Paper DH (2006)
- Dignity in Care, DH (2006)
- The Local Government White Paper: Strong and Prosperous Communities, DCLG (2006)
- Sure Start to later life: Ending inequalities for older people, ODPM (2006)
- Older People, Independence and Well-being: The Challenge for Public Services, Audit Commission (2004)
- National Service Framework for Older People, DH (2001)

2.1.5 The recent Communities and Local Government National Strategy for Housing in an Ageing Society is a key strategy that specifically references the future of specialist housing for older people.

National Strategy for Housing in an Ageing Society

2.1.6 Communities and Local Government recently launched a National Strategy for Housing for an Ageing Population³. The vision in the strategy is for all older people to have housing that supports them to live happy, healthy, active and independent lives in welcoming communities.

2.1.7 The aims and proposed outcomes of the strategy are to improve quality of life for all older people now and in the future, through:

- Housing that meets basic standards – Reduce the percentage not satisfied with housing or increase the percentage who say housing meets their needs. Increase the number of inclusive, mainstream and specialist housing appropriate for older people in areas of undersupply. Reduce the percentage of older people living in non-decent homes to the national average
- Better health – Reduce morbidity and mortality. Reduce the number of preventable deaths of older people, including ‘excess winter deaths’ and fire deaths. Increase healthy life expectancy
- Greater independence – Increase percentage and numbers of people over 80 living safely in own homes. Increase number of older people supported to live in own homes

³ National Strategy for Housing in an Ageing Society, CLG (2008)

- Sustainability – Increase percentage of houses meeting Lifetime Homes Standards. Reduce percentage of older people in housing failing decent homes thermal standards
- Preventing crisis – Increase the number of people receiving preventative Home Improvement Agency services. Increase the percentage of people in adapted homes where they require adaptation
- Reducing inequalities and promoting culture of age equality - Close the percentage gap between older and younger people in non-decent homes
- Stronger communities – Increase the percentage level of trust. Reduce percentage not satisfied with their community. Increase community participation and involvement
- Better use of housing resources – Increase the numbers of inclusive houses built. Increase the numbers taking up equity release products.

2.1.8 Priority areas in the strategy are:

- Setting a new direction of travel by giving leadership on planning, designing and building new housing and new communities and by encouraging innovation and new models of inclusive mainstream and specialist housing.
- Making the most of existing housing in both the public and private sector and across the full spectrum of mainstream and specialist provision, including sheltered housing and residential and nursing care homes. Ensuring that existing housing meets decent standards and is suitable for the person who lives there. This will require private investment and development of new options such as equity release.
- Meeting individual needs through enabling independence, choice and control at home, supported by coherent preventative services, including information, advice and advocacy, Home Improvement Agencies, Supporting People and housing options services. Ensuring housing services meet the needs of diverse communities including those in rural areas, and in black and minority ethnic communities, and those from the most excluded groups such as homeless people.

2.1.9 More specifically the strategy focuses on specialist housing. The largest sector is sheltered housing; there are about 100,000 private properties and 400,000 rented properties classified as private retirement, sheltered or extra care properties. About 330,000 older people live in care homes. Extra care housing makes up only a small minority of these properties.

This strategy identifies three problem areas to address:

- In some areas people do not have a good range of specialised housing options available. The challenge will be getting the right supply of a range of good quality specialised housing to expand choice and meet projected future demand
- To improve the quality of all forms of specialised housing. For some people moving to specialised housing means making compromises in terms of the location, design, tenure and specification of their new housing. This also means making the most of existing stock
- Getting good information and advice on what specialised housing options are.

2.1.10 The strategy identifies the need for more specialised housing of a range of types. The evidence shows a projected sharp growth in demand for housing with care service such as care homes and extra care housing. There is strong continuing demand for good quality sheltered and retirement housing. In many areas retirement housing is sold before it is built and there are long waiting lists for good public sector housing. There is also a growing need for specialised housing for the growing numbers of older people with special needs, such as learning disabilities and mental health problems.

2.1.11 The need for a wider choice of tenure options in specialised housing is also recognised and support for private sector developers and providing wider tenure options is seen as an important part of improving choice for older people.

2.1.12 The strategy also supports the continued use of existing specialist stock while recognising that some specialist housing may be hard to let, possibly because of poor quality, degradation or poor location. The strategy notes that in some cases there may be an economic and social case for remodelling, but this can be expensive and selling the land for reinvestment is sometimes more economic. Existing research in this area, which examines re-modelling sheltered housing and care homes into extra care housing, shows that, with notable exceptions, it can be complex and expensive. Communities and Local Government and the Department of Health will be undertaking strategic work with the Housing Corporation,

and in the future, with the Homes and Communities Agency and the Office for Tenants and Social Landlords, to consider what options there are for supporting re-modelling, where appropriate.

Housing Corporation strategy

- 2.1.13 The Housing Corporation's strategy 'Investing for Lifetimes, Strategy for Housing in an Ageing Society'⁴ emphasises the demographic context in which the strategy has been developed, stating that over the next 30 years, the number of people in the UK aged 65 years or more is projected to increase by 75% from 9.7 million to 17 million. The number of people aged 85 or older will increase by 184%. Additionally, an increased number of older people will have greater health care needs, with projections of increases in the proportion of older people with dementia and disabilities.
- 2.1.14 Most if not all housing associations have older residents. Currently, 34% of housing association households are headed by someone aged over 65. Additionally, designated or specially designed housing for older people constitutes 15% of housing association stock and 40% of all housing associations own some of this specialist provision, some owning this type of provision only.
- 2.1.15 With regard to extra care housing the strategy notes that this has emerged as a new and popular model of housing for older people that meets housing needs, provides support and care and is at its best when it is outward facing and links into the community. The Housing Corporation does not see extra care as a single model of housing and expects it to be planned for in the context of a spectrum of housing provision including general needs housing, care homes and a range of tenure including home ownership.
- 2.1.16 The strategy aims to:
- Invest a proportion of the capital funding programme on housing which meets the needs of an ageing society
 - Co-ordinate the funding and regulatory systems with those of other parts of government
 - Identify and promote best practice models and new ideas for the provision of housing, care and support for older people
 - Encourage providers to offer choice to older people and a maximum degree of independence in the way in which they live their lives

⁴ Investing for Lifetimes, Strategy for Housing in an Ageing Society, Housing Corporation, 2008

- Ensure consistency with the Corporation's equality and diversity policy and strategy

2.2 Halton strategic context

2.2.1 There are a number of key local strategies and plans that are relevant to the development of a commissioning strategy for extra care services and provide evidence of need for additional extra care provision in the Borough.

A community strategy for a sustainable Halton 2006 to 2011⁵

2.2.2 All strategies within Halton should relate to key themes that are developed in the community strategy:

- A healthy Halton
- Urban renewal
- Halton's children and young people
- Employment, learning and skills in Halton
- A safer Halton

2.2.3 The strategy is concerned with addressing social exclusion. Overall poverty, unemployment and material deprivation are diminishing, but Halton continues to have high rates of benefit dependency. Another key feature of the population is the rate at which the population will age. The next ten years (from 2006) will see a dramatic rise in the over 60s (27%) and over 75s (19%). Single person households will rise and may result in an increase in social isolation which will have a profound effect on people's health and involvement in their communities. There is growing pressure on housing and a key area of action will be choice and quality in housing across all tenures in all parts of Halton. The community strategy is also committed to supporting all carers and cared for people with disabilities in Halton.

2.2.4 The partnership's approach to addressing issues raised in the strategy will be guided by the following principles:

- Anti-discrimination - ensuring disabled people are not subject to discriminatory practices
- Equality of opportunity for disabled people
- Independence not dependence – enhancing the independence of disabled people
- Individual needs - recognising that disabled people are individuals with needs, rights and responsibilities

⁵ Making it happen, A community strategy for a sustainable Halton 2006-2011, Halton Strategic Partnership, 2006

- Accountability - responsibility for securing equal treatment lie with all partners
- Integration – services for disabled people are provided as part of an integrated whole
- Involvement in decision-making

Halton Local Area Agreement⁶

2.2.5 The Community Strategy provides an overarching framework through which the corporate, strategic and operational plans of all the partners can contribute. The Local Area Agreement (LAA) provides a mechanism by which key elements of the strategy can be delivered over the next three years.

2.2.6 The health outcomes in the LAA Delivery Plan will include a range of targets shared across the system. Targets will be specifically focused on those people most at risk of using higher-level services or at risk of exclusion from mainstream services.

2.2.7 The LAA is concerned with addressing social exclusion and notes that social exclusion can happen when people face a multitude of problems such as poor housing, high crime, poor health, worklessness, discrimination and poor relationships. The delivery of services to reduce social exclusion will focus on:

- Poverty and material deprivation
- Choice and quality in neighbourhoods and housing.
- Equality of opportunity for everyone and ending discrimination.
- Responding to the needs of older people as the population ages.
- Policies and programmes that look forward and help to achieve sustainable development.

2.2.8 The LAA identifies a number of outcomes that it hopes to achieve, many of which impact on older people with support needs. In particular the following outcomes relate to the provision of extra care housing:

- Improved Health and reduced health inequalities
- Enhance the health & well being of Halton people including vulnerable seldom heard groups such as older people
- Improved care for long term conditions and support for carers

⁶ A Local Area Agreement for Halton 2007 -2010, Halton Strategic Partnership

Economic, social and environmental audit of Halton

2.2.9 The state of the Borough in Halton report⁷ compares and benchmarks the performance of Halton against a selection of comparator districts, the Greater Merseyside sub-region, the North West, and the rest of Britain. Findings include:

- Halton is still one of the most deprived districts in England, but its ranking has improved from 21st in 2004 to 30th in 2007 (out of 354 districts in England).
- Halton remains relatively unhealthy, ranked 383rd out of 408 districts in the country, compared to 384th three years ago.
- Halton still contains some of the most affordable housing in the country, but its ranking has fallen from 30th in 2004 to 61st in 2007, out of 376 local authorities in England and Wales.

Local Public Health Summary Report – Health Profile Urgent Care⁸

2.2.10 The aim of the health profile for urgent care is to provide information to the urgent care steering group on local utilisation of services to try and identify any areas where service provision could be improved for patients.

2.2.11 The report notes that deprivation is a major determinant of health. More deprived populations generally suffer higher levels of ill-health and create greater demand for healthcare services. The most up to date measure of deprivation is the English Indices of Deprivation 2004 (ID 2004)⁹. Halton's deprivation index ranked 19th out of 354 boroughs in England.

2.2.12 Latest Life Expectancy data for Halton shows that there has been an increase of 0.4 years amongst males over the last data period – taking male life expectancy in the borough to 74.5 years. This means the gap between Halton and England as a whole has narrowed very slightly to 2.4 years.

2.2.13 Female life expectancy within Halton has increased by 0.2 years since last year's figures, taking life expectancy at birth amongst females within the borough to 78.3 years, the gap between Halton and England as a whole, however, has remained the same at 2.8 years. Halton females have the 4th lowest life expectancy of all boroughs in England and Wales.

⁷ The State of the Borough In Halton, An economic, social and environmental audit of Halton (2008) Research and Intelligence Unit, Halton Borough Council

⁸ Local Public Health summary report (undated) Halton and St Helen's PCT derived from Annual Public Health Statement (2006), compiled for Urgent Care Steering Group

⁹ Office for the Deputy Prime Minister, 2004

2.2.14 The report identifies the following key indicators of health in Halton:

- Current rates for cardiovascular disease mortality for Halton for the three-year period 2003-2005 show a 38.8% reduction on the baseline. This percentage decrease exceeds the percentage reduction experience across both the North West and England as a whole. The gap between mortality rates within Halton and England as a whole has narrowed from 29.5% in 1995-1997 to 23.7% in 2003-2005.
- Current rates for Halton show a 9.7% reduction for cancer mortality on baseline. Rates until 2004 had been showing a fairly steady decrease, however rates increased quite sharply in 2004 and remained high in 2005, meaning that the rate for the current three-year period is higher than in previous years, and the gap between Halton and England as a whole has increased since baseline.
- Age bands over the age of 70 had the highest rate of non-elective admissions to hospital. The age group 85 and over saw the next highest number of admissions, with all age groups over the age of 70 seeing number exceeding 2600.

Commissioning strategy for older people 2004-2008¹⁰

2.2.15 This strategy outlines the vision for older people's services in Halton. To promote:

- A positive image of ageing to ensure that older people in Halton are able to live as independently as possible within a safe environment of their choice
- The goals of active ageing, quality of life and well-being, and move towards models of services and housing, in their widest sense, which address the 'whole' needs of each individual, and enables all Older People both active and people with ill health or disability - to realise these goals
- To work with and empower older people as equal citizens first, not clients or users, and to work in partnership with them.

2.2.16 This vision will be equally applicable to the commissioning strategy for extra care.

¹⁰ Commissioning Strategy for older people 2004 – 2008, Halton Borough Council Social Care, Housing and Health Directorate

2.2.17 A number of the key priorities identified in the strategy by older people in

Halton through the Older People's Enabling Network are very relevant to the provision of extra care housing. These include:

- Quality, up-to-date and accessible information on all aspects of care and services.
- They need to be able to combat loneliness and social isolation.
- Training of health & social care staff in communication, respect, dignity and discrimination awareness.
- Improvements in the provision of equipment.
- More prevention/health promotion for older people – screening, health checks, medication reviews.
- Greater opportunities and services available to people more locally and in their own homes.
- Wider range of housing in all communities.
- Waiting times for services to be reduced, and people to be kept informed.
- All care professionals working more closely together, communicating with patients and each other.

2.2.18 The priorities identified for development in the strategy are:

- Development of intermediate care service at all levels which includes the development of integrated intermediate care services for people with mental illness.
- Services for those older people who have a mental illness
- Development of Housing options including extra service (often known as extra care) housing
- Further development of the preventative services strategy
- Development of carers support
- Developing systems and social work practice to increase the number of Older People who have direct payments

2.2.19 The strategy provides an analysis of the current (2004) and future population of older people. It states that there will be a significant increase in people over 65 from 2008 and a sharp rise from 2011 onwards and these figures will be above the national average. There is more or less and even split of older people between Runcorn and Widnes.

2.2.20 The population of people of Black or Minority Ethnic (BME) origins is extremely small (sometimes less than 5 people in any one grouping) and this is not predicated to change significantly over the next 10 years. Currently the BME sector accounts for 1.2% of the population of which the largest ethnic group is comprised of those people identifying themselves as 'White Irish'.

Older Persons Service Plan 2007- 2010¹¹

2.2.21 The Older Person's service plan highlights Halton's ageing population and notes that the largest proportionate growth is in the population of people, aged 85 and over and an increase in the number of older people with more complex needs, for examples, linked to homelessness, alcohol abuse and dementias. The plan has a number of service objectives linked to corporate objectives that may impact on the development of this extra care commissioning strategy. These include to:

- Submit bids to DH, Housing Corporation for at least one extra care development by March 2008 to provide additional extra care tenancies
- Launch a directory of services for older people (June 2008)
- Launch an ageing well strategy to ensure that Halton has a single approach to aging within a consistent framework (June 2008).

Halton Housing Needs and Market Assessment 2006¹²

2.2.22 The findings in the housing needs and market assessment report are based on a postal questionnaire completed in December 2005.

2.2.23 Findings from the survey suggest that there are 24,739 people aged 60 and over living in the borough with 7,241 aged over 75. Over 18,000 households contain at least one person who is aged over 60 and 8,305 older people living alone, with 5,470 older couple households. Nearly half (48%) of older person households contained a household member with a

¹¹ Service Plan April 2007 to March 2010, Halton BC Older People's Service

¹² Halton Housing Needs and Market Assessment Survey final report (2006), Halton BC

disability or limiting long term illness, equating to 6,538 households. Over half of these households identified care and support needs.

2.2.24 Over half of older person households own their property outright and a third are social housing tenants. Social housing makes up 26% of the overall housing stock in Halton. Overall 10% of older person households indicated that their current accommodation was not suitable for their needs, the main reason being the need for improvement or repairs. Three quarters of owner occupiers who responded identified spare equity of over £75,000 and a quarter had equity of over £150,000. Table 1 below shows the tenure details of older people and the current 45-59 age group who will become the older age group in 10 to 15 years time.

Table 1

Tenure	Age 45 - 59	Age 60-74	Age 75+
Owner occupier (mortgage)	9235	1569	338
Owner occupier (no mortgage)	2822	5990	2562
Private rent	493	247	199
Social rent	3661	3307	2182
Shared ownership	26	0	93
Tied to employment	137	61	13
Rent free	17	40	237
Other	153	110	17
Total	16,544	11,324	5,641

2.2.25 The findings indicate that the total annual level of outstanding affordable housing need is 176 units, after allowing for current re-let supply. The social rented stock in the borough is high at 27.6% compared to the national average of 19.3% and meets most of the need. Within this target an equal balance of rent and intermediate market housing is recommended.

2.2.26 The findings also indicate a combined requirement over the next three years for sheltered accommodation of 748 units, 435 in the affordable sector and 313 in the private market. There was recognition that some of this need will be addressed through existing sheltered stock, although this was not quantified.

Draft Housing strategy 2008/09 to 2010/11¹³

- 2.2.27 The draft strategy identifies priorities in the North West Regional Housing Strategy and Regional Housing Board that impact on the delivery of Halton's housing ambitions, in particular, the greater emphasis on the delivery of affordable homes. The North West resource allocation remained static for the period 2006/7/8 and Halton's share of the pot reduced as investment was refocused on those areas exhibiting more extreme problems of affordability and low demand. The strategy notes that this is a trend that is likely to continue.
- 2.2.28 The strategy notes that social rented housing at 26% of the stock still represents an unusually large sector when compared to the North West and the whole country which is 18%. Although house prices are still low by national levels, the housing needs survey completed at the end of 2005 identifies an affordability issue arising from the relationship between local incomes and the supply of cheapest stock available.
- 2.2.29 The housing need survey identified 13.5 % of homes in the borough have been adapted to some degree, but there was still a significant demand for adaptations, particularly, bathroom and ground floor extension.
- 2.2.30 The 2001 Census showed that Halton has a very small Black and Minority Ethnic population, with no one group higher than 1% of Halton's population. On the whole, BME households were identified as more affluent than the White British households, were larger and with a generally younger age profile.
- 2.2.31 The adopted Regional Spatial Strategy (2003) sets a target for the provision of 330 new dwellings per annum for Halton, but the strategy is in advanced stages of review and new net dwellings for Halton is currently set to increase to 500 dwellings per annum for the period 2003-2021
- 2.2.32 The Housing Strategy Action Plan 2008/09 to 2010/11 identifies a number of priorities which include improving the provision of supported housing for an ageing population, which would be partly met by the development of an extra care housing scheme with a target timetable of 2009..

Halton Supporting People strategy 2005 –2010¹⁴

- 2.2.33 The following Information on supply of services and future need for older people services in the Supporting People strategy are outlined below.

¹³ Draft Housing Strategy 2008/09 to 2010/11, Halton Borough Council Health and Community Directorate (2008)

¹⁴ Supporting People five year strategy 2005 – 2010, Halton Borough Council (2005)

- The number of frail elderly people receiving support is currently less than one-third of regional and national averages and support is wholly accommodation-based. Percentage spending allocated to this client group is relatively low, compared to the countrywide percentage. There is a need to develop provision for this client group
- Overall provision for older people with support needs is higher than both regional and national averages, but is highly reliant upon floating support. This is reflected in the fact that the percentage spending is low compared to the countrywide percentage
- Support offered to older people with mental health/dementia problems is higher than both regional and national averages.

2.2.34 The strategy identified the need for the development of extra care accommodation, recognising that Dorset Gardens was already committed and that a further two bids totalling 83 units were in place. These bids were unsuccessful.

Draft Domiciliary Care strategy¹⁵

2.2.35 The strategy estimates that forecast changes to the population in Halton will result in a steadily accelerating increase in the number of older people who are likely to have care needs arising from high levels of chronic ill health and disability.

2.2.36 The estimated future demand for domiciliary care services in relation to externally provided services suggests that there will be a slight decline in the demand for domiciliary care services for adult services by 3 service users by 2015 and a significant increase of 119 service users in the over 65s. The combined effect represents 116 additional service users, an increase of 17%.

2.3 Current supply of older people's services in Halton

2.3.1 The current supply of relevant services for older people that have an impact on the provision of extra care housing is outlined below.

Residential care

2.3.2 There are eight residential care homes in Halton providing places for older

¹⁵ Halton Draft Domiciliary Care Strategy, stage one research and analysis, CPEA (November 2007)

people including older people with physical disabilities or dementia. Two of the homes have dual registration with 64 places currently designated as care beds. There total residential care capacity for Halton is 327 units and 298 are currently occupied (March 2008). **Table 2** provides a breakdown of this provision.

Table 2

Service/Scheme Name	Ward	Type of Service	Number of units/places
Beechcroft	Halton Lea	Dual Registration	42
Ferndale Court	Riverside	Dual Registration	22
Cartref	Farnworth	Residential Home	24
Croftwood	Halton Lea	Residential Home	41
Hannah & Olivia Court	Appleton	Residential Home	63
Oak Meadow	Appleton	Residential Home	32
Simonsfield	Halton Brook	Residential Home	59
Trewan House	Ditton	Residential Home	44

- 2.3.3 There are also two nursing homes for older people, and five nursing homes for people with dementia.
- 2.3.4 The number of placements of older people in residential care are reported to have reduced over the past three years, though this has not been quantified. The CSCI annual performance assessment report 2006-07 identified the Borough's very good performance on the number of older people and other adults admitted to residential care.

Domiciliary care

- 2.3.5 There are currently 23 domiciliary care organisations providing service to 616 individuals. Information about these services is not broken down by client group, however the Halton draft extra care housing strategy identifies 80% of domiciliary care service users as older people.

Floating support

- 2.3.6 The Halton BC Older People's Team is funded to provide housing related

floating support services to 136 older people. The service is currently provided through sub-contracted domiciliary care providers.

Community Alarms

- 2.3.7 Supporting People fund five organisations to provide dispersed alarm services. The largest provider is Halton BC Older People's Team and this service also includes a mobile warden response. **Table 3** provides a breakdown of the services by provider.

Table 3

Provider	Type of service	Capacity
Riverside Housing	Dispersed Alarms	32
Arena Options	Dispersed alarms	11
English Churches	Dispersed alarms	16
CDS Housing	Dispersed alarms	46
HBC - Older Peoples Team/Contact Centre	Mobile Warden/Alarms	1860

Sheltered Housing

- 2.3.8 There are 18 sheltered housing schemes provided by housing associations in Halton, with a capacity of 550 units. In addition there is an Abbeyfield very sheltered scheme for ten people and a private sector sheltered development in Widnes. The sheltered schemes are located throughout Runcorn and Widnes with a fairly equal distribution between the two areas. **Table 4** provides information about each of the sheltered housing services provided by housing associations.

Table 4

Provider	Service/scheme name	Capacity
Anchor Trust	Broome Court	36
Arena Options	Elaine Price Court	28
Guinness Trust	3 Iveagh Court	20
Halton Housing Trust	Brunswick House	35
Halton Housing Trust	Quarry Court	30
Halton Housing Trust	Queens Close	32
Hanover	Runnymede Court	33
Hanover	Hanover Court	42
Hanover	Runnymede Walk	16
Hanover	Runnymede Gardens	20
Housing 21	Cannell Court	28
English Churches	Victoria Court	30
English Churches	Southlands Court	40

English Churches	St Georges Court	34
English Churches	Woodend Court	42
English Churches	Hargreaves House	23
Pentecostal	Fairhavens Court	44
William Sutton Trust	Thornhills	17

2.3.9 The performance returns made by providers of this accommodation to Supporting People identify very high utilisation rates for sheltered housing with an average of 98%. Consultation with providers identified a significant demand for most services with the exception of two schemes where the accommodation was in need of improvement.

Extra care housing

2.3.10 Halton currently has one extra care housing scheme providing 40 flats (37 one bed flats and three two beds) for a range of needs; the targets set for the service are 30% low dependency, 40% moderate dependency and 30% high dependency residents.. The scheme has a lounge, restaurant, buggy store, therapy space, laundry, assisted bathing facilities and hairdressing room. It is owned by ECHG and managed by Halton Adult Services. Halton Adult Services also provide the care services.

2.3.11 The scheme has been operating for 18 months. In the last 12 months there have been eight voids. There is currently a waiting list of 11 people for the service and no more people are being accepted for referral to the panel for decision about acceptance for inclusion on the waiting list. The model is seen as successful by the service manager and by other stakeholders.

Comparison of extra care units with other boroughs

2.3.12 In comparing the number of extra care units with a sample of local authorities in the North West (using the same comparator authorities used in developing the Halton domiciliary care strategy), Halton has a similar number of units in proportion to the older population as Blackpool, but a significantly lower number than Warrington and Blackburn. See **Table 5** below. Information in this table includes extra care villages. It does not break down the figures into high, medium or low support needs or tenure.

Table 5

Authority	Extra Care Units	Population (65+)*	Population (all)	% of people 65+	% of all people
Warrington	475	29,700	193,600	1.60%	0.25%
Blackpool	59	27,400	145,000	0.22%	0.04%
Blackburn	220	18,000	142,200	1.22%	0.15%
St Helens	318	29,300	177,800	1.09%	0.18%
Halton	40	16,500	118,900	0.24%	0.03%

2.4 Quantified need for extra care provision

2.4.1 In quantifying the core need for extra care provision we have used the following assumptions which were arrived at through consultation with stakeholders:

- 25% of the number of older people currently in residential care who could otherwise be housed in extra care, plus
- 50% of the number of older people in receipt of intensive domiciliary care support (over 10 hours a week) with data based on PAF indicator of intensive home care = 11.1 per 1,000 population.

2.4.2 The current estimated need has then been applied to future population projections of older people in Halton to determine future need.

2.4.3 On this basis, the core need for extra care housing for older people is 166 units (25% of older people in residential care (298) = 74.5) + (50% of people currently in receipt of intensive domiciliary care (183.15) = 91.5).

2.4.4 **Table 6** shows the projected need for extra care based on the projected future population growth of the population of people aged 65 and over.

Table 6

Future Need	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Projected population 65+	16800	17200	17400	17800	18400	19100	19700	20300	20800	21300
Projected percentage in need	1.01%	1.01%	1.01%	1.01%	1.01%	1.01%	1.01%	1.01%	1.01%	1.01%
Identified need for extra care	169.1	173.1	175.1	179.2	185.2	192.2	198.3	204.3	209.4	214.4

- 2.4.5 This needs analysis is based on data from older people who currently access services (domiciliary care and residential care). This has produced a baseline need. However, there may be additional need in the older population that has not been quantified and the baseline assessment needs to be viewed in this context. This may include some older people who have not accessed domiciliary or residential services but may also benefit from extra care housing.
- 2.4.6 In addition stakeholders identified possible future need amongst the current younger population of Halton in the 55 to 65 age range who have significantly higher long term conditions than the national average. This age band was not included in the assumptions used for the needs assessment, but as this group ages they are likely to require higher levels of care and support and may add to the estimated need for extra care housing.

Older people with learning disabilities

- 2.4.7 The overall need for extra care for older people identified above excludes the needs of older people with learning disabilities who may benefit from extra care housing. Total need can be adjusted to take account of those people age 65+ with learning disabilities who currently receive a service. Older people aged 65+ with learning disabilities are a fixed population as diagnosis is made at birth and not acquired. Whilst numbers aged 65+ currently are low at 23 people, there are a further 58 people in the 55-64 age group who are likely to develop age related conditions which will become their primary need, rather than their learning disability.
- 2.4.8 An additional factor to consider is that people with learning disabilities develop pre-senile (early onset) dementia on average 15 years earlier than the general population at age 54 but onset for some can occur in their 30's particularly for those with Downs syndrome.
- 2.4.9 Examination of the 23 people aged 65+, currently receiving a service shows:
- 19 living in their own home with intensive support
 - 3 in residential care – two recent admissions as older people and one discharged from long stay hospital in the 1980's
 - 1 out of area specialist placement
- 2.4.10 Based on for this information about older people with leaning disabilities it is estimated that need for extra care housing for this group equates to 11 units. The assumption resulting in this estimate is that the two people in older people's residential care plus 50% of the people living in their own homes with intensive support would benefit from extra care

accommodation. An examination of the age profile of people with learning disabilities aged 65+ over the next ten years shows that the level of need for extra care housing during the years 2010 to 2015 will double to 22 units and then stabilise.

3 Extra care service models

3.1 Introduction

3.1.1 There is no one definition of extra care housing, but it could be described as 'purpose built accommodation in which varying amounts of care and support can be offered and where some services and facilities can be shared'

- It is first and foremost a type of housing. It is a person's individual home. It is **not** a care home or hospital and this is reflected in the nature of the occupancy through ownership, lease or tenancy
- It is accommodation that has been specially designed, built or adapted to facilitate the care and support needs that its owners/tenants may have
- Access to care and support is available 24 hours a day either on site or by call

3.2 Models of accommodation based services

3.2.1 CSIP has outlined the main models of extra care housing and given examples of the different types of provision, see **Table 7**¹⁶.

¹⁶ The Extra Care Housing Toolkit CSIP (2006)

Table 7

Type of scheme	Description	Examples
Purpose built extra care scheme without community resources	Normally around 40-50 units of accommodation in one location. • Flats or bungalows (often dependent on whether scheme is inner city or in suburbs). • Scheme for use by residents only	Linters Court in Redhill is an example of an 'Assisted Living' scheme provided by McCarthy & Stone and Hanover Property Management Ltd. Flats are sold on a long leasehold basis (99-125yrs) with roughly equal numbers of one and two (wheelchair accessible) bed apartments. All schemes incorporate a restaurant in addition to resident lounges, guest suites, laundry facilities and lifts. Southfield Lodge in Durham is provided in partnership between the county council and Bradford and Northern care partnerships. It was built to provide a directive alternative to residential care for older people and replaced two existing care homes. Many residents had lived in residential care for many years, so skills and confidence had to be rebuilt.
Purpose built extra care scheme with community resources	As above but with attached community facilities, e.g., resource or activity centres, health, recreational and leisure facilities, which are open to local older people.	Hillside Court is a scheme located in Bristol and provided by Housing 21. It specialises in providing accommodation for people with hearing impairments. A number of flats are equipped with technology specifically to support people with hearing impairments to remain at home. The scheme also includes a full catering restaurant which is open to both members of the scheme and the surrounding community.
Core and cluster extra care scheme	Small local schemes with a core central building, e.g. a scheme spread across four or five villages, with eight to ten housing units in each location but with services based at one central building - shared housing, care management and staffing of all schemes - local housing units are often bungalows – schemes may be virtual, i.e. the link is via the services provided rather than geographical closeness	Harp House in Barking has been developed in partnership with the London Borough of Barking and Dagenham and Hanover Housing. It is a core and cluster scheme with the core being extra care and the cluster being a number of nearby sheltered schemes and older people's properties. The sheltered tenants and older people can make use of the facilities within the scheme and care is delivered out of the core scheme to individual's homes if required.

Type of scheme	Description	Examples
Remodelled extra care scheme from existing sheltered housing or residential care home	Probably at least 30 units of accommodation if they are to achieve viability - Due to the need for a minimum number of units to make a scheme viable, remodelling tends to be of newer and larger sheltered schemes or homes - Schemes may not have all the facilities of a new build extra care scheme e.g. buggy store and charge and extensive communal facilities- Cost, in most instances will determine the appropriateness of ordinary sheltered housing for conversion.	Banlier Ct is a remodelled development with 24 flats and bungalows for rent. It is owned and managed by Tintum HA which specialise in providing housing and care services for black and minority ethnic groups. The design and facilities within the buildings were changed to bring them up to extra care standards
Retirement village/ continuing care communities	100 plus units of accommodation. <ul style="list-style-type: none"> • Large development spread over one large site. • Often incorporate a range of buildings including flats, houses and bungalows. • Extensive communal, health and leisure facilities. • Scheme may incorporate a residential care or nursing home on site. 	St Monica's Trust is an extra care retirement village situated in North Bristol and provided by St Monica's Charitable Trust in partnership with Bristol City Council. The community consists of approximately 170 flats available for sale, shared ownership and to rent, and a 60 bed care home. All properties are laid out around a central cricket field complete with a pavilion and public house. Avonpark Village is situated on the outskirts of Bath and is one of the Care Village Groups five developments. The scheme consists of a mix of studio, 1, 2, and 3 bed properties available for leasehold purchase and both a residential and nursing home. Short and longer term rentals are also available. The village has extensive on site social facilities including restaurant, library and visiting doctors' surgery.

Type of scheme	Description	Examples
ECH linked to care home provision	<p>Small number of units – often flats.</p> <ul style="list-style-type: none"> •Attached to existing care home. • Units often specifically for couples of whom one has a very high care need, or specialist need, and the other who is their carer. • Ability to access care, support and facilities of existing home. 	<p>The Ridings in Swindon Borough Council (in partnership with Kennet Housing Society), has been remodelled to provide 25 extra care flats. A large conservatory style building has been added, as well as a shop, hairdresser and shop. The scheme incorporates a day centre and has an important role as a resource centre for residents and the wider community of older people.</p>
Extra care schemes for people with specialist needs	<p>Smaller than many other schemes often around 20-30 units.</p> <ul style="list-style-type: none"> • Scheme specifically developed for individuals with specialist needs, e.g., cognitive impairment or learning difficulty. •Scheme incorporates specific care and health facilities, and is designed to specifically meet the needs of these groups. • Scheme may incorporate a day resource for individuals both in and outside of the scheme with similar specialist needs. 	<p>Yew Tree Court in Leeds is provided by Methodist Homes Association. It provides fifty, 1 and 2 bed flats for frail older people. Situated next to the scheme is Rosewood Court, a bespoke extra care scheme offering 20 flats for older people who have a dementia. Also available at the scheme is a dementia day care centre. The Seven Oaks Dementia Care Unit in Northern Ireland is managed by Fold Housing Association and provides purpose built specialist extra care. It is designed specifically for people with dementia and provides 30 units, all with en suite facilities and includes 5 two bed bungalows which enable couples to stay together.</p>

<p>ECH as a co-housing scheme</p>	<ul style="list-style-type: none"> • A model of shared ownership provision originally developed in the Netherlands and Denmark. • The concept behind co-housing is that of independent living within private space, but alongside others within a community that promotes active engagement with others, in communal spaces and around common interests. The key features of co-housing are: <ul style="list-style-type: none"> • Common facilities. • Private dwellings. • Resident-structured routines. • Resident management. • Design for social contact. • Resident participation in the development process. • Pragmatic social objectives. 	<p>The Peabody Trust Housing Association has developed a purpose built community in Southwark, London (Darwin Court). It offers 76 new flats for people over the age of 50, community facilities such as a health care suite and swimming pool, and provides a range of health living and educational activities for older people. The Threshold Centre in Dorset currently comprises a group of six individuals, all age 50-plus, with a common interest in all aspects of sustainable/holistic. They commonly purchased Cole Street Farm in November 2004 with the aim of creating a small, informal community, ultimately of 12-14 people, with shared values, linked to the wider community.</p>
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3.3 Model of community based services

3.3.1 Not all extra care services are linked to specialist buildings. A combination of telecare, visiting warden services and linked domiciliary and other services has been developed. This model can allow older people to stay in their own homes and staircase up to higher levels of service as their needs grow.

Cumbria County Council virtual model of extra care

3.3.2 Cumbria County Council has developed a virtual care village model of extra care. This was developed in response to the problem of developing appropriate models of extra care in rural Cumbria and in organising the care services to support tenants and older people living in the surrounding community.

3.3.3 The approach that Cumbria has adopted has created clearer links between extra care housing, the commissioning and delivery of domiciliary care, and the introduction of Telecare (Assistive Technology).

3.3.4 The model comprises the following elements

- A geographical area within which mobile care and support services will be more responsive to peoples needs. This may be based on 'response times' or journey times, which vary according to the nature of the locality rather than, by a defined size or particular radius
- The use of Telecare services (managed by the Integrated Community equipment Stores – ICES) including a range of sensors that enables the management of risk and the targeting of services in the event of an emergency
- The use of mobile handsets (and the Telecare database) to enable care workers to be contacted by the alarm provider and enable secure access to information (such as current health needs and care services provided to the client) as required
- The use of telemedicine services, purchased by the local Primary Care Trust (and managed by ICES) to enable the monitoring of a person's vital signs from home as part of the strategy for managing Long Term Conditions
- Continued development of Extra Care housing schemes for people who choose, or need to move into a more enabling type of dwelling

- Continued development of homecare services dedicated to meeting the care needs of all those living in the area, including Extra Care schemes and responding to Telecare calls
- Continued development of a responsive night time care service available across the area defined, (with possible retention of on site waking night service within Extra Care schemes and use of the scheme as a base for the night time care team)
- Developing the potential for integration and modernisation of Housing Visitor, Housing Warden and Floating Support Services
- Reinforce partnership with Health, supported by extended use of Health Act Flexibility agreements. These developments significantly contribute to the implementation of new arrangements for meeting 'Long Term Conditions' targets, the agenda for integrating community and social work teams; developing community provider services such as generic home care services, and ICES
- Potential for the development of shared information systems, including a client information database
- Development of a co-ordinated handyperson service
- Integration of voluntary sector community support services such as, the Alzheimer's Society Family Support Service, Carers Associations, and services offered by Age Concern to provide the support required to maintain the quality of life for people who choose to be cared for at home. A Virtual Care Village Model Cumbria, Housing Lin (July 2005)

Halton Council plans for virtual extra care

- 3.3.5 Halton council are exploring the concept of virtual extra care and are reviewing the in house community alarm and domiciliary care services with a view to developing a service more responsive to older people's needs. This service will be provided in addition to the provision of accommodation based extra care.
- 3.3.6 The aim of the service will be to support Halton citizens who are vulnerable to remain independent in their own home during times of change in their circumstances. The service will: focus on the individual and their needs; promote rehabilitation; and promote access to and the use of community resources and activities.

3.3.7 During the initial pilot period the capacity of the service will not exceed 30 (active) service users at any one time.

3.3.8 The Lifeline/Community warden service will provide the initial response element of the service 24 hours a day. Key workers will be developed across home care seniors and the community wardens. Each service user assessments and support and contingency plans. Needs and support will be reviewed every three months.

3.4 Services provided as part of extra care

3.4.1 Services may be on site or off site and available to the wider community. There may be a range of service which commissioners and providers agree would be suitable to co-locate. There are a number of services which are seen as essential to extra care.¹⁷

- On-site provision or access to 24 hour personal and practical care services. Provision of personal care needs to be flexible and tailored to individual needs, so that as these change people can remain in the same place
- Access to one or more meals every day which can help to ensure that residents receive their minimal nutritional value per day. These may be provided by onsite catering facilities or by existing providers within the authority
- Access to domestic and housing support services particularly services which 'work with' rather than 'doing for residents'
- The use of a range of assistive technology approaches designed to be enabling rather than disabling
- Access to a range of community health services. Some of these may be on site, some from nearby health facilities or agencies. In either instance their availability in sufficient volume to maintain people within the community is likely to be as critical as the care and support services. Examples of these services include; district nursing, CPNs, community dentistry, chiropody services, continence services, mobility assistance through physiotherapy or personal assistants, occupational therapy services. Such services may, of course, not be an additional requirement as they may already have been provided to ECH occupants in their former homes

¹⁷ The extra care housing toolkit, Housing Lin (2006)

3.4.2 The following range of facilities may be incorporated into extra care schemes:

- Care or nursing care
- Day services
- Assessment services
- Community based care teams
- Respite care services
- Intermediate care and rehabilitative services
- Technology response centre
- Health care services
- Leisure facilities, shops etc.

3.5 Support needs of service users in extra care

Dependency of service users

3.5.1 The dependency mix of the service users in extra care schemes needs to be determined in advance of developing the schemes. For example, the existing extra care scheme in Halton has a range of low, medium and higher support tenants. This was identified as the preferred model through consultation with stakeholders prior to the development of the service.

Mix of client groups

3.5.2 Extra care housing has also been developed for other client groups, including people with dementia, older people with learning disabilities and people with physical disabilities.

3.5.3 Where models have been developed for people with dementia, the scheme has been developed with the incorporation of dementia friendly design principles and appropriate staffing and support.

3.5.4 The incorporation of units within a scheme for older people with learning disabilities also requires a consideration of the specific design and services needed. The use of enabling assistive technology together with specially designed or adapted units can be used in designated units. There are a number of best practice examples of innovative design developments available through the Housing LIN, DoH.

3.5.5 Consultation with providers identified examples of schemes where there was a mix of care and support needs of service users and these schemes were generally seen as a successful model.

3.6 Location of extra care housing

3.6.1 Location is very important in the development of extra care housing and can mean the difference between a scheme and its residents integrating and becoming part of the community or remaining socially isolated. The following site specific criteria should be considered in the assessment of any potential new site:

- The relationship of a scheme to the local community in which it is to be located
- Level assess to the scheme and the surrounding facilities
- Proximity to retail/GP/leisure facilities/places of worship
- Links to existing services for older people
- Proximity to other older people's accommodation
- Easy access to GP/primary care and other community health services
- Planning requirement constraints
- Low crime/low risk neighbourhood
- Easy access to local transport services
- Potential market for mixed tenure
- Whether an existing sheltered scheme will be refurbished or land used for new build

3.7 Mixed tenure in extra care housing developments

3.7.1 Many extra care housing schemes offer a range of tenures and this approach operates across all models. The advantages of cross tenure provision include:

- Catering for the increasing number of older owner occupiers identified in demographic analysis and projections
- Creating balanced communities
- Meeting demand

- Meeting the needs of asset rich, cash poor older owners
- Offering choice

3.8 Comparing models of extra care

3.8.1 A recent research report published by the Joseph Rowntree Foundation¹⁸ noted that there appeared to be no single dominant model of housing with care that was most effective. The combination of independence and security offered by all schemes appeared to be very attractive to older people.

3.8.2 The research found that:

- The profile of residents was different in each scheme, reflecting the selection criteria in each scheme
- Schemes developed in partnership between housing associations and local statutory services were more likely to respond to local need.
- The size of scheme did not seem to influence the level of care offered, but did affect the variety and range of facilities and amenities available
- The housing needs of people entering the schemes was as important a consideration as their care needs
- Not all care and support needs could be met within the schemes.

Stakeholder views on scheme models

3.8.3 Consultation with local stakeholders in Halton found general agreement with the JRF research that no one model was more effective. Providers thought that the model of service developed may be dependent on the site, location and resources available. However, most of the providers and other stakeholders thought that the village model was not necessarily suitable for Halton given the size of the identified need. The village model requires a significant number of units to be viable. Stakeholders view was that smaller schemes in different locations throughout Halton would be a more appropriate model. One stakeholder thought that the model of a village could be considered if included in part of a larger development, such as the sites available through English Partnerships.

¹⁸ Comparing models of housing with care for later life, JRF (2007)

4 Assessment of sheltered housing sites

4.1 Purpose and approach

- 4.1.1 The aim of this part of the methodology is to identify existing sheltered housing sites and or buildings with the potential to be used as extra care housing through remodelling or redevelopment.
- 4.1.2 Sheltered housing providers in Halton were asked to complete a questionnaire providing information about their sheltered housing provision including information on the location, site, layout and size of scheme and the age and domiciliary care needs of current residents.
- 4.1.3 Questionnaires were completed by all but one of the providers, although not all information was available for all schemes.

4.2 Criteria for the assessment of sites

- 4.2.1 Schemes were assessed for their potential suitability as a site for extra care using the following criteria:
- Size of whole site
 - Size of units
 - Accessibility
 - Location and access to amenities
 - Service user profiles
 - Design.

4.3 Consultation with providers on initial assessment

- 4.3.1 An initial desktop assessment of sites and schemes was tested out with providers at a consultation meeting with providers. The discussion at this meeting also identified the providers' current strategies for extra care and plans for existing sites.

4.4 Findings

- 4.4.1 The assessment of sites and schemes is outlined in **Table 8** below. This is based on information provided in the questionnaire and discussion with providers.

- The assessment of sites indicates that there are eleven possible sites with the potential to be used for extra care housing, generally subject to remodelling or redevelopment of the site. However, not all sites/schemes identified as potential sites were viewed by providers as current options for extra care remodelling or redevelopment. Three providers are currently considering developing five sites for extra care.

Table 8- Analysis of existing sheltered housing schemes and sites

Providers	Schemes	Assessment from questionnaires and providers comments	Possible site
Halton Housing Trust	Clarke Gardens	Sheltered scheme demolished. Site suitable for development of extra care scheme	Possible site
	Queens Close Queens Drive Runcorn WA7 4PF	Initial assessment is that this is a bungalow scheme with limited communal space, so not an obvious candidate for use as extra care. However, HHT would consider conversion to two bed accommodation and the inclusion of some extra care services	Possible site
	Brunswick House, Water Street, Runcorn WA7 1DG	The size of units and of the overall scheme are sufficient, accessibility and age profile indicate good potential. HHT would consider this site for remodelling to an extra care scheme.	Possible site
	Quarry Court, Widnes WA8 7XL	Bungalow scheme and location not suitable for use as extra care	Not suitable site
Hanover Housing	Hanover Court, Brookvale, Runcorn WA7 6EJ	Site is a good size for use as extra care. Current buildings do not appear to meet the criteria. Access to amenities is poor. Service user profile indicative of future need in the location. From the information provided the site rather than the scheme seems to be a good candidate for extra care development.	

Providers	Schemes	Assessment from questionnaires and providers comments	Possible site
	Runnymede Court, Walk and Gardens Williams Street, Widnes WA7 6RN	Site is a good size for use as extra care. Current buildings do not appear to meet the criteria. Service user profile indicative of future need in the location. Access to amenities. The site is a good candidate for extra care development. Extra care bid unsuccessful 2008.	Possible site
		Hanover are very keen to promote extra care housing. However, following the unsuccessful bid in 2008 there are no plans to bid for redevelopment of either site in the near future.	Possible site
ECHG/Riverside	Hargreaves House Off Warrington Road Widnes WA8 0QB	Initial assessment was that site and units appeared to be too small to consider for use in providing extra care. However, ECHG are interested in remodelling the scheme as extra care and will look at models for this scheme.	Possible site
	Southlands Court Moughland Lane Runcorn WA7 4SA	Overall size of site potentially big enough to consider for extra care development subject to remodelling/redevelopment. Location close to amenities. Service user age profile indicative of future need in location.	Possible site
	St Georges Court Dundalk Road Widnes WA8 8BS	Overall size of site potentially big enough to consider for extra care development subject to remodelling/redevelopment. Service user profile indicative of future need in location.	Possible site

Providers	Schemes	Assessment from questionnaires and providers comments	Possible site
	Victoria Court Mottershead Close Widnes WA8 7ND	Overall size of site potentially big enough to consider for extra care development subject to remodelling/redevelopment. Service user profile indicative of some future need in location.	Possible site
	Woodend Court Moorfield Road Widnes WA8 3JX	Overall size of the site potentially big enough to consider to extra care development subject to remodelling/redevelopment. Service user profile indicative of future need in the location.	Possible site
		ECHG have no current plans to re-model or redevelop as extra care all the above sites apart from Hargreaves House. They believe that some of the service users would benefit from the provision of virtual extra care services.	
Arena	Elaine Price Court Balfour Street Runcorn WA7 4QT	This site has some potential particularly if it could be linked with the residential care site, but this would be dependent on flexibility about existing plans to use this site for a physical disability service. The units and site are a good size, the location and quality of accommodation seem reasonable.	Possible site

Providers	Schemes	Assessment from questionnaires and providers comments	Possible site
		The current profile of service users does suggest a sufficient core of potential extra care service users. Arena would consider the development of extra care on this site.	
Anchor Trust	Broome Court Brookvale Ave North Runcorn WA7 6EF	No Information available	Unknown
Guinness Trust	3 Iveagh Close Palacefields Runcorn WA7 2RD	Scheme too small and location unsuitable for development of extra care	Not possible site
Housing 21	Cannell Court Palacefields Runcorn WA7 2T	Site too small for consideration as extra care housing.	Not possible site
Pentecostal	Lugsdale Road Widnes WA8 6DA	Good large site with potential for use as an extra care site, but insufficient information to establish whether existing buildings could be remodelled or site should be fully redeveloped. No information on support needs of residents	Not possible site
William Sutton Trust	Thornhills Cherry Sutton Hough Green Widnes WA8 4PQ	Too small to consider for extra care provision	Not possible site
Abbeyfield	Littlemore House Coroners Lane Widnes WA8 9JB	Units and overall scheme size is too small to consider as a potential site for extra care. However Abbeyfield consider that there is potential for expansion if the adjoining site (approximately $\frac{3}{4}$ acres) was acquired.	Not possible site

5 Views of older people

5.1 National research

5.1.1 Recent research commissioned by Communities and Local Government¹⁹ explored the influences on participants' housing decisions, and their future housing intentions and aspirations. The groups were located in different parts of England, including rural, urban and suburban areas. Groups were purposefully recruited to include people who owned their own properties, or were renting from the social and private rented sectors, older people with disabilities, older people from black and minority ethnic (BME) communities, and older lesbian, gay, bisexual and transgender (LGBT) people.

5.1.2 The summary findings from the report are outlined.

Influences decisions to move

5.1.3 Most participants expressed their determination to stay where they were currently living for as long as possible. The following factors underpinned decisions to move or to stay put, and were common to all the groups regardless of composition:

- Attachment to current home
- Complexity of family/caring relationships
- Neighbours and neighbourhood
- Access to services and amenities
- Health and well-being.

5.1.4 Most people were happy with their current homes, and felt they would be able to stay put as they grew older. Some had already made changes to their homes (most usually installing walk-in showers and/or downstairs toilets) either because they were already experiencing difficulties or because it seemed a good way to prepare for possible future needs.

5.1.5 Family relationships often determined housing decisions. The housing and care needs of the very old often influence the housing choices and decisions of their 'younger' older relatives, both in terms of being able to offer an older person a place to live, and also in terms of living near to older relatives to offer care and support as necessary. For those living in the public rented sector, choice of accommodation that sustained family relationships could be limited either in terms of size or location.

¹⁹ [Housing Choice and Aspirations of Older People, University of York \(2008\)](#)

- 5.1.6 Neighbours and neighbourhood were also a key influence on people's housing decisions and their satisfaction with where they lived. Good neighbours were an incentive to stay, however bad neighbours could force a move. The attitudes of neighbours and in the wider neighbourhood were of particular importance to participants in the LGBT group. While local neighbourhood services were valued,
- 5.1.7 Most people acknowledged that it would be their health that would be the deciding factor if they were to move in the future. Almost all those who had or were in the process of moving or had moved more recently were to a greater or lesser extent experiencing health problems of one type or another, most usually mobility problems.

Future intentions

- 5.1.8 Participants were generally reluctant to consider their future selves and what steps they might take now to make life easier and more comfortable in the future. Most participants felt their current homes could be successfully adapted if necessary, although wheelchair access would be problematic, but very few had made any significant changes to their homes in preparation for later life. Many felt that it was impossible to plan for future uncertainties, and that they could make any necessary adaptations if and when the need arose. However some older participants stressed the importance of considering housing options, and if necessary moving, when you are young enough to cope with moving.
- 5.1.9 Those few people who had moved said they had been determined to make a deliberate choice to move to a particular place, rather than be forced to move when they might not have the capacity to look at different alternatives and make a considered decision as to what was best for them. For those who were moving, finding suitable properties either to buy or to rent was not always easy.
- 5.1.10 Most people, whether or not they themselves intended to draw on the equity in their homes, were supportive of the principle of equity release especially if people did not have pensions, or family who would inherit. Some participants saw their housing equity as an essential source of income in later life. There were, however, some people who were adamant that they would not use the equity under any circumstances, particularly the older people from the African-Caribbean community who did not trust equity release products, or want to get into debt.
- 5.1.11 Despite the general support for the principle of equity release, a lack of faith in current equity release products was evident in all the groups.

Housing options for older people

- 5.1.12 Some participants, particularly those from the Asian community, would welcome better independent advice about the range of housing options available to them.
- 5.1.13 Most people thought that bungalows are the best option for older people because of their perceived accessibility. Two bedrooms were seen as a minimum requirement for most people, as well as having reasonable space standards for the whole dwelling. Good access to local services and transport links was also essential.
- 5.1.14 Few people spoke about the potential role of assistive technologies or the possibility of home care. The older disabled participants, however, had some experience of home care and were concerned about the quality of care, the sometimes difficult relationships and negotiations between carers and the person receiving care, and about the supervision of home carers. They noted a lack of support services that would generally make their lives easier, for example, help with small household repairs.
- 5.1.15 The general view was that sheltered housing was a “good thing”, but only really necessary for the very old or for those who were infirm. Sheltered housing was seen to be a more attractive option than a care home. Those participants who lived in sheltered housing appreciated the combination of independence and security.
- 5.1.16 Very few people had heard of extra care housing, although some had heard of retirement communities and villages, usually through media reports. People generally had very low opinions of care homes. Their views were informed by the experience of visiting people, but also by negative media reports that highlighted cases of abuse or neglect.
- 5.1.17 Future care and housing was a concern for the older lesbians and gay men. Most felt that they would want to stay in their own homes and receive home care due to concerns about possible homophobic attitudes among staff and other residents in specialist housing or care homes.

5.2 Consultation with Halton OPEN

- 5.2.1 Halton Older Person Enabling Network (OPEN) is an established forum for older people. The network was consulted on the development of the Halton Commissioning Strategy for Older People in 2004 and identified the following key priorities for older people in Halton:
- Quality, up-to-date and accessible information on all aspects of care and services.

- To be able to combat loneliness and social isolation
- Training of health & social care staff in communication, respect, dignity and discrimination awareness.
- Improvements in the provision of equipment.
- More prevention/health promotion for older people – screening, health checks, medication reviews.
- Greater opportunities and services available to people more locally and in their own homes.
- A wider range of housing in all communities.
- Waiting times for services to be reduced, and people to be kept informed.
- All care professionals working more closely together, communicating with patients and each other.

5.2.2 The group was also consulted on the emerging themes in the development of the extra care commissioning strategy. They were asked to:

- Review the vision for older people services that was established for the older person's commissioning strategy
- Review the priorities identified above
- Consider suitable models and location of extra care in Halton
- Identify any other issues that should be included in the strategy

5.2.3 The group thought that the vision identified in the Commissioning Strategy for Older People 2004-2008 outlined below is still relevant and could equally applied to the extra care commissioning strategy. The vision is to promote:

- A positive image of ageing to ensure that older people in Halton are able to live as independently as possible within a safe environment of their choice
- The goals of active ageing, quality of life and well-being, and move towards models of services and housing, in their widest sense, which address the 'whole' needs of each individual, and enables all

Older People both active and people with ill health or disability - to realise these goals

- To work with and empower older people as equal citizens first, not clients or users, and to work in partnership with them.

5.2.4 They added another priority to those identified in the commissioning strategy which was to ensure that older people had access to social activities, education and training. They also thought that the priority regarding professionalism of staff should be emphasised.

Service models and location

5.2.5 The group thought that it would have been a good idea to have the consultation meeting at the existing extra care scheme in Halton as this would have given them a clearer view about what extra care housing is.

5.2.6 The group thought that new developments on new sites rather than remodelling of existing sheltered housing would be preferable as it would not result in disruption to tenants. However, if remodelling was an option then it would be better to do this where it was possible for tenants to stay on site.

5.2.7 They thought that a village model may be more suitable for more active older people rather than people with higher support needs.

5.2.8 A mixed level of support needs was seen as preferable in services located equally between Runcorn and Widnes.

5.2.9 Ideally there should be a number of two bed flats within the scheme for people with carers or for people who had relatives visiting on a regular basis.

5.2.10 There was support for prioritising housing for rent rather than housing for sale in any new extra care housing developments.

Additional comments and recommendations

5.2.11 The group thought that it was important to provide information and advice about the different housing and care options available to older people in Halton, including information about sheltered housing, extra care and residential care and the different rights and responsibilities in each service. If shared ownership schemes were to be developed then that should also be explained and advice given.

- 5.2.12 They thought that a commitment was needed from the local authority to continue to provide the levels of care and support needed before developing any new schemes.
- 5.2.13 There was a recommendation that general needs housing associations should consider the needs of their tenants as they aged and consider identifying land for use as extra care housing.
- 5.2.14 Members of the group would like to get involved in the planning and development of any new extra care housing services and would volunteer to be on any working group. In particular they would like to be involved in identifying potential sites, assessing suitability of sites and the design of schemes.
- 5.2.15 One possible site was identified - the school in Green Lane which is going to be demolished. The group were unsure about what plans there were for the site, but thought that it would be a good location for an extra care scheme and wished the local authority to follow this up as a potential site.
- 5.2.16 Age Concern representatives attended the meeting and wished to emphasise the need to very good transport links on any site that was to be considered. They also thought that an information pack about services was useful and noted that they would be able to act as advocates for tenants.

6 Funding and developing extra care

6.1 Sources of funding for extra care

6.1.1 The basic capital finance for most extra care housing schemes, at least where there is a large social rented element, are in the main Social Housing Grant, Department of Health Grant (to Social Services Authorities), private finance in the form of a mortgage (or similar loan mechanism) and contribution of land and/or buildings from one of the partners involved in the development..

6.1.2 The table below from the technical briefing from the Housing Learning and Improvement Network²⁰ sets out the common capital and revenue streams that are in use.

Table 9

Source	Comment
Social Housing Grant (SHG)	Only available to Registered Social Landlords (RSL). Often will only in practice meet a proportion of costs of “excellent” model of extra care partly because may well not fund full range of communal services characteristic of extra care. 80% of Housing Corporation allocation now goes to 71 associations only. Extra care is competing with all other needs. Need housing authority (District/Borough/City) Councils to prioritise bid by RSL to Housing Corporation to have chance of success. Important therefore where Social Services are the lead agency to involve and inform the relevant housing authority very early on. Allocations to associations from the Housing Corporation are now made on a 2 year cycle around July time it is therefore essential to have a clear strategy in place well in advance.

²⁰ Funding Extra Care Housing, Housing Learning and Improvement Network, DoH (2005)

Source	Comment
Department of Health Grant	At present there is an opportunity for Social Services Authorities to bid for grant funding for extra care from the DH. The total fund available is limited, part is already pre-allocated and competition is considerable. Bids are scrutinised using criteria similar to those used to appraise RSL bids. It is possible to have both DH Grant and SHG together. The DH expect the HC to be aware of any bids being made by an RSL in partnership with a Social Services Authority.
Mortgages	The developer, particularly if a housing association or private company, will be borrowing part of the capital required against their Extra Care Housing scheme and/or other assets. The rental stream – including rents on any shared ownership properties – will often also be used to make loan repayments. Note of course it is only net rents, after allowing for management, maintenance and a sinking fund for longer term major repairs, which is available to make repayments. Larger associations may not strictly speaking have a mortgage linked to a particular scheme but may have a variety of sources of long term finance such as bonds in place to fund a portfolio of development. It is usual for all developments to include some element of private finance alongside capital grant (DH and/or SHG)
Free or low cost land	Commonly provided by local housing or social services authority. Sometimes via a charity or housing association; for example, as part of redevelopment of sheltered housing or in social services' case re-provision of a residential care home.
Charitable	A few schemes include an element of charitable funding but this is unlikely to contribute more than a small percent of costs. It is usually easier to fund-raise for equipment or a special facility than bricks and mortar. A few of the major village developments have attracted significant charitable funding either from an established charity already involved in provision for older people or from individual wealthy benefactors. Lottery funding has occasionally contributed to meeting elements of development.

Source	Comment
Department of Health LIFT²¹	NHS LIFT provides capital for developing frontline primary and community care facilities. It allows PCT's to invest in new premises in new locations, not just to reproduce existing types of service, but to provide modern integrated health services.
PFI Public Private Partnerships	PFI housing projects are usually initiated by local authorities as a way of improving or replacing existing services. A PFI company will contract to rebuild, manage and repair properties for a fixed term of years by raising private sector loans. PFI companies can be RSL's or builders or a combination of both. The lender also holds equity in the PFI company. The loan is serviced by income from the commissioners which is supported by Government. A service specification is agreed by the commissioners and the providers and this is self-monitored but subject to audit. Tenancies can remain in the name of the commissioning authority. At least one PFI project has been established to improve sheltered housing stock and is the basis of a local strategy for older people's housing, including extra care housing.
Developer's own resources	Sometimes developer housing associations have put in a small amount of capital from their free reserves to make schemes work financially. This is more likely/attractive when the developer: <ul style="list-style-type: none"> • Will also be providing long term management and maintenance services • Will be the support and/or care provider either directly or via a linked organisation such as a care provider subsidiary.

²¹ Local Improvement Finance Trust

Source	Comment
Section 106 agreement	On larger sites planners may require private developers to enter into Section 106 agreements. These require the developer to make available a proportion of the site or dwellings for social housing as a condition of planning consent. There are different ways of formulating agreements and meeting the planning requirements which may result in either a plot of land suitable for extra care becoming available as part of a wider development or in effect a subsidy for a building elsewhere.
Business activities	An experienced provider would be expected to prepare a business plan for significant community services. Some services can produce a very limited additional income to help meet the direct cost of providing the facility through rental payments, sale of a lease or franchise. This is more likely in bigger developments where facilities like hair dressers, gyms, bars/cafés, and restaurants may be sufficiently attractive to produce a net income to contribute to building costs. It should be stressed this source is likely to be relatively very modest. A prudent assumption is break even on the supply of communal services.
Primary Care Trust	Either PCT's could choose to part fund schemes through either capital finance from the PCT's ordinary budget or by contribution in kind (eg land). PCTs could fund health related facilities such as consultation/treatment rooms, and intermediate care facilities directly or indirectly (See Housing LIN fact sheet no.11: An Introduction to Extra Care Housing and Intermediate Care) Similarly, PCT's might also fund specialist equipment or telemed/telecare packages
Social Services	Either Social Services or the relevant housing authority (District or Borough Council) could choose to part fund schemes through either capital finance from the authority's ordinary budget or by contribution in kind. Typically this is additional land or buildings. Service charges and/or Supporting People Grant which are revenue sources may be able to, in effect, meet some of the capital costs of equipment such as alarms/assistive

	technology through the service or support element of payments to eligible individuals.
Source	Comment
Mixed use development	Scale economies sometimes help to make schemes viable. It does not double the cost to build a two storey rather than a single storey building – there are in effect scale economies. This principle has sometimes been used to make smaller developments viable. As examples, one authority has imaginatively combined the building of a library with extra care provision. Prime town centre sites, have combined commercial development with retirement housing.

6.2 Assessment of extra care bids

6.2.1 Halton's unsuccessful bid for capital grant from the Department of Health Extra Care Housing Fund for 2007- 2008 was assessed against the criteria used by the department to identify areas which might have been improved upon.

6.2.2 **Table 10** provides commentary on the bid in relation to the qualifying criteria.

Table 10

Qualifying criteria 2007/08	Assessment of Halton's bid (Grange Court)
The Department of Health will only consider bids from Social Services Authorities that have not already received an Extra Care Housing Grant from the Department.	Met
Only one bid per Local Authority Social Services Department can be accepted	Met
Bids must provide research and evidence of how proposed developments will result in improved health outcomes for the target groups.	The bid asserts benefits that will accrue, but does not provide research and evidence to support this. Also the section on health impacts includes other impacts/benefits e.g. social inclusion, choice and involvement
Only capital bids for new build or remodelling will be considered, where other sources of supporting capital and revenue funds have been committed	Met

Qualifying criteria 2007/08	Assessment of Halton's bid (Grange Court)
Partners, which must include active involvement of the relevant Primary or Health Care Trust, must sign a statement to confirm their commitment to and support for the scheme's development	The commitment and involvement of Health partners is not put strongly enough. For example, in the table providing information about partners and their role, local Health partners are well down the list and the narrative section on partnerships is not sufficiently persuasive of the engagement of partners, including Health in driving the bid.
Proposed schemes must meet local strategies, including the Supporting People strategy, local housing for older people strategy and/or regional housing strategy	Links are made with these local strategies, but these could have been expressed more effectively – in places they read too much as if they have been cut and pasted and not adapted.
Rent levels, indicative sales prices, nomination agreements and care arrangements must be agreed between partners	This is not evidenced in the bid
The care partner must be a provider of domiciliary care which is registered with the Commission for Social Care Inspection.	The bid states that this will be the case, but more information about the care provider would have strengthened the bid, for example the selection criteria and minimum requirements to be applied.
Building design must satisfy the Housing Corporation's Scheme Development Standards (2005), Housing Quality Indicators and Eco-Homes rating	Although there is information about design, the bid's supporting document does not explicitly state that SDS (2005) will be met – this is included in the covering letter, but for ease of assessment could have been included in a section on scheme development.
All bids must confirm that they will be able to start on site no later than March 2008	Met
The Department of Health will seek the views of the Housing Corporation and the Commission for Social Care Inspection regarding deliverability of the bid	Information to enable this assessment is not as robust as it could be. For example, including information about the site, Cosmopolitan's development track record, project plan, any assurances you could have given in respect of Planning.

6.2.3 Bids meeting these qualifying criteria would then have been assessed against the assessment criteria:

- Health impact
- Partnership
- Value for money
- Strategic fit

6.2.4 The weaknesses referred to in the table would have impacted on this assessment particularly in relation to the detailed evidence required to demonstrate health impacts and partnership arrangements.

6.2.5 The bid format requirements were largely met, but some areas could have been strengthened:

Requirement	Commentary
A coherent structure with an index	Structuring the report in a way that would enable easy cross referencing with the assessment criteria could have helped to ensure compliance and facilitate the assessor.
Summary sheet with brief details of the bid, bidding partnership and contact details	This does not seem to have been provided
Project delivery plan approved by project partners	The project delivery plan was insufficiently robust
An undertaking to start on site before 31 March 2008	This is included but as a commitment from the RSL in a reference note in the main document supporting the bid. Although this is restated in the covering letter, it could have been more firmly expressed here.
Confirmation of agreed other capital and revenue funding sources	The confirmation in respect of other funding does not include funding for care.
Confirmation that nomination arrangements, rent levels, indicative sales prices are agreed with partners	This is not included
Local strategies and plans must only be referenced as WEB/URL links within the bid documentation	WEB/URL links were not made which meant that the assessment would have relied on the summaries only.
If possible architect drawings	Met

6.2.6 The documents also included a number of typing and grammatical errors, which although not directly impacting on the assessment criteria, would not enhance the impression gained by the assessor.

6.3 Success factors in bidding for capital funding for extra care

6.3.1 Success factors in bidding for capital funding for extra care through either Department of Health or Housing Corporation grant programmes need to demonstrate value for money, deliverability and support from the local housing authority, this can be expressed through demonstrating:

- Clear local strategic need for the service
- Clarity about who the provider will be (and who will be developing the scheme)
- An identified site and if possible existing ownership of the site
- Agreed revenue funding
- Effective relationships between housing and planning departments

6.3.2 When completing bid documentation it is important to ensure that the bid criteria are fully met and it can be useful to structure the bid so that it is easy to see that each element of the criteria has been met. This will help the bidder and the bid assessor.

6.3.3 Bids need to be competitive; this means that it is not enough to simply meet the criteria. Draw attention to elements of your bid that 'go the extra mile'.

6.3.4 Ensure that your bid is accurate, attractive and easy to read and that you have assessed it against the criteria.

6.3.5 Always comply with the bidding guidance and ensure that all of the criteria are addressed.

6.3.6 Ensure sufficient time is allowed for preparing the bid; a hurried bid will usually look like a hurried bid.

6.4 Sample bid structure

6.4.1 A sample bid structure based on the bid criteria for Department of Health funding (May 2008) is provided in **Appendix 1**.

7 Strategy and planning for commissioning extra care housing

7.1 Strategy

7.1.1 The aim of the strategy for commissioning extra care services is to ensure that older people in Halton have access to a wider choice of care and support options that includes extra care housing and service provision. The objectives for achieving this are:

- To meet the quantified projected need for extra care provision in Halton
- To provide extra care housing models that are most appropriate to the Halton context
- To make best use of existing resources in the Borough , in particular sites
- To access capital funding through a combination of grants and other sources to enable the provision of new and or remodelled housing provision for extra care
- To work with partners and stakeholders to ensure a cohesive contribution to achieving the aims of the strategy and to ensure that it remains aligned to wider older people's strategy for the Borough.

7.2 Quantified need for extra care

7.2.1 Current core need has been identified for 166 units of extra care housing provision. This will increase by an additional 48 units by 2017 to 214 units. In addition there is a current need for 11 units of extra care provision for older people with learning disabilities, this will increase to 22 units by 2015.

7.2.2 Initially, the response to this need will be the development of four additional extra care schemes each providing forty to fifty units by 2013. There will be some take up by couples which will increase mean that the numbers of people benefiting from the service will exceed the number of accommodation units.

7.2.3 Some of the places in the extra care services will be designated for low to medium support (see service type description below).

7.2.4 Needs assessments should be revisited annually to update the analysis.

Location

- 7.2.5 There is an equal demand for services in the two main centres of Halton, Widnes and Runcorn. It is proposed that as far as possible, depending on two areas.
- 7.2.6 The location of individual schemes must be appropriate to the needs of older people having reference to the criteria set out in 3.6 above.

7.3 Tenure

- 7.3.1 High levels of deprivation and poverty in Halton mean that there is a need for schemes for rent. However, as over 60% of older people (60 plus) are currently owner occupiers, and this will increase as the 45-59 cohort become older (currently 73% owner occupiers). This indicates a demand for housing for sale or shared ownership in new extra care developments.

7.4 Extra care housing models

- 7.4.1 There is no one preferred model of extra care housing. The type of service would be dependent on the location and site. Currently, there is no evidence to support the development of a retirement village model. A mix of high, medium and low care and support levels within the scheme is desirable.

Virtual extra care

- 7.4.2 There are plans to pilot an enhanced community alarm/domiciliary care service as a virtual extra care model during 2008. The pilot will be managed by Adult Services as an in-house service and this will be aligned with the existing floating support service for older people.
- 7.4.3 The service should be reviewed in 2010 to assess whether the service should be recommissioned and or expanded to include all floating support domiciliary care services for older people.

7.5 Resources

Existing sites

- 7.5.1 A number of existing sheltered housing sites have been identified as potential sites for the development of new or remodelled extra care services.
- 7.5.2 Other local authority sites should continue to be considered for extra care

and consideration should be given on the use of section 106 powers on new developments in locations that are suitable for extra care housing

- 7.5.3 The Primary Care Trust should be asked to identify potential sites for extra care provision as a contribution to the capital costs of schemes.

Access to capital funding

- 7.5.4 The strategy should be realised by pursuing funding opportunities offered through the National Affordable Housing Programme using SHG and through any future Department of Health funding for extra care provision. These options will need to be supplemented with private finance and land.
- 7.5.5 The authority should work with its partners to maximise the potential success of bids by working together to develop and submit funding bids.

7.6 Partnership working

- 7.6.1 There has been a National Service Framework Board for older people operating in Halton since 2001, with a local implementation team. Joint commissioning arrangements between Health and the Local Authority are continuing to develop. Halton council is the lead commissioner for older people services and there is a joint commissioning manager for older people services funded through a Section 75 agreement.
- 7.6.2 Partnership working to deliver the extra care strategy should be enhanced through the following actions by partners.

Local authority

- Identify HBC land that might be suitable for the development of extra care housing
- Explore potential to identify capital resources to supplement future bids to the Homes and Communities Agency or the DOH, in order to reduce unit costs and make Halton's bids more likely to succeed
- Take Corporate responsibility for ensuring that the needs of older people are met through the provision of extra care housing
- Ensure co-ordination between adult services commissioning, planning, property services and finance do develop proposals for extra care in advance of the bidding rounds
- Work with providers to identify sites and develop joint plans for bids for extra care housing

- Build on the relationship between PCT partnership, estates and finance to ensure inclusion in development of bids.
- Work with older people in developing bids and planning new services

Primary Care Trust

- Identify health authority land that might be suitable for the development of extra care housing
- Explore potential to identify capital resources to supplement future bids to the Homes and Communities Agency or the DOH, in order to reduce unit costs and make Halton's bids more likely to succeed
- Consider the feasibility of extra care housing on sites that are redeveloped within the health authority
- Consider locating GP/Community nursing sites within extra care schemes
- Consider funding treatment rooms as part of extra care housing bids
- Explore opportunities to identify additional health funding for extra care bids including LIFT
- Identify health targets that will be helped by the provision of extra care housing and monitor impact of new extra care provision on the target (e.g. emergency admissions, demand for nursing home places)
- Build on joint commissioning arrangements for older people and ensure input into extra care housing bids

Providers

- Identify possible sites in Halton for extra care remodelling/redevelopment
- Consider remodelling/redeveloping appropriate sites for extra care
- Ensure that existing models of provision for older people is strategically relevant and work with Halton council to ensure

delivery of most strategically relevant provision

- Keep Halton council up to date with own strategy for older person's housing and in particular any plans to provide more extra care services
- Work with the council and the PCT in developing bids for extra care housing

7.7 Outline action plan

7.7.1 The table below identifies some initial action points that will help to progress the strategy.

Table 11

Action	Responsibility	By when
Review plans for development of virtual extra care service to ensure that all existing resources are considered	Health and Communities	May 2008
Establish joint discussions with the PCT to explore the potential for using LIFT to invest capital in the health elements of extra care provision	Adult services/ housing/PCT	May 2008
Senior members and officers of council and health agree strategy	PCT Health and Communities	June 2008
Set up housing sub-group of older people's Local Implementation Team. Membership to include PCT, Health and Communities, providers and service users.	Health and Communities and PCT	June 2008
Develop terms of reference for housing sub-group	Housing sub group - LIT	July 2008
Set up extra care housing development working group of housing sub group	Housing sub group	July 2008
Ensure sign up of the strategy by providers	Health and Communities	July 2008

Action	Responsibility	By when
HBC to establish a preferred care provider list to provide extra care services in the Borough	HBC Health and Communities	October 2008
Agree use of section 106 powers for new developments to be considered for extra care	Housing/planning/finance	July 2010
Strategic review existing sheltered housing provision to determine if continues to be strategically relevant	Health and Communities	2010
Identify health authority land that might be suitable for development of extra care housing and report to the multi disciplinary team	PCT	Ongoing
Identify HBC land that might be suitable for development of extra care housing and report to the multi-disciplinary team	HBC	Ongoing
Work with Halton OPEN members on planning of new services	Housing sub group LIT	Ongoing

REPORT TO: Urban Renewal Policy & Performance Board

DATE: 19 November 2008

REPORT FROM: Strategic Director, Health and Community

SUBJECT: Housing Strategy 2008 to 2011

WARDS: Boroughwide

1.0 PURPOSE OF REPORT

1.1 To seek the views of the Urban Renewal Policy and Performance Board on the draft Housing Strategy 2008-2011 (attached as Appendix A).

2.0 RECOMMENDED: That the Urban Renewal Policy and Performance Board note and comment on the Housing Strategy 2008-2011.

3.0 SUPPORTING INFORMATION

3.1 The statutory guidance "Creating Strong and Prosperous Communities", published by Government in July 2008, encourages local authorities to take full and proper account of housing as part of the strategic vision for the area and puts greater emphasis on housing's contribution to creating sustainable communities through a local authority's Sustainable Community Strategy.

3.2 The guidance gives local authorities greater discretion about how, when and in what format they document their housing strategy representing a move away from the more prescriptive "fit for purpose" criteria against which strategies were previously assessed. Whatever format is chosen, strategies are expected to:

- fully reflect the wider vision of the authority and its partners;
- reflect a clear and evidenced approach and
- provide a strong focus on how partners will deliver their commitments.

3.3 The draft Housing Strategy attached at Appendix A has been the subject of consultation with a wide range of stakeholders including local Registered Social Landlords, relevant Council departments, voluntary organisations, estate agents and Government Office for the North West (GONW). The document has also been posted on the Council's website inviting comments from members of the public. In addition the

Strategy was presented to the Local Strategic Partnership Board in May 2008.

- 3.4 Appendix B details the feedback received from stakeholders and explains how the first draft of the Strategy has been revised in light of the comments made.
- 3.5 Of particular importance was the feedback received from GONW which gave advanced warning of the new guidance, specifically the need to demonstrate how the housing strategy will deliver on the priorities contained within the Sustainable Community Strategy. The priorities within the revised Housing Strategy have consequently been re-organised to mirror those of the Community Strategy to clearly illustrate the strategic alignment between both strategies.

3.6 Housing Strategy objectives

The housing objectives listed below have been developed to meet housing needs as evidenced by the Halton Housing Needs Survey 2006, meet specific Government targets such as the Decent Homes Standard and target to introduce Choice Based Lettings, reflect emerging Government priorities such as the tackling worklessness agenda and reducing overcrowding and to build on our knowledge and understanding of local housing markets and conditions.

3.6.1 **Priority 1 – A Healthy Halton**

- Achieve a year on year reduction in the proportion of non decent private sector homes occupied by vulnerable households
- Improve conditions in the private rented sector
- Increase the number of people on income based benefits who live in energy efficient homes
- Improve the provision of supported housing for an ageing population
- Improve equality of access to housing adaptations

3.6.2 **Priority 2 – Halton's Urban Renewal**

- Monitor progress towards delivery of decent homes target in the social rented sector.
- Ensure plans are in place to meet Decent Homes Plus (subject to agreed standard being introduced by Government)
- Increase the supply of affordable housing in the Borough in line with the recommendations of the Housing Needs Survey
- Introduce Choice Based lettings by 2010
- Update data on condition of the private sector stock
- Complete the regeneration of the Castlefields estate
- Commission consultants to undertake research to prioritise regeneration of New Town estates
- Work in partnership with local authority partners to improve the housing offer in the Liverpool City Region

3.6.3 Priority 3 – Children and Young People

- Complete Homelessness review and new Strategy
- Reduce the level of overcrowding within social rented housing

3.6.4 Priority 4 – Employment, Learning and Skills in Halton

- Maximise the employment related benefits of physical improvements/refurbishment works
- Expand programme of housing construction/improvement training activity
- Deliver increased employment outreach activity with RSLs through JobCentre Plus and Halton People into Jobs

3.6.5 Priority 5 – A Safer Halton

- Work with housing providers to reduce the incidence and perceptions of Anti Social Behaviour
- Conduct research into long term vacant dwellings in Halton with a view to participating in the development of a sub regional Empty Homes Strategy

3.7 Should Urban Renewal PPB approve the draft Housing Strategy, it is proposed that it be presented to Executive Board on 18th December 2008 for endorsement before being submitted to GONW for their consideration.

4.0 POLICY IMPLICATIONS

4.1 The Housing Strategy will set the context for future policy development relating to housing and will have a significant influence on related policies e.g. Planning and Supporting People policies.

5.0 FINANCIAL/RESOURCE IMPLICATIONS

5.1 The financial implications are outlined in the Action Plan on page 51 of the Strategy.

6.0 RISK ANALYSIS

6.1 Funding for a Private Sector Stock Condition Survey has not yet been identified. Depending on the priorities identified in the emerging North West Regional Housing Strategy, this could have adverse implications for future allocations from the Regional Housing Pot.

6.2 Delivery of the Strategy will require the support of the Homes and Communities Agency (HCA), which is a new organisation to be established in December 2008, formed from the merger of the Housing Corporation and English Partnerships. At this stage the policy and investment priorities of the new organisation are unknown.

6.3 The prevailing economic climate and housing market downturn could impact on the availability of future capital and land values etc

7.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

7.1 Children and Young People in Halton

The Housing Strategy aims to increase the supply of affordable housing, reduce overcrowding and improve housing conditions which will have a beneficial impact on families with children and improve access to housing for young people.

7.2 Employment, Learning and Skills in Halton

The Strategy aims to reduce worklessness in deprived communities.

7.3 A Healthy Halton

The Housing Strategy aims to improve the quality of housing in the Borough which will have a positive impact on the health of residents, particularly those who are most vulnerable.

7.4 A Safer Halton

The Strategy aims to reduce the incidence of Anti Social Behaviour on social housing estates.

7.5 Halton's Urban Renewal

The Strategy aims to improve the quality of housing which will contribute to the regeneration of the Borough.

8.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

8.1 None



Health and Community Directorate

Draft Housing Strategy

2008 to 2011

This Strategy has been developed in collaboration with our partners from Halton Housing Partnership.



Arena Housing Association



Cosmopolitan Housing Association



Halton Housing Trust



Liverpool Housing Trust



CDS Housing Association



Riverside Housing Association



Halton YMCA



William Sutton Homes

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FOREWORD

I am pleased to introduce Halton's Housing Strategy for 2008 to 2011. Much has changed in the last few years, notably, the transfer of the former Council stock to Halton Housing Trust (HHT). This bold move on the Council's part unlocked the potential for major improvements to the 6,500 dwellings. I am pleased to report that HHT are well on the way to delivering on the promises made to tenants at transfer.

We have also made significant improvements to the services we offer to vulnerable people including homeless people and those requiring adaptations to their home, increased our understanding of Halton's housing needs and markets through a Housing Needs and Market Assessment and strengthened our partnerships with other organisations through the regeneration of Castlefields and development of a sub regional housing strategy.

We are proud of what has been achieved. However, we are not complacent and recognise that much work is still to be done to achieve our overall vision for housing in Halton:

Vision for Housing in Halton

"Halton offers a broad range of good quality housing which meets the needs of existing communities, helps attract new residents to the Borough and contributes to the creation of balanced and sustainable communities."

This vision can only be achieved through collaboration with our partners and we will strive to build on our current record of success in working in partnership with housing providers and key agencies to deliver housing and related services. Supporting this is a commitment to work with other local authorities and regional partners to help tackle the housing and wider economic and regeneration challenges facing the North West.

The Council would like to thank all the individuals and organisations who contributed to the development of this Strategy, which I now commend to you.

We welcome your views on any aspect of this Strategy. If you wish to comment or have any other queries relating to housing, please contact the Housing Strategy Team on 0151 907 8300.



Councillor Marie Wright – Executive Board
Member for Community

PART ONE – SETTING THE SCENE

This part of the Housing Strategy seeks to place the Borough's housing needs in the wider context. It describes how housing contributes to community priorities identified in Halton's Community Strategy, explains how the Strategy has been influenced by national, regional and sub regional priorities, and illustrates how the Council is working with its partners to develop and realise the aims of the Strategy.

SECTION 1 HOUSING IN ITS COMMUNITY AND CORPORATE CONTEXT

Introduction

This Strategy identifies the most pressing housing needs in the Borough and prioritises actions to meet those needs. However, it is recognised that housing is influenced by and impacts on many other aspects of our daily lives and, therefore, the strategy has to work in parallel with many other plans and initiatives that collectively seek to create thriving and sustainable communities.

One of the Council's main roles is to provide community leadership to ensure a co-ordinated approach to this challenge, not only by different parts of the Council but also by its partners. At the highest level this is achieved through the production of a Community Strategy by the Halton Local Strategic Partnership (LSP).

A Community Strategy for a Sustainable Halton

The LSP brings together key representatives from all major organisations from the public, private and voluntary sectors that are vital to realising Halton's potential. Its role is to agree a common purpose and set of priorities designed to bring about real improvements to peoples lives, providing a framework to drive the activities of all partner organisations. These priorities are set out in the Partnership's second Community Strategy "Making it Happen for Halton" with the key objectives to be delivered through Halton's Local Area Agreement.

The Strategy was informed by a new State of the Borough Audit produced in 2005. The findings highlighted some significant improvements since the first Community Strategy was produced whilst recognising that there is still much to be done to overcome the physical, environmental and social problems inherent in the Borough, many of which are rooted in its industrial past. For example:

- After years of decline the population has increased slightly in recent years and is projected to remain stable for the next ten years.
- Halton's overall ranking in the Index of Multiple Deprivation has improved (from 16th most deprived Local Authority area in England in

2000 to 21st in 2004).¹ However, some localities exhibit higher concentrations of deprivation than others with 6 Super Output Areas in the worst 3% nationally.

- Claimant unemployment in the Borough has fallen from 5.0% in January 2000 to 3.1% in November 2005. However, Halton still had the 5th highest claimant rate in the North West in November 2005 and the employment rate (i.e. the proportion of the potential workforce actually working) at 68.5% is significantly lower than the England average of 74.7%.
- Life expectancy has increased in the past decade for both males and females but has not kept pace with other areas and Standardised Mortality Rates for all causes and ages is 24% above the national average.
- GCSE passes in the Borough are improving but the proportion of pupils gaining no GCSE passes at 4% in 2005 is still higher than the national average of 2.6%.

The Audit concludes that although “the Borough is performing well in terms of its current economic performance and structure...the level of human capital and trends in economic growth may present problems for the future. This is particularly so given the district’s poor performance in terms of social and environmental indicators, which may create difficulties in attracting the best qualified people to the borough. Halton’s performance on education and skills, and low levels of home ownership points to problems of inclusiveness, with groups of residents not sharing in the current levels of economic prosperity.”

After extensive consultation to gauge the public perception of the real issues in Halton the following five strategic priorities were identified and subsequently adopted by the LSP partners.

- **A Healthy Halton**
- **Halton’s Urban Renewal**
- **Children and Young People in Halton**
- **Employment, Learning and Skills in Halton**
- **A Safer Halton**

A series of baseline reports has been produced, one for each of the strategic priorities, which are used to determine future policy and investment decisions by the Council and its partners and five Specialist Strategic Partnerships have been established to design and deliver strategies and action plans to address priorities.

¹ The IMD 2007 shows that Halton’s rank has improved from 21st most deprived local authority area to 30th overall, although the results for individual domains provide evidence of a widening gap between the most deprived and least deprived parts of the Borough.

Although housing is not a strategic priority in itself, it is nevertheless key to delivering some of the objectives contained within them as illustrated in the table on page 47.

The Neighbourhood Level

The Partnership also works to improve the quality of life at a neighbourhood level, through seven Area Forums established by the Council and supported by the LSP partners. A Local Neighbourhood Renewal Strategy has been produced for each area, highlighting the concerns of local people and outlining actions to be taken. Each area has devolved resources to draw on to help deliver these actions.

In addition, three neighbourhood management pilots have been set up in Central Widnes, Hallwood Park/Palacefields and Castlefields/Windmill Hill funded by the Safer and Stronger Communities Fund. The aim of the pilots is to address problems in these neighbourhoods by managing and co-ordinating resources and services to achieve a greater combined impact with a particular emphasis on engaging and empowering local communities

Corporate Delivery

The Corporate Plan presents the Council's response to how it will help implement the Community Strategy. This is achieved through a framework consisting of a hierarchy of Directorate, Divisional and Team Service Plans that are directly aligned to ensure that the strategic priorities are cascaded down through the organisation through outcome focused targets. This framework is known as "The Golden Thread" and is illustrated at Appendix 1.

The five strategic priorities are also mirrored in the make up of the Council's Policy and Performance Boards which, together with the Executive Board, provide political leadership of the Council.

Progress in achieving the objectives contained in the Service Plans is reviewed regularly as part of the Council's performance management culture, and further scrutiny is exercised by Members through the Policy and Performance Boards.

The Council's performance in delivering services has been given an "excellent" four star rating under the Audit Commission's Performance Assessment framework.

SUMMARY

The Council and its partners have clearly set out their goals and priorities and put in place the delivery mechanisms for achieving them. This Strategy is one of many which seek to contribute to that process.

**SECTION 2
THE NATIONAL CONTEXT**

Introduction

A number of important developments in national housing policy have occurred since the last Housing Strategy was produced in 2005. The Barker review of Housing Supply recommended substantial increases in housing supply and increased investment in social housing in order to deliver stability in the UK housing market and meet the housing needs of future generations. The review has been the driving influence for much of the Government's Housing and Planning policy since its publication, not least the Government's Housing Green Paper published in July 2007.

Housing Green Paper "Homes for the Future: more affordable, more sustainable"

The green paper sets out the Government's proposals to increase the supply of housing and make it more affordable and environmentally sustainable. Key proposals are:

- New targets to deliver 2 million additional homes by 2016 and 3 million by 2020, and a target for all new housing to be zero carbon by 2016.
- Expansion of the New Growth points and the development of new eco towns with the opportunity for northern regions to bid.
- Introduction of a Housing and Planning Delivery Grant to incentivise high growth and encourage local authorities to do more to bring empty properties back into use.
- Opportunities for local authorities to have greater involvement in the delivery of affordable housing either through Local Housing Companies and other joint venture vehicles or direct development.
- An expectation that local authorities will provide discounted or free land for housing development and that Registered Social Landlords will place greater reliance on borrowing powers to allow resources to be more widely distributed. .

The green paper reaffirms the commitment to build at least 60% of new development on brownfield land and to continue support for the decent homes programme and Housing Market Renewal, albeit with greater targeting of funding to areas facing deep seated structural challenges. Halton has participated in the submission of a joint expression of interest with other Merseyside authorities to become a growth point.

Housing Act 2004

The Housing Act 2004 introduced a number of housing policy changes that have had a direct impact upon local policy and procedures, including:

- Replacement of the “Fitness Standard” as a means of measuring minimum acceptable house condition standards with a new “Housing, Health and Safety Rating system”;
- The introduction of mandatory licensing for certain types of Houses in Multiple Occupation;
- New powers for local authorities to take over the management of long term empty dwellings;
- A requirement for local authorities to assess the accommodation needs of Gypsies and Travellers in their area and to produce a strategy to meet those needs;

Sustainable Communities – the Five Year Plans

Following the publication of the Sustainable Communities Plan in February 2003, the Government published a series of 5 year plans to support the implementation of the Plan, the key features of which are summarised below:

Sustainable Communities: Homes for All

- Continued investment in the Growth areas in London and the South East;
- Measures to assist social housing tenants and first time buyers into owner occupation through new initiatives such as HomeBuy and the First Time Buyers Initiative;
- A target for all local authorities to introduce Choice Based Lettings in their area by 2010;
- Additional investment to tackle low demand outside the Pathfinder areas.

The Plan is supported by a partner document “*Sustainable Communities: People, Places and Prosperity*” which aims to give local people a greater say in decisions which affect them, promote good governance, tackle disadvantage and make places cleaner, safer and greener.

Sustainable Communities: Settled Homes, Changing Lives A Strategy for Tackling Homelessness

- Continued emphasis on homelessness prevention;
- Encouraging local authorities to make greater use of the private sector to provide settled accommodation;
- A target for local authorities to halve the number of people living in temporary accommodation by 2010;
- Investment to improve standards in hostels.

Housing and Regeneration Act 2008

The Act, which received royal assent in July 2008, contains provisions to merge English Partnerships and the Housing Corporation to form the Homes and Communities Agency to oversee most housing related programmes. The Act also:

- Creates a new regulator of social housing, the Tenants Services Authority, which will aim to improve the level of service that social tenants receive and ensure that they have more choice and influence in matters central to their everyday lives.
- Supports the delivery of three million new homes by 2020 to meet growing demand and rising aspirations
- Provides for the establishment of new settlements like eco-towns, and for simplifying the ways in which the Homes and Communities Agency would facilitate delivery of these projects
- Improves the rights of Gypsies and Travellers living on local authority owned sites.

SECTION 3 THE REGIONAL AND SUB REGIONAL CONTEXT

NW Regional Housing Strategy

Resources for housing activity continue to be allocated to local authorities and housing associations according to the priorities set out in the Regional Housing Strategy. The North West's Strategy was revised in 2005. Although the four main themed priorities listed below remain broadly the same, a number of sub priorities have been introduced to further target resources to areas deemed to be in greatest need e.g. West Cumbria, Furness, Blackpool, Fleetwood and Morecambe.

1. Delivering Urban Renaissance
2. Providing affordable homes to maintain balanced communities
3. Delivering decent homes in thriving neighbourhoods
4. Meeting the needs of communities and providing support for those who need it.

Furthermore, 4NW (formerly North West Regional Assembly - NWRA) has indicated that due to rapid house price rises greater emphasis will be placed on the delivery of affordable homes. These changes represent a significant challenge to the delivery of Halton's housing ambitions. The NW resource allocation remained static for the period 2006/7/8 and Halton's share of the pot reduced as investment was incrementally re-focussed on those areas exhibiting more extreme problems of affordability and low demand. This is a trend that is likely to continue.

4NW is further developing Priority 4 through the introduction of a Regional Homelessness Strategy and Regional Supported Housing Strategy. The Council, along with other authorities in the region, is contributing to the development of these documents through attendance at consultation events.

At the time of writing Halton's Housing Strategy, the North West Regional Housing Strategy is in the process of being reviewed. Indications are that the new Regional Strategy will place greater emphasis on how housing can support and drive economic growth in preparation for the move to a Single Regional Strategy (incorporating Regional Economic, Spatial and Housing Strategies) and that it will be more of an overarching document that sets out the overall priorities for the region, with sub regional housing strategies detailing how these priorities are to be delivered at the sub regional level and, therefore, having a significant influence on future resource allocations.

Liverpool City Region Housing Strategy

During 2007 the Council collaborated with other local authorities in the Liverpool City Region to commission and contribute to the development of a Liverpool City Region Housing Strategy (LCRHS). The aim of the Strategy is to provide an investment framework for housing development across the City Region to help support and drive the economic growth ambitions of the Liverpool City Region Development Plan, which in turn was produced to help fulfil the challenge to bridge the economic output gap between the North and South of the country laid down in the Northern Way Growth Strategy.

The development of the LCRHS encompassed a number of research projects which have greatly increased our understanding of Halton's housing market and its interaction with neighbouring housing markets.

The first stage of the work, carried out in 2005/06 by Ecotec, defined three housing markets within the City Region on the basis of travel to work patterns, demographic information and housing market conditions. There is some overlap between the three Housing Market Areas (HMAs), described as "Zones of Flexibility", for example Halton is contained within both the Northern (Liverpool focused) and Eastern (Warrington focused) HMAs.

The second stage of the work was completed by a consortium of consultants led by GVA Grimley and includes Housing Market Assessments for each of the three areas, an Identification of Vulnerable Housing Markets report, and a report on BME and Gypsy/Traveller Households in the City Region. Key findings from these pieces of work are summarised below:

Housing Market Assessments

The Housing Market Assessments consisted of an assessment of the existing housing stock in each HMA and its ability to meet future demands based on demographic and economic forecasts.

Northern HMA (Halton, Knowsley, Liverpool, St Helens, Sefton, West Lancashire and Wirral)

The area has the greatest potential for economic growth but faces the most acute stock imbalance, environmental and multiple deprivation issues. Without intervention to address these issues, the full benefits of expected economic growth will not be captured in the area.

Eastern HMA (Halton, St Helens, Vale Royal and Warrington)

The area is the most diverse and as a whole offers the most balanced housing market. There are, however, emerging issues of affordability in the Southern part of the area, coupled with regeneration challenges and a need to build balanced housing markets within Halton and St Helens.

Vulnerable Housing Markets

This research builds upon earlier work on low demand undertaken by the Centre for Urban and Regional Studies at Birmingham University and uses an index of housing, quality of place, quality of life and socio economic factors to map the 15% most vulnerable housing markets in the City Region.

The areas identified correlate precisely with the existing New Heartlands intervention areas, but also include smaller concentrations of underlying market vulnerability in areas of Knowsley, Halton, St Helens, West Lancashire and Ellesmere Port.

Within Halton the areas specifically identified are around the Widnes waterfront from West Bank to Crow Wood, Central Widnes around Kingsway and the largely social rented estates around Ditton and Hough Green. It is felt that market vulnerability in these areas stems from multiple deprivation and low quality of life and the Strategy recommends that housing interventions in these areas should be part of wider, comprehensive programmes of neighbourhood change.

In Runcorn, the vulnerable markets identified correlate with the New Town estates. Vulnerability in these areas is thought to be attributable to poor access to services combined with structural weaknesses in the choice of housing, implying that housing led intervention is more appropriate.

BME/Gypsy and Traveller Households

This research consisted of a review of the challenges and responses to BME and Gypsy and Traveller communities at City Region level. The findings show a link between concentrations of multiple deprivation and areas with significant BME populations, particularly in localised areas of Liverpool. The research also recognises the recent growth in migrant workers entering the Northern HMA, particularly in Liverpool and Sefton and identifies a shortfall in provision of authorised caravan pitches across the City Region.

Strategy Recommendations

The Strategy identifies seven Strategic Enablers as the building blocks to meet the Strategy's vision to create sustainable communities.

In summary, the Strategy recommends continued prioritisation of investment in the New Heartlands pathfinder area and other inner urban areas of Liverpool. Outside these areas, the strategy recommends cross boundary working within each HMA to prioritise investment in housing growth and regeneration in the 15% most vulnerable housing markets based on criteria such as levels of deprivation, potential contribution to economic growth and co-existence of other regeneration programmes.

In terms of housing growth, the Strategy recommends the development of 74,700 additional homes in the Northern HMA over the period 2006-21 (with 24% affordable housing provision), and in the Eastern HMA 25,900 new dwellings are recommended (with 22% affordable housing). It is further recommended that provision in these areas also includes larger “aspirational” house types to compensate for an historical undersupply of this dwelling type and to capture a high proportion of growth associated with managerial and professional occupations, a policy which has been adopted in Halton for some years.

SECTION 4 WORKING WITH STAKEHOLDERS AND PARTNERS

Regional and Sub Regional Partners

The Housing Strategy has already given some examples of how we have worked with our partners in the wider region and sub region to help shape and influence policy development. Cross boundary working is an area that has grown in significance since the last Strategy was produced and is expected to continue to grow. Halton continues to play an active part in the following cross authority/agency groups:

- The North West Housing Forum
- The Merseyside Housing Forum
- The Liverpool City Region (formerly Merseyside) Planning and Housing Officers Group
- The M62 Corridor Group
- The Merseyside Supporting People Cross Authority Group
- The NW Regional Implementation Group (Supporting People)
- The Cheshire Homelessness Forum
- The Merseyside Homelessness Forum
- The Cheshire Chief Executives’ Advisory Group on Gypsies and Travellers
- The Liverpool City Region Housing Strategy Steering Group.
- The Mid Mersey Housing Group

We are also currently working with a number of authorities across the City Region to pilot a sub regional Home Movers survey which should provide a continuous tool to monitor migration patterns and provide first hand information on home movers motivations for the housing choices they make.

Local Partners

Partnership working is not confined to cross authority groups and we recognise that successful delivery of the Housing Strategy at a local level is dependent on the support we receive from our colleagues throughout the Council and external organisations and agencies which share in our goals and vision for the Borough.

In particular, we work with local Registered Social Landlords (RSLs) both through the Housing Partnership, which acts as a sub group to the Local Strategic Partnership, and on an individual basis to meet specific housing needs. Examples include the development of a Common nominations agreement and joint working to develop Choice Based Lettings.

We are also grateful to residents who have helped to shape this Strategy through their participation in the Housing Needs Survey, West Bank Neighbourhood Renewal Assessment which also included consultation with local members, businesses and voluntary organisations in the area and through stakeholder consultation conducted via the Council's website.

SUMMARY

The Government and the Regional Housing Board have identified the "big issues" for housing for the next decade. Halton does not necessarily exhibit these problems to the same degree as other areas, and the challenge for Halton, therefore, is to develop solutions and secure resources for local problems that are not reflected in national or regional policy.

We recognise the contribution that our partners can make to this process and will seek to maximise the opportunities that Partnership working can offer. This includes working across local authority boundaries to seek joint solutions to common issues and to help shape sub regional policy development.

PART TWO HOUSING IN HALTON

This part of the Strategy provides a current picture of housing in Halton and anticipates the future needs of the Borough's existing residents and potential future population, taking into account gaps in supply and demand. The information presented in this part of the Strategy has been used to inform the priority areas for action which are described in Part 3.

The information is presented in five sections, structured as follows:

1. the evidence base that has been used to inform our understanding of housing in the Borough,
2. an analysis of Halton's housing markets across all tenures,
3. the condition of the housing stock in all tenures,
4. the needs of particular sections of the community,
5. service developments and key performance information

SECTION 1 THE EVIDENCE BASE

Since the last Strategy was completed in 2005 much work has been undertaken to build on our understanding of Halton's housing market and the housing issues faced by residents.

The most significant was a Housing Needs Survey and Market Assessment that was completed by David Couttie Associates at the end of 2005. The Survey has enabled the Council to develop a comprehensive understanding of housing issues and the data provided has since been utilised in the development of various Strategies and Plans across the organisation. The findings are referred to throughout the rest of this section.

It is, not, however the only source of information that has been used to inform the Housing Strategy, which also draws on the findings from:

- Eastern and Northern City Region Housing Market Assessments 2006 (GVA Grimley)
- Vulnerable Housing Markets report 2007 (GVA Grimley)
- BME and Gypsy and Traveller Households report 2007 (Deloitte)
- Cheshire Partnership Area Gypsy and Traveller Accommodation and Related Services Assessment 2007 (University of Salford SHUSU)
- Merseyside Social Housing Demand Study 2005 (DTZ Pineda)
- West Bank Neighbourhood Renewal Assessment 2006 (RDHS Ltd)

- Private Sector House Condition Survey 2002 (MSC Ltd)
- Multi Agency Monitoring reports (Shelter)
- Worker Registration Scheme

The information is supplemented by a wealth of other data routinely collected such as house price data from the Land Registry, RSL stock data, vacancy data from Council Tax and RSLs, GSCE and KS3 statistics, benefit claimants etc. This data has enabled the Council to complete ad hoc discrete research projects such as neighbourhood profiles and on issues such as empty homes.

SECTION 2 HALTON'S HOUSING MARKET

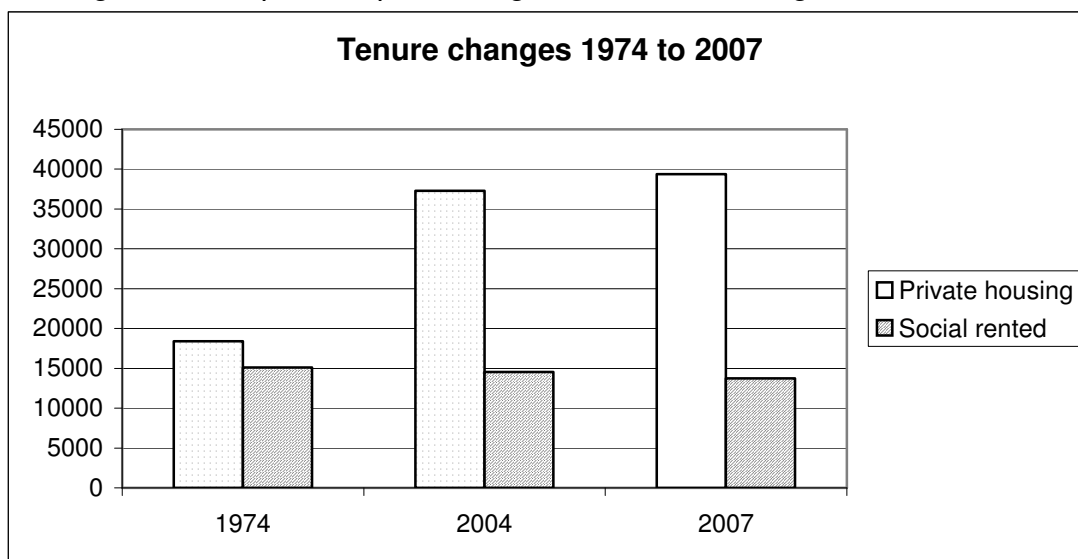
Before presenting a picture of Halton's housing market, it is necessary to give a flavour of the current housing stock position as at April 2007.

Tenure Profile

There has been a 5.5% reduction in the number of social rented dwellings on 2004 numbers, mainly due to the redevelopment of the Castlefields estate in Runcorn which has witnessed the demolition of a large number of deck access flats and an almost corresponding increase of 6% in private sector dwellings, mainly attributable to the development of executive style dwellings in Upton Rocks, Widnes and Sandymoor in Runcorn.

Despite this shift, social rented housing at 26% of the total housing stock, still represents an unusually large sector when compared to the North West and the whole country where the proportion of social rented dwellings is 18% for both (Survey of English Housing 2005/06), due to the development of Runcorn New Town in the 1970s.

The following graph illustrates the gap that has opened up between the private and social rented housing sectors since 1974 when social rented housing was at its peak, representing 45% of the housing stock.



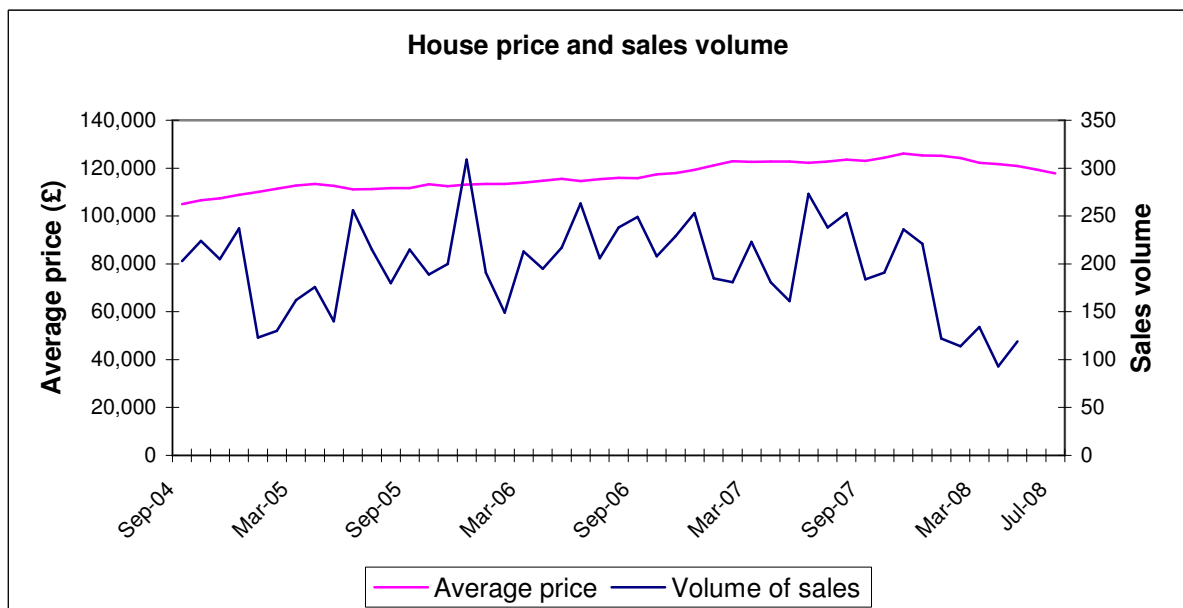
The Housing Needs Survey confirmed our estimation that the Borough has a very small private rented sector, representing only 4.1% of the total stock compared to 9% in the North West and the national figure of 12% (Survey of English Housing 2005/06). These properties are owned by approximately 600 different landlords with very few landlords having sizeable portfolios.

House Prices

The most readily available and up to date information on house prices is from the Land Registry House Price Index. This uses sales data on all residential housing transactions, whether for cash or with a mortgage, to capture monthly and annual changes in average house prices. The data is adjusted to take account of seasonal changes and to provide a “like for like” comparison to reflect changes in the sample of properties from one month to the next and is, therefore, not merely the average price of properties that happen to be sold that month as was previously reported by the Land Registry. This change in the way average prices are calculated means that the data produced in the last Housing Strategy is not comparable as average prices appear much reduced.

Nevertheless, we have started our analysis from September 2004, the period at which the analysis in the last Strategy left off.

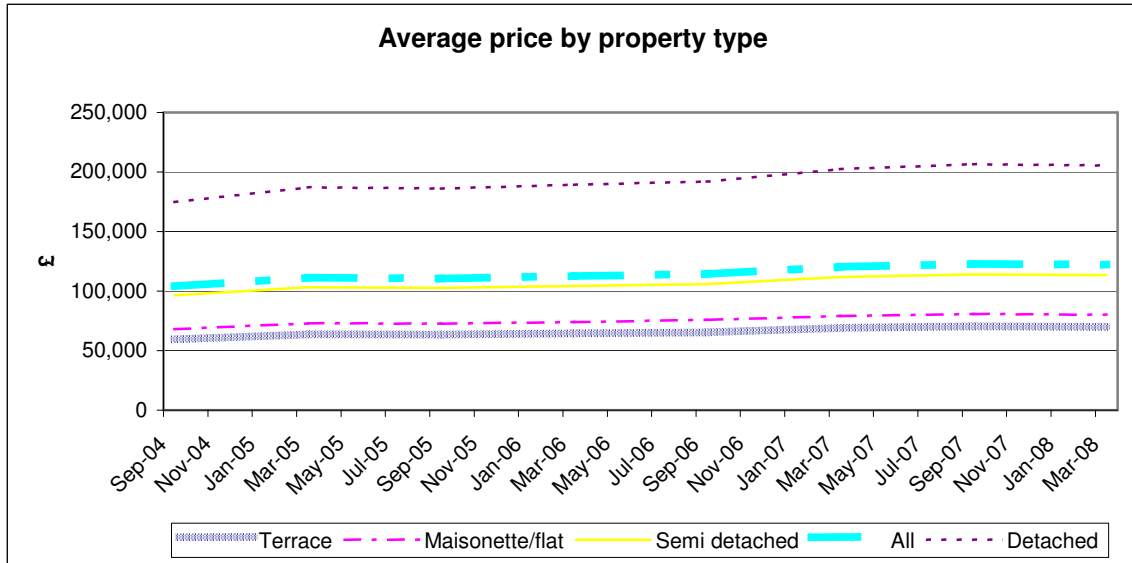
The graph below illustrates average sales price trends and volume of sales for all property types over the period September 2004 to July 2008.



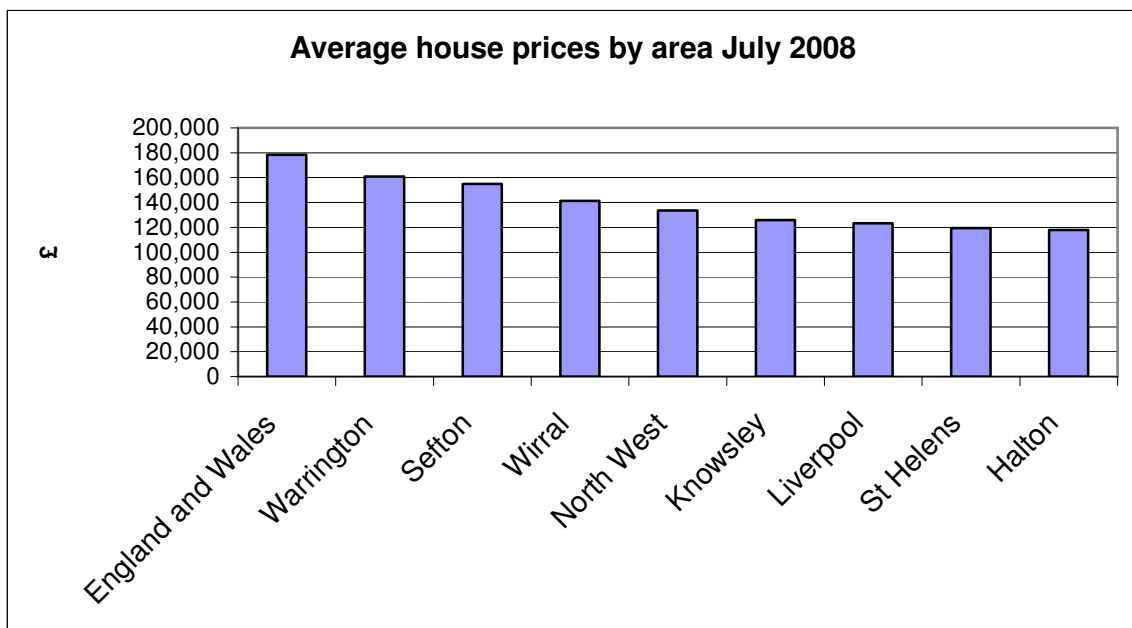
The graph illustrates a recent downturn in Halton’s housing market which reflects the national picture. Average house prices reached a peak in November 2007 at £126,129, representing a 20% increase on September 2004 levels. Since then, average prices have decreased by 6.6% and the volume of sales has reached a record low.

The chart overleaf shows the average price trend over the period by property type. All property types experienced steady price increases of around 20% from September 2004 to November 2007 at which point they have gradually fallen.. Average prices at July 2008 stand at £198,082 for a detached

property, £109,299 for a semi detached, £67,459 for a terraced property and £77,260 for a flat or maisonette



The chart below compares average house prices in Halton with other Merseyside authorities, its near neighbour of Warrington and the regional and sub regional averages. As shown prices in Halton are well below the national average, below the regional average and below neighbouring authorities.



Indeed findings from the Housing Market Assessments show that Halton has the lowest “average income to house price ratio” of all the Merseyside authorities at 1:4.3.

Affordability

Although prices in the Borough are still low by national levels, the Housing Needs Survey completed at the end of 2005 points to an affordability issue arising from the relationship between local incomes and the realistic supply of the cheapest stock available.

The survey found that the cost of getting a first foot on the property ladder and the type of entry level property available varied in different locations of the Borough as illustrated in the table below.

The figures shown in the table are based on 95% mortgage availability and a 3 times gross income to lending ratio.

Area ²	Income thresholds (£)		
	1 bed flat	2 bed flat	2 bed terraced
West Widnes	15,400	30,100	21,900
Central Widnes	37,200	38,500	22,900
North and East Widnes	28,500	35,400	29,300
Runcorn West	-nd-	-nd-	23,300
North and East Runcorn	-nd-	-nd-	22,600
Sandymoor and Daresbury	-nd-	30,100	22,600
South Central Runcorn	-nd-	-nd-	24,400

-nd- no data available

Source: DCA House Price Survey November 2005

The findings indicated that income levels of around 76% of the new households who had formed in the 2 years prior to the survey were below the level necessary to be able to buy in the local market and that the ability of concealed households (i.e. those looking to form a separate household in the next 3 years) was very limited. The cheapest 2 bed terrace in the Borough required an income of £21,900 and 79% of concealed households surveyed earned less than £20,000.

Low income was not the only problem revealed by the survey. Concealed households were asked about the levels of savings available to meet deposit and legal costs in their new home. Of those responding to the question, 65% had less than £1,000 savings, adequate only to meet a rent deposit and first months rent in the private sector. Only 7% had over £5,000 savings, the level adequate to purchase one and two bedroom accommodation.

The survey used the ODPM Basic Needs Assessment Model recommended in Good Practice Guidance to calculate an annual affordable housing shortfall of 176 units. This unmet need equates to 53% of the annual housing target in existing Regional Planning Guidance, which has now been superseded by the Regional Spatial Strategy. However, the consultants recommended an affordable housing target of 25% on qualifying sites would be more sustainable and deliverable given the circumstances of the local housing market, with an equal balance between rent and intermediate market housing within this target. The precise nature of affordable units sought from individual sites will, however, have regard to overall market conditions and the tenure mix in the locality.

² Areas and corresponding wards - West Widnes (Hough Green, Ditton, Broadheath, Hale), Central Widnes (Kingsway, Appleton, Riverside), North and East Widnes (Birchfield, Farnworth, Halton View), Runcorn West (Grange, Halton Brook, Heath, Mersey), North and East Runcorn (Castlefields, Norton North, Norton South, Halton View), Sandymoor and Daresbury (Daresbury), South Central Runcorn (Beechwood, Halton Lea)

The development of an Affordable Housing Policy needs to be closely linked to the development of Halton’s Local Development Framework and, in particular, the Core Strategy. Until such time as the Core Strategy is adopted we will explore all potential mechanisms to increase the amount of affordable housing provision in the Borough.

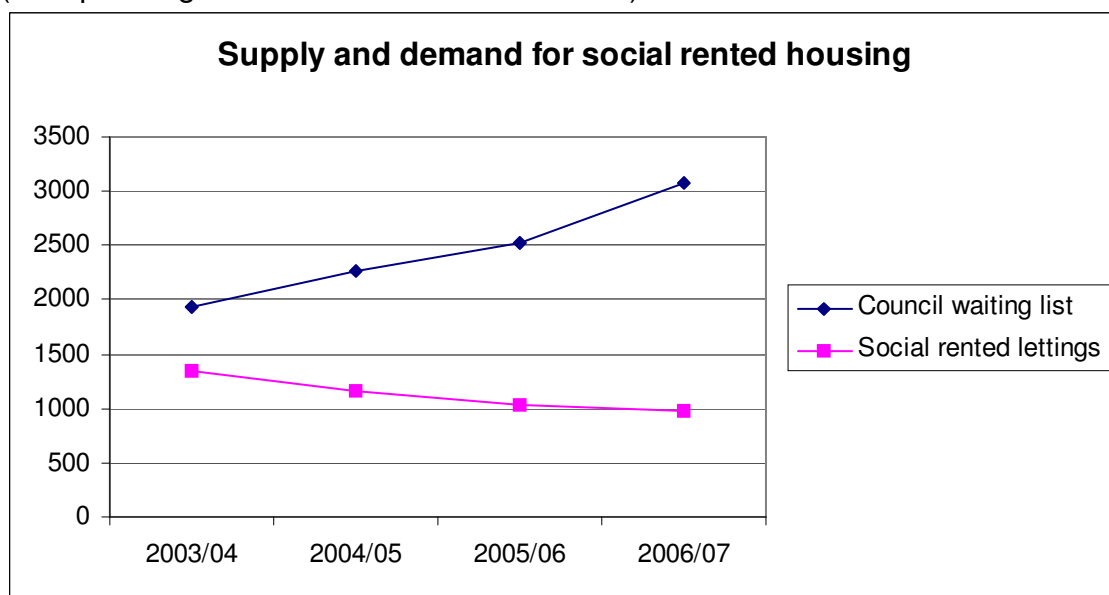
For example we are seeking 10% affordable housing contributions as part of the contractual conditions on Greenfield development sites adjacent to the Castlefields regeneration area.

In addition, the Council has recently been awarded Growth Point Status. This non-statutory designation will see the Council, together with its partners, work up a Programme of Development to promote additional housing and economic growth and to set out a programme for tackling affordability, sustainability and other issues.

Rented Property

The proportion of social rented property in the Borough compared to the private sector makes it the most realistic alternative for households who are unable to afford to buy a property. The Housing Needs Survey found that demand for private rented property was extremely low (the preference of around 1% of all households looking to move in the next 3 years) and that, in any case, access was restricted by price with the cheapest rent levels at £315 pcm and 41% of new forming households unable to afford more than £260 pcm.

Whilst social rented housing remains the most affordable tenure with average weekly rent levels of £57.37 for a 3 bedroom house, the stock supply is slowly reducing and there is evidence of increasing divergence between supply and demand, as demonstrated in the chart below which shows the number of people on the Council’s waiting list at the beginning of each financial year and the total number of lettings in the social rented sector for each year (incorporating RSL and former Council stock).



Source: Housing Investment Programme HSSA returns

There has been a 59% increase in the number of households on the Council's waiting list since 1st April 2003 and a 27% decrease in social rented lettings since that period. Anecdotal evidence from RSL partners suggests that the inability of social housing tenants to afford to buy a home on the open market is restricting movement away from the sector resulting in lower vacancies and that newly forming households are increasingly turning to the social rented sector to meet their housing needs as they are unable to get a foot on the property ladder, thereby boosting waiting list numbers.

Short Term Demand

The Housing Needs Survey provides a great deal of information on the moving intentions of both existing households and those who wish to form a new household in the next 3 years.

The scale of movement implied by the findings was around 5.3% per annum but this would rise to 8.1% if all those who wanted to move were able to do so. Over 50% of households who indicated that they wished to move but were unable to do so stated that this was because they were unable to afford to buy a home.

Whilst owner occupation was unsurprisingly the preferred tenure for existing households, the Survey revealed healthy demand for social rented housing from households in all tenures, with the highest demand (after existing social housing tenants) coming from the private rented sector (47%) and owner occupiers without a mortgage (25%), many of whom will be older households looking for more suitable accommodation. Over 60% of newly forming (concealed) households stated a preference for owner occupation with 38% preferring social rented housing.

Demand from existing households was greatest for a 3 or 4 bedroom detached or semi detached house with the area around the new development at Upton Rocks in Widnes proving highly popular, followed to a lesser extent by Runcorn Old Town/Weston Point. Concealed households, on the other hand, were more likely to need a 1 or 2 bedroomed flat, maisonette or terrace with the Runcorn New Town estates (where there is a high concentration of social rented accommodation) being the favoured locations.

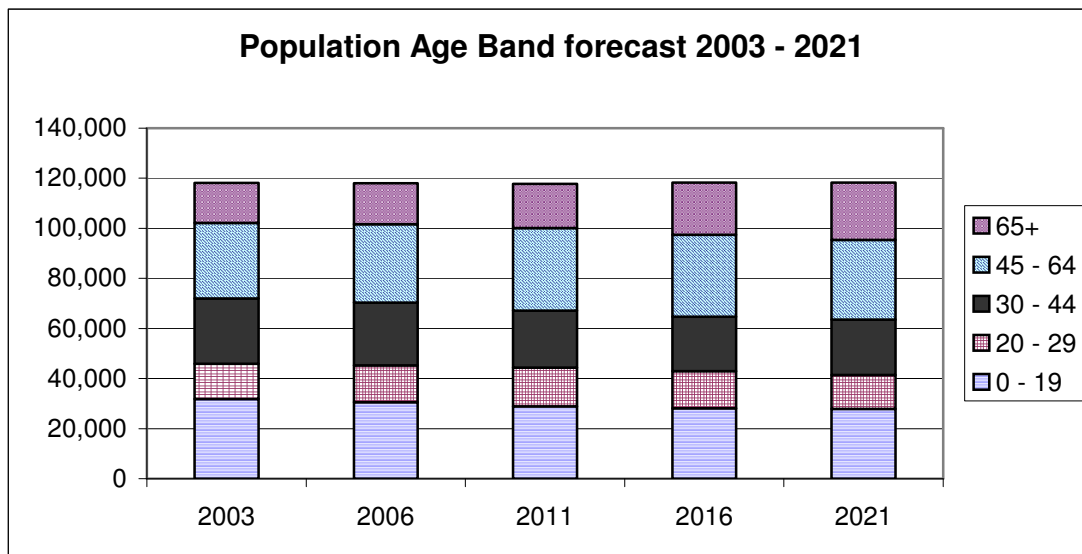
Whilst the need expressed for flats is higher than the existing stock levels and volume of sales, the level of preference for this property type was found to be low.

Long Term Demand

The long term picture for housing demand is based on population projections, forecast demographic change and migration patterns.

Since the last Housing Strategy was published in 2005 there has been a slight up turn in the total population of the Borough, which had previously been in slow decline. This is thought to be partly attributable to the Council's policy of encouraging the development of large, executive style dwellings attracting new households to the Borough, who may not have otherwise considered a move to the area due to the lack of housing choice.

Whilst the population is forecast to remain stable to 2021, demographic changes in the structure of the population, as shown in the graph below, are likely to have a significant impact on the demand for housing.



Between 2003 to 2021 there is forecast to be a decline in the younger age groups with the most significant being a 15% drop in the 30 to 44 year age category. Projected growth in the 45 to 64 age range may impact on the demand for market housing. However, the most substantial impact is likely to come from the 65 and older age group, where a 42% increase is expected to 2021. This is likely to influence demand for supported housing such as extra care accommodation, support services and adaptations to existing dwellings.

Migration

Short term migration patterns in the Borough are fairly evenly balanced with a similar number of people planning to leave Halton in the next 3 years to the number of people who had moved into the Borough in the 3 years prior to the Survey.

Of households who had recently moved to the Borough, the majority (56%) were owner occupiers with a mortgage, a quarter of which had moved from Liverpool and 15% from Warrington. The main reasons given for moving into the Borough were employment related (either due to a new job or to ease commuting) and to move to a larger home.

Out migration patterns were found to differ for existing and newly forming households. Almost a quarter (24%) of existing households were planning to move outside the North West with those who wished to remain in the region favouring a move to Warrington or Cheshire. The single most common reason for wanting to move away from the Borough was to live in a better area or due to increased housing choice. Over half of the concealed households seeking a move outside Halton were motivated by access to employment with City Centre locations such as Liverpool (39%) and Manchester (9%) favoured as well as a move outside the region (22%).

Housing Growth

Halton has embraced the Government's growth ambitions and in conjunction with our partners in St Helens and Warrington has been declared a Growth Point. This will result in a 20% increase in the number of new homes built on floor targets from the recently published Regional Spatial Strategy, which for Halton is 500 units per annum for the period 2003 – 2021.

Growth Point status is a significant achievement for the mid Mersey region which will allow the area to capitalise on the economic growth anticipated from projects such as Omega on the Halton/Warrington border and Daresbury Science Park by ensuring strategic fit between the housing and employment offer. It also gives us the opportunity to deliver new affordable housing to help meet the need identified by the Housing Needs Survey and the targets recommended by the Liverpool City Region Housing Strategy.

The partners are currently in the process of developing a detailed delivery programme which will include working with the new Homes and Communities Agency to ensure that opportunities for the provision of affordable housing are maximised. A major challenge for the successful delivery of housing growth and the creation of sustainable communities is to ensure that the appropriate infrastructure is in place. Officers from Transport, Education, Environment and Major Projects were engaged at an early stage of the bidding process and a working party has been formed to formulate a bid for Community Infrastructure Funding.

SUMMARY

- There is an emerging affordability issue in the Borough, caused by the relationship between house prices and local incomes.
- Demand for social rented housing has increased in recent years but the number of social rented dwellings becoming available for letting has declined.
- Currently the private rented sector cannot fully meet the needs of households unable to buy and access social rented housing due to high rents and low supply.
- There is a mismatch between demand for private sector terraced housing and the number of terraces available for purchase which could result in market decline in poorer areas.
- Predicted demographic change is likely to result in increasing demand for supported housing and related services for the elderly.
- Halton's status as a Growth Point area with St Helens and Warrington offers the opportunity to tackle issues of affordability and access to the housing market.

SECTION 3 – HOUSING CONDITIONS IN HALTON

Due to resource constraints the Council has been unable to commission a new Private Sector House Condition Survey since the last Housing Strategy was published. Consequently, much of our understanding is based on the last Survey undertaken in 2002, although the Housing Needs Survey provides some useful information on stock condition across all tenures to supplement and update the findings.

- Approximately 2.5% of properties in the private sector are unfit, a much lower proportion than the regional figure of 6.6% and national figure of 4.9% (HSSA 2006). They are equally distributed between Runcorn and Widnes and are concentrated in the older dwelling stock built before 1964.
- Whilst the majority (56%) of private sector dwellings are either detached or semi detached houses, the Borough has a higher proportion of terraced accommodation (34%) than the national average of 27%.
- As might be expected the size of dwellings in the owner occupied sector is larger than the rented sector with 89% of properties with four or more bedrooms privately owned and 86% of bedsits and one bedroom flats in the rented sector. Similarly, a larger proportion of the rented sector is made up of terraces or flats than the owner occupied sector.
- Generally conditions are worse in the private rented sector. Over a third (36%) of private sector tenants found their current accommodation inadequate, with 34% needing full or upgraded central heating.
- Overall, 15.5% of households surveyed in the Housing Needs Survey found that their current home was inadequate with over half of these stating that their home needs improvement or repair and over a third that their home is too small. Satisfaction levels in the social and private rented sectors were significantly lower than the owner occupied sectors.

Decent Homes and Decent Homes Plus

The Government is committed to a reduction in the number of non-decent homes occupied by vulnerable owner occupiers. Since the last private sector house condition survey was undertaken prior to the requirement for local authorities to monitor progress towards this target, our assessment that decency levels stand at 65.7% is derived from the model produced by the Government based on the findings of the English House Condition Survey.

The Council published a new Private Sector Housing Renewal Strategy in April 2007 which targets resources towards vulnerable households living in non decent accommodation and will help towards achieving this target.

For social rented homes, the Government's target is to eradicate non decency by 2010 and this target is reflected in Halton's Local Area Agreement. At April 2007, the proportion of Housing Association stock that did not meet the standard was 34.3%, with the vast majority of these being the former council stock. The new landlord, Halton Housing Trust, has embarked on a multi million pound programme of improvement and expects to meet the 2010 target.

The Government has indicated that it would like to see a more ambitious definition of decency and has recommended that a more aspirational “Decent Homes Plus” target be set for achievement at a later date. The new target would be better aligned to the wishes and expectations of occupants and would include:

- A more ambitious thermal comfort criterion
- Accessibility standards for elderly and disabled people
- Internal noise insulation within and between dwellings
- Standards for the external environment such as communal areas

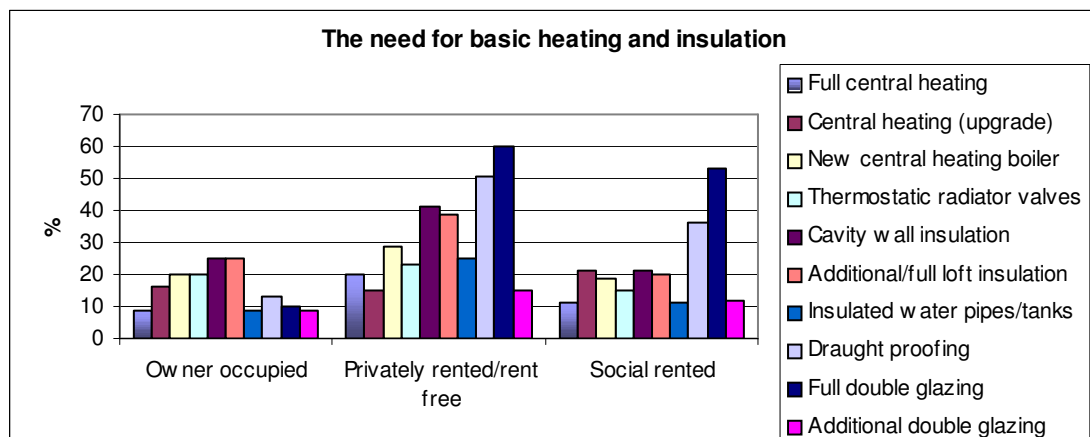
We will work with RSLs through the Halton Housing Partnership to establish how they are planning to meet the new standard.

Energy Efficiency

In 1996 the Government introduced the Home Energy Conservation Act and required Authorities to produce plans to achieve a 30% reduction in carbon dioxide emissions from dwellings within each Borough over a 10 year period. Although committed to working toward this target, Halton expressed doubts that a 30% reduction could be achieved due to –

- Inadequate financial resources to support this objective.
- High energy efficiency levels had already been achieved in the former Council stock due to past investment, meaning that further gains would be disproportionately expensive.

Nevertheless the Council has over the last few years developed a number of initiatives in partnership with Energy Projects Plus which provides the Energy Saving Trust Advice Centre for Merseyside & Cheshire, insulation contractors, providing discounted energy efficiency products, free energy advice and grant aid, and it estimates that by 2006 it had achieved a 19% reduction in emissions. The graph below shows the need for basic heating and insulation facilities by tenure as identified by households who responded to the Housing Needs Survey.



Source : Housing Needs Survey 2006

Quite clearly there is wide disparity between tenures with the private rented and, to a lesser extent, social rented stock having greater need for all basic facilities, but particularly for double glazing, draughtproofing and loft and cavity wall insulation. The Decent Homes programme will help to improve conditions in the RSL stock and the Council is endeavouring to improve standards in the private rented sector through a “carrot and stick” approach using enforcement powers and the Landlord Accreditation Scheme. The requirement for RSLs to produce Energy Performance Certificates for their stock will provide improved baseline data on energy efficiency from which we can measure progress towards meeting the Government’s target.

However, there is also scope to encourage improvements in the owner occupied sector, with a quarter of households needing cavity wall and loft insulation and a fifth who would benefit from a new central heating boiler, through continued promotion, advice and grants for vulnerable households.

Castlefields Regeneration

In the RSL sector, the regeneration of the Castlefields estate remains a strategic priority for the Council and it continues to work in partnership with Liverpool Housing Trust, CDS, the Housing Corporation and English Partnerships to secure the necessary investment to complete the redevelopment.

The ten year Masterplan, agreed in 2003, is now well underway, with the first two phases of demolition and improvement of deck access blocks completed and a new recreational facility provided at Phoenix Park as well as changes to the layout of the estate designed to improve the safety of residents.

The regeneration programme is having a real impact and the commitment of the partnership to deliver the step change required is already transforming the neighbourhood. However, this momentum must be maintained if the Masterplan vision is to be achieved. The renewal of the existing housing stock is key to achieving this vision, however, the Masterplan also includes an extensive programme of projects to deliver the holistic regeneration of the area, including the redevelopment of the existing local centre and creation of a new Village Square, forecast to be completed by 2011.

The partners’ commitment to Castlefields will not cease at the end of the physical works. The new Neighbourhood Management initiative, which has been introduced by the partnership, will provide a continuation strategy to ensure the sustainability of the area into the future.

West Bank NRA

In 2005 the Council commissioned consultants to undertake a Neighbourhood Renewal Assessment of the West Bank area of Widnes, following concerns that the area was at risk of housing market failure. However, since the start of the study house prices and demand for the area have increased significantly and the proximity of the area to the planned new Mersey Gateway bridge has prompted the Council to commission further studies on the wider regeneration opportunities arising from the Mersey Gateway development. Any action,

therefore, resulting from the Neighbourhood Renewal Assessment has been deferred until this wider piece of work has been completed.

Other regeneration priorities

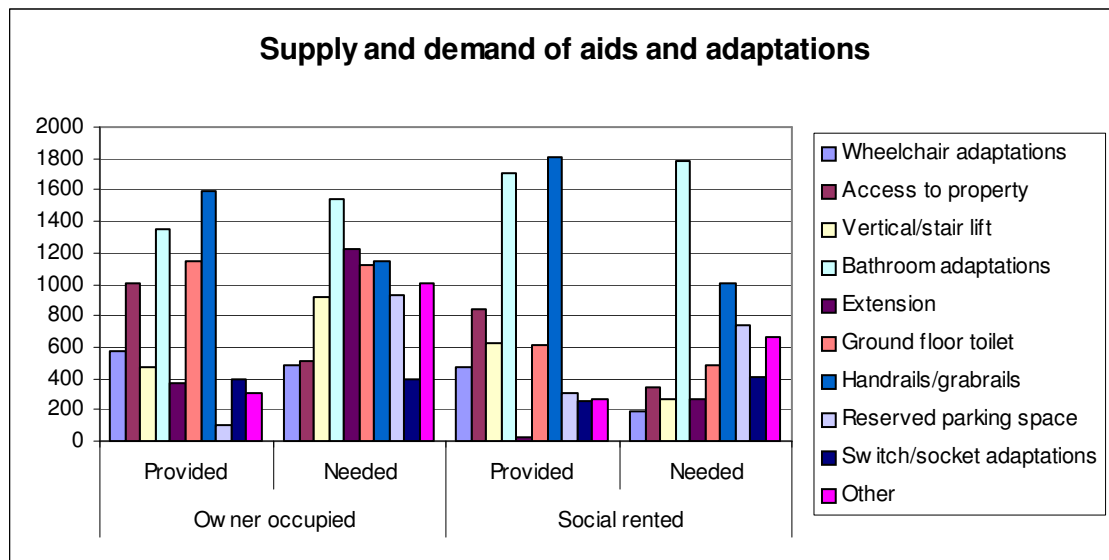
The ongoing transformation of Castlefields is testament to what can be achieved with the right level of investment and support from our partners and we are keen to replicate this success in other New Town estates which are experiencing similar issues to Castlefields prior to regeneration and which have been identified as having vulnerable housing markets by the Liverpool City Region Housing Strategy.

Subject to resources, the intention is to commission specialist consultants to examine the New Town estates in more detail and advise on the best course of action to secure their long term sustainability. Following this piece of work, we will be looking to establish partnership arrangements with the newly developed Homes and Communities Agency to revitalise the areas identified as most in need.

Aids and adaptations

The Housing Needs Survey also provides useful information on the provision of and demand for aids and adaptations. In all 13.5% of homes in the Borough have been adapted to some degree, with higher proportions in RSL property (22.0%) than the owner occupied (9.3%) and private rented stock (4.1%).

The chart below is calculated from responses about the provision and need for adaptations in the Housing Needs Survey. It clearly shows that despite extensive investment in adaptations, there is still much to be done to keep pace with demand, particularly regarding more expensive adaptation work such as bathroom adaptations and ground floor extensions.



Source: Housing Needs Survey 2006

A significant finding of this part of the survey was that only 45% of properties that had been adapted for wheelchair use were occupied by households containing somebody who used a wheelchair. It is this sort of anomaly that has prompted the Council to begin to develop an Adapted Housing Register to

facilitate better matching between adapted properties and households requiring adaptations. We are also working closely with registered social landlords to develop a joint funding protocol to ensure that a more equitable service is delivered to residents regardless of tenure.

Empty Homes

On 1st April 2008 1,661 properties were vacant in Halton, 1,354 of which were in the private sector equating to 3.4% of the private sector stock and 2.1% had been vacant for at least 6 months. This represents an increase on 2007 figures when 1.5% of the private sector stock had been vacant for more than 6 months.

It is natural to expect that a certain proportion of properties will be empty at any one time due to market “churn”. However, a concentration of long term empty homes in a neighbourhood can be indicative of a failing housing market and the often poor condition of long term vacancies can have a negative impact on the overall visual aesthetics of the neighbourhood and, consequently, serve to perpetuate market decline.

The graph below illustrates that while the proportion of total vacant dwellings is below national and regional proportions, the proportion of long term private sector dwellings is slightly higher than the regional proportion and significantly higher than the national proportion, based on snapshots taken on 1st April 2007 for national and regional figures and 1st April 2008 for Halton. This is a cause for concern and we intend to undertake more detailed research into the reasons why dwellings are vacant for lengthy periods with a view to participating in the development of a sub regional Empty Homes Strategy, as specified in the Liverpool City Region Housing Strategy Action Plan.



Source: Housing Investment Programme HSSA 2007 and 2008

The Council recognises the contribution that long term vacancies can have on neighbourhood decline and has established a working group to address any vacant properties that pose a particular problem within a neighbourhood, by encouraging owners to bring them back into use, and through the use of enforcement powers if necessary.

Overcrowding and underoccupation

The Housing Needs Survey included a broad assessment of over and under occupation based on a detailed analysis of family composition data. The number of bedrooms required in each household was established, allowing for age and gender of occupants based on the “bedroom standard” used by the Survey of English Standard. Any dwellings without sufficient bedrooms to meet the requirement was classed as overcrowded and dwellings with more than one spare bedroom above the requirement categorised as underoccupied.

Using this assessment criteria, 2.8% of all households were found to be overcrowded, which is slightly higher than the national figure of 2.5% (EHCS 2005/06) and 38.1% of households were found to under occupy their homes.

The survey found that there is some disparity between tenure types as shown in the table below.

Tenure	% under occupied	% over occupied
Owner occupier with a mortgage	40.0	2.2
Owner occupier no mortgage	58.0	1.3
Private rent / rent free	25.8	4.4
(Former) council rented	21.4	5.8
RSL rented	19.5	3.9
Shared ownership	19.1	0.0
Tied to employment / Other	41.7	0.0

As shown in the table, households who rent their homes from a social or private landlord are twice as likely to be overcrowded than owner occupiers. Although the levels of under occupation in the owner occupied sector are significantly higher than the rented sectors, the finding that a fifth of social rented dwellings are under occupied demonstrates the potential for landlords to alleviate over crowding within their own stock by encouraging under occupying households to move to smaller dwellings through use of incentives or prioritising applications to move.

In December 2007 the Government launched its Overcrowding Action Plan which identified £15 million of funding to be invested in 38 trailblazer schemes, one of which is in Liverpool.

The Action Plan also contains a commitment for Government to update the current overcrowding standard which has been in place since 1935 to the bedroom standard. We will work with RSLs via the Housing Partnership to ensure that their allocation policies reflect this and explore measures designed to make the best use of the housing stock, drawing on the experience of the Liverpool trailblazer.

SUMMARY

- The private sector stock is in generally good condition although there are concentrations of older terraced housing with the potential to fall into decline without investment by the owners, and conditions of privately rented property are generally poorer.
- RSLs are on target to meet the 2010 target of making all homes decent, which in turn should improve the sectors comparison in terms of energy efficiency with the private sector.
- There is a high demand for aids and adaptations both in the private sector and social rented sector.
- Although vacancy levels are generally comparable with national and regional figures the proportion of private sector dwellings vacant for more than 6 months is a growing cause for concern.
- Overcrowding is higher in the social rented than owner occupied sectors, though there is potential to alleviate this through making better use of the housing stock.

SECTION 4 – HALTON'S COMMUNITIES

Community Cohesion

Local Government is expected to provide community leadership and to work with partners to promote community cohesion. Understanding what makes a cohesive community is complex, however, the Local Government Association defines a cohesive community as one in which:

- There is a common vision and sense of belonging for all communities;
- People's diversity (background, circumstances) is appreciated and positively valued;
- People experience similar life chances whatever their background;
- Strong and positive relationships exist between people from different backgrounds.

In 2007 the Audit Commission completed an assessment of community cohesion in Halton. The findings show that barriers to community cohesion in the Borough centre around issues such as:

- poverty and deprivation impacting on access to services and participation,
- inter-generational myths and conflicts,
- anti social behaviour,
- the pace of demographic change resulting from Eastern European migration,
- young people not in education, employment or training
- an over reliance on the manufacturing sector which creates a risk should the future employment sector change.

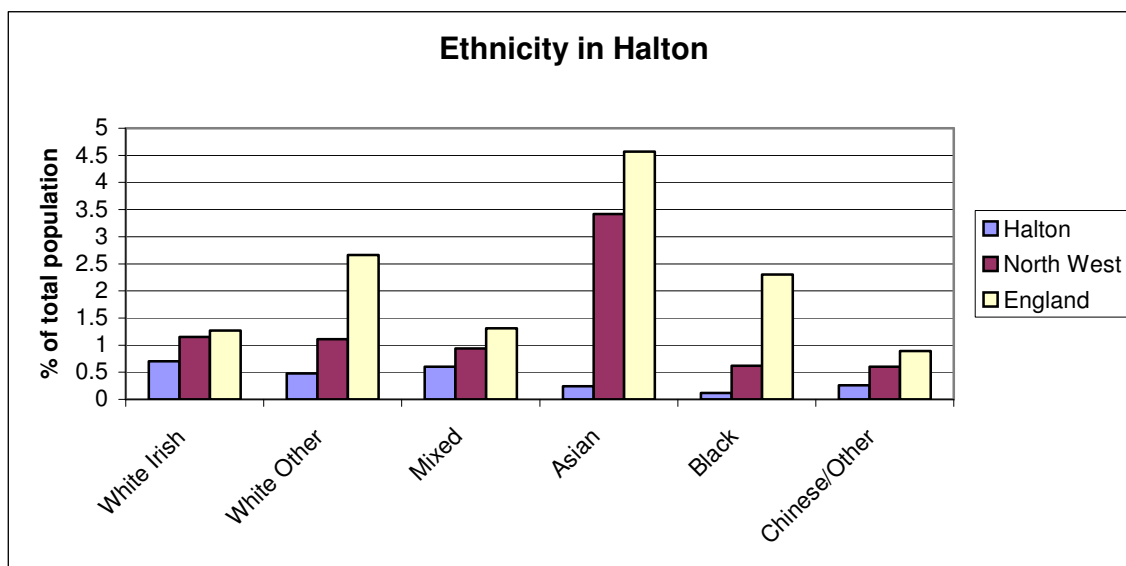
Almost all of these issues are reflected either directly or indirectly in the priorities of the Community Strategy. Demographic change as a result of in migration from Eastern Europe is, however, a relatively recent phenomenon and is examined in more detail below. A Community Cohesion Officers Group, in which housing plays an integral part, has recently been established comprising officers from across the Council and representatives from the wider Local Strategic Partnership to take forward the Cohesion agenda.

Ethnic Minorities

The 2001 Census showed that Halton has a very small Black and Minority Ethnic population as illustrated in the graph overleaf. There are no organised faith or ethnically based community groups in the Borough, consequently, meaningful engagement with BME communities is a considerable challenge. However, results from the Housing Needs Survey give an indication of the particular housing needs of BME households, (including White Irish and White Other categories) and reveal some interesting findings.

On the whole, BME households are more affluent than White British households with higher incomes and more savings. BME households tend to be larger than White British households with a generally younger age profile. They are more likely to live in larger accommodation and more likely to have access to a car or van.

The findings suggest that BME households are more transient as they are more likely to have lived in their current home for a short period of time and those households who have moved in the last 3 years are more likely to have migrated into the Borough than White British households.



Source: Census 2001

However, BME households are less likely to be satisfied with their current accommodation, with the main reason given that the accommodation is too small (overcrowding at 4.7% is higher than for all households at 2.8%) and they are 3 times more likely to live in private rented accommodation, which generally displays the poorest housing conditions.

Eastern European migration

Whilst official statistics point to a comparatively low ethnic minority population, the demographic of that population has changed considerably since the accession of the A8 European states to the European Union in 2004. The Workers Registration Scheme helps to give an indication of migration levels, although it is widely recognised that the scheme is likely to underestimate the number of migrant workers due to restrictions on the type of workers required to register. Figures show that between May 2004 and March 2007 there were 1,525 registrations in Halton, 83% of which were from Poland, with the majority listing their occupations as warehouse operative. Analysing the number of WPS registrations as a percentage of the working age population, Halton (at 2.03%) has the largest proportion of working age people migrating from the A8 countries of all the greater Merseyside authorities.

Gypsies and Travellers

Gypsies and Travellers are widely reported to be amongst the most marginalised ethnic groups in the country. In Halton there is currently one permanent Council run Gypsy site with the capacity to accommodate 22 families and a warden, which is currently undergoing refurbishment to upgrade facilities and infrastructure. Great strides have been made in engaging with the travelling community both on this site and two smaller privately run sites through a dedicated Gypsy Liaison Officer.

We have also been working in partnership with other local authorities across Cheshire to commission a Gypsy and Traveller Accommodation and Related Services Assessment (GTAA), facilitated by a joint funded county wide Gypsy and Travellers co-ordinator's post which is hosted by Halton and overseen by the Cheshire Chief Executives Advisory sub group on Gypsies and Travellers.

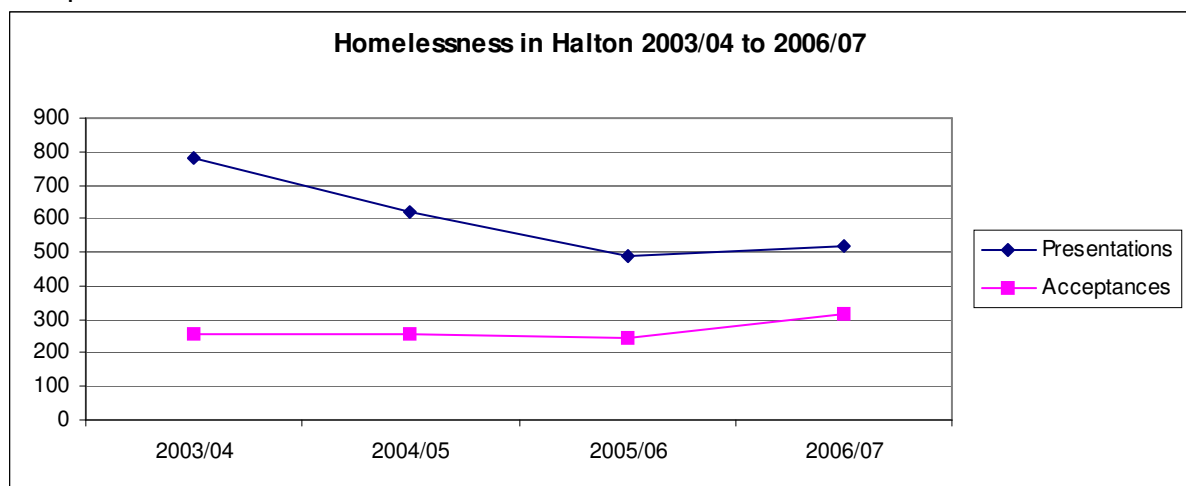
The assessment found that across the county there is a need for the development of 25 to 37 transit pitches to accommodate transient Gypsies and Travellers and a need to develop an estimated 112 – 155 additional residential pitches across the partnership by 2016. The GTAA also highlighted a need for 17 pitches for Showpeople sites. The Council is already contributing toward meeting this identified need with the development of a transit site, providing 14 pitches, due for completion in Autumn 2008.

The findings of the needs assessment will feed into the development of a countywide Gypsy and Traveller Strategy, which will set out planned development of additional provision. The information from the GTAA will be incorporated into the Local Development Framework (LDF) and the Regional Spatial Strategies. (RSS).

Homeless people

At the time Halton's last Housing Strategy was published homelessness presentations had reached an all time high of 780 for 2003/04. Since that time presentations have fallen considerably to 517 for 2006/07, although the number of people accepted as unintentionally homeless and in priority need at 315 was higher than those accepted during the peak period (257), as illustrated in the graph overleaf.

Analysis of the categories of households accepted as statutorily homeless reveals some interesting trends since 2003/04. Households either with dependent children or expecting a child still form the majority of acceptances (77%), however the number of 16 and 17 year olds accepted as homeless in 2006/07 has reduced by four times on 2003/04 figures, now making up only 3% of acceptances and the number of households accepted due to vulnerability caused by old age, physical disability or mental illness has increased by over 6 times on 2003/04 levels, now making up 12% of acceptances.



Source: P1E data

There are also some differences between the two periods relating to the reasons for homelessness. The proportion of acceptances due to parents no longer being willing or able to accommodate has taken a slight downward turn from 29% of acceptances to 25% in 2006/07, although the proportion due to other relatives or friends unable to accommodate remains the same at 12%. The proportion of acceptances due to non violent relationship breakdown has also decreased slightly from 10% of acceptances in 2003/04 to 7% in 2006/07, although the number of domestic violence cases, unfortunately, increased slightly in 2006/07 on previous years figures.

The second single main reason for homelessness, due to termination of an Assured Shorthold Tenancy, has remained fairly constant in terms of numbers over the four year period from 2003/04 to 2004/05, but has decreased as a proportion of all acceptances from 22% in 2003/04 to 17% in 2006/07. The number of households made homeless as a result of mortgage arrears has increased by 500% since 2003/04, now making up 6% of all acceptances, indicative of the financial struggle faced by many households due to inflated house prices and steadily increasing interest rates.

Service developments for homeless people

Following the transfer of the former Council stock in December 2005, Halton Housing Trust has operated the homelessness service on behalf of and under a contract with the Council. However, the statutory and strategic responsibility for homelessness remains with the Council.

During the course of 2007 a number of new homelessness initiatives have been introduced.

A **Prevention Team** has been set up to help people threatened with homelessness through measures such as mediation with the landlord, referral to relevant support agencies e.g. CAB or to help secure alternative accommodation e.g. in the private rented sector.

The **Rent Deposit Scheme** helps improve access to the private rented sector for people threatened with homelessness by providing a deposit and, in some cases, advance rent. The scheme has proved highly successful.

The **NightStop scheme**, developed in partnership with Halton YMCA, aims to prevent homelessness for 16 to 25 year olds by placing them with volunteer "host" families. The scheme is currently in the developmental stages and is due to be launched in 2008.

Worklessness

The relationship between housing and work has been a high priority for successive governments with the introduction of various regeneration programmes and funding regimes. Most recently, New Deal for Communities and the Housing Market Renewal Pathfinders have been at the forefront of tackling areas of housing market decline and worklessness.

However, the debate about the links between housing tenure and labour market status has intensified following the publication of Professor Hill's report "Ends and Means: the future roles of social housing in England", which concluded that more could be done to improve the services tenants receive

and widen the range of choice available by bringing support for housing and work together.

The recent government approved Pathfinder City Employment Strategies (Halton is part of the Liverpool Pathfinder) is an initiative to better coordinate and innovate in the delivery of employment activity in the wards with the highest worklessness rates. In Halton there are 6 wards – Castlefields, Grange, Halton Lea, Kingsway, Riverside and, Windmill Hill, which have a high correlation to areas where most of Halton’s housing problems and social housing are located.

Halton has long since recognised the relationship between housing and worklessness. Indeed, a key component of the Castlefields master plan as originally developed was the delivery of an extensive skills and employability programme. Unfortunately it has proved extremely difficult to secure the external funding needed to enable the programme to be delivered on anything like the scale that is needed. However, the advent of the Working Neighbourhoods Fund is now enabling an increase in activity in the area with the Urban Renewal and Employment Learning and Skills Specialist Strategic Partnerships (SSPs) combining core resources to deliver enhanced activity.

To further bring together housing and employment initiatives the Employment Learning and Skills SSP is attended by a representative from the Halton Housing Partnership, which in turn is now attended by the Council’s Enterprise and Employment Manager.

The links between employment and neighbourhood management in Halton are also increasing. The sub national review explicitly states that ‘objectives for neighbourhood renewal need to be sharply focused on the economic drivers of deprivation in disadvantaged areas’. Recently a joint Neighbourhood Management and Employment Learning and Skills SSP research project has been exploring the very local issues and barriers that residents face in the most deprived areas. This intelligence will be used to restructure the employment and skills offer including greater links to housing issues with a view to making it more accessible and effective. We are currently developing a number of projects supported by the Working Neighbourhoods Fund around routes into the employment and digital inclusion.

Looking to the future, real opportunities do exist for integrated activity, particularly through more employment outreach work with the RSLs from Jobcentre Plus and Halton People into Jobs. This will seek to engage people and to encourage and motivate them to look for employment. This will be complimented by an increased training and skills development offer linked to local business needs. There is also increasing scope to enable RSLs to employ and train local people with costs met by external funding, thus enabling local people to both improve their skills and invest their own time in the improvement of their neighbourhoods. We will keep a watching brief on the Advanced Housing Options pilots which incorporate Connexions, debt advice and housing advice to identify good practice that could be replicated in Halton.

We will measure our success in this area via Halton’s Local Area Agreement which contains a commitment to reduce the number of working age people claiming out of work benefits in the worst performing neighbourhoods.

Older People

There is predicted to be a 42% increase in the number of people aged 65 and over by 2021 and the numbers of very elderly people aged 80 plus are forecast to increase by 1,500 (40.5%) over the same period.

Current provision amounts to 550 units provided in 18 sheltered housing schemes, 1,421 homes linked to dispersed community alarms, and only one extra care scheme comprising 40 units in Runcorn. The Commissioning Strategy for Older People has highlighted a need to develop a wider range of housing options, including extra care and retirement housing across tenures, to prevent over reliance on residential care, which is currently the main form of provision for frail elderly people and older people with mental health problems or a learning disability. This is supported by the authors of the Housing Needs Survey report which states:

"the population profile and population projections outlined in this report would suggest a need for extra care provision. Current demand for sheltered housing, if not met, may develop into demand for extra care housing over time."

Provision of extra care housing in the Borough is hindered by the limited availability of developable or publicly owned land and the costs associated with land purchase, remediation and/or conversion or demolition of an existing scheme or building. In early 2008 we commissioned consultants to develop a commissioning Strategy for extra care housing in Halton which identifies potential delivery options. As an interim solution we have developed a Community Extra Care service that will offer some of the benefits of extra care but in a service users own home.

The Housing Needs Survey collated information from existing older person households who wished to move in the next three years and from households who had elderly relatives who would be likely to move to the Borough in the next three years. The collated data gives an overall combined requirement (based on preferences) for sheltered housing as shown overleaf.

	Private Market	Affordable sector	All sectors
Existing households	42	245	287
In-migrant households	271	190	461
Total	313	435	748

People with a physical or sensory disability

The Housing Needs Survey reveals a high number of people with a physical or sensory disability in the Borough, broken down below. It should be noted that respondents were able to indicate more than one category of disability, therefore, the numbers stated are not mutually exclusive. Also, the responses are based on individuals' own assessment of their disability and, therefore, not all will appear in official statistics (the current Supporting People Strategy identifies 7,228 people with a sensory or physical disability in Halton, 6,622 of which are receiving some form of care or support.)

Walking difficulty (not in wheelchair)	9,237
Visual/hearing impairment	6,529
Wheelchair user	1,826
Other physical disability	3,653

Most of these needs will be met within the existing housing stock, and one way to achieve this is to make the best use of the existing stock of adapted dwellings. The Council is currently developing a register of adapted housing in the Borough and of households who require adaptations in order to better facilitate matching.

Future provision of adaptations will be assisted by the Government's recent "National Strategy for Housing in an Ageing Society" which aims to see all new homes built to Lifetimes Homes Standard by 2013, by making the standard a mandatory part of the Code for Sustainable Homes.

We have also improved services for this client group with the introduction of a Home Improvement Agency to assist clients through the Disabled Facilities Grant and Renovation Grants process. Current service developments include proposals to merge the Agency and the Grants department with the Independent Living Team to ensure a more streamlined, effective and timely service for clients.

People with mental health problems

In 2007 Halton produced its first Accommodation and Support Strategy for People with mental health problems which revealed a higher than average need for specialist accommodation offering varying levels of support.

The Strategy identified that people with severe and enduring mental illness are more likely to live in general needs rented accommodation and are more likely to live alone and that there is a link between homelessness and mental illness. Examination of homelessness statistical returns bears this out with a marked increase over recent years of people accepted as homeless and in priority need due to a mental illness.

The Housing Needs Survey identified a total of 1,858 people (around 1.5% of the population) with a mental health problem contained within 1,777 households. Of these, 65% indicated that the problem was serious enough for them to require care or support but currently 18% (220 people) were not receiving sufficient care or support, with the main needs being for personal care (43%), support to establish social contact/activities (41%), and looking after the home (32%).

Adults with a Learning Disability

520 people with a learning disability are known to the Council and health services with the majority living with family. The Housing Needs Survey found a slightly higher level of people aged 16 or over with a learning disability, at 635, although as the Survey is based on a household's self assessment of their circumstances it is likely to reveal the full range of disability including those with low level needs.

Accommodation based provision for this client group is proportionately higher than national averages, however, it is projected that the number of potential ALD clients requiring supported living will increase over the next five to ten years due to the number of clients living with elderly carers. The Housing Needs Survey found a shortfall in the number of adults with learning disabilities who stated that they require care and support but are not currently receiving sufficient levels of care or support. This is further evidenced by the low vacancy levels across supported living schemes and a waiting list of clients requesting access to these services.

Halton is currently producing an Accommodation Strategy for adults with learning disabilities which will attempt to address this shortfall.

Teenage Parents

Independent research undertaken in 2005 on the needs of teenage parents did not reveal a need for specific accommodation for this client group which accords with the Teenage Pregnancy Strategy and Homelessness Strategy. However, the findings, which included a lack of communication and difficulty accessing services prompted the Council to establish a floating support scheme for young people aged 16 to 25 (including teenage parents) living with parents or relatives. The aim of the scheme is to offer support to young people while they remain at home and to adopt a planned approach to help them find and sustain their own accommodation.

Care Leavers

The needs of young people leaving care, together with young people at risk and single homeless people was identified as the number one priority for additional provision in the current Supporting People Strategy. As a result, a 6 bed unit of accommodation for young single homeless people was developed in Widnes in 2006.

A protocol has been agreed between the Council and major housing providers in the Borough to provide accommodation to vulnerable young people, including 16 and 17 year olds and those leaving care, and to ensure that the Council fulfils its corporate parenting responsibilities. The protocol will assist case workers to identify suitable accommodation as part of the Pathway Plan for young people leaving care. An important feature of the agreement is that, where the young person is under 18, the Council will hold the tenancy in trust.

Domestic Violence

Halton Borough Council, the Crime and Disorder Unit and Halton Women's Aid have endorsed a zero tolerance campaign against domestic violence. In 2007/08, 12% of households accepted as statutorily homeless were homeless or threatened with homelessness due to domestic violence, equating to 38 households.

Despite provision for this client group in Halton being above the national average, securing temporary accommodation can sometimes be problematic. Much effort has been put into enabling families experiencing domestic violence to remain in their own home through the use of a sanctuary scheme which provides a tailored package of home security. Not only does the

sanctuary scheme avoid the upheaval of families having to move, but it is more cost effective than rehousing families, with the average cost to adapt a home being £800 compared to an average of £3,500 to rehouse families. Consequently, resources can be stretched so that more families in need can benefit.

Additionally, Supporting People have commissioned an outreach worker via the St Helens Accommodation Project to help clients suffering from domestic violence with housing and support issues.

Offenders

Halton's provision for this client group is considerably lower than the national average. There are currently three services that can support 11 offenders, however, 7 of these units are delivered within homeless services for single people. Only one service is specifically for ex-offenders and as such this is the only service able to accept serious offenders.

Halton also has no specific services for offenders with a mental disorder, though all local services for people with mental health problems accept mentally disordered offenders, subject to their exclusion policies which usually relate to serious offenders.

However, Halton does liaise with local prisons to ensure that accommodation is secured for those prisoners from Halton considered to be vulnerable and in priority need before their release date. RSLs have given a commitment to assist the Police in rehousing prolific and persistent offenders into suitable accommodation.

Halton is also a member of the Halton Multi-Agency Protection Panel, chaired by Cheshire Police. This enables housing to be involved in the multi-agency approach required for high risk offenders, and to ensure that as far as is possible, suitable accommodation is secured.

People who misuse drugs and alcohol

Halton's level of provision for people with drug problems is slightly higher than both regional and national averages, thanks to the provision of a 4 unit accommodation based scheme and the provision of 7 units of floating support. There is no accommodation based support for people with alcohol problems.

However, support services for people with drug and alcohol problems have improved with the opening of a "one stop shop" for drug and alcohol users in Widnes offering a wide range of treatment options and facilities.

People with HIV/Aids

Halton has a very low number of people who are known to have HIV or AIDs. Halton and St Helens Primary Care trust currently commissions services for people with HIV/AIDs from two voluntary agencies and the Council currently has no plans to develop client specific services at a local level due to the low numbers involved. However, the needs of this client group are regularly monitored by Halton's Supporting People Team and discussions have taken

place within the Merseyside Cross Authority group to identify the potential to commission a sub regional service

SUMMARY

- Halton has a very small Black and Minority ethnic population, although the demographics of that population are rapidly changing due to Eastern European migration.
- The Council is improving provision for Gypsies and Travellers in accordance with the recommendations of the Cheshire Gypsy and Traveller Accommodation Needs Assessment, with the development of a 14 pitch transit site.
- Recent prevention service developments for homeless people are proving successful and should have a positive impact on acceptances and number of people in temporary accommodation.
- The Council is working with RSL partners to develop projects to tackle worklessness on social housing estates.
- Supply and demand analysis for particular client groups reveals a need for increased accommodation for the elderly, particularly extra care accommodation, making better use of the existing stock of adapted dwellings and a range of accommodation for people with mental health problems offering varying levels of support.

SECTION 5 – WIDER SERVICE DEVELOPMENTS

Introduction

The purpose of this section of the Strategy is to examine developments in other service areas which have a direct impact on housing in the Borough.

Lettings and nominations

Since transfer of the housing stock, the Council has maintained a waiting list for housing in the Borough and adopted an allocations policy, both of which are administered under contract by Halton Housing Trust. We have also developed a nominations agreement with seven RSLs operating in the Borough to ensure that all major housing providers contribute to meeting the needs of households who are afforded reasonable preference under the Council's policy.

The current policy is based on a traditional points system, however, the Council and RSL partners are working together to ensure that Choice Based Lettings is introduced in the Borough, in line with the Government's target for all authorities to operate a choice based system by 2010.

Anti social behaviour

In a recent borough wide survey of residents measuring satisfaction with their neighbourhoods, 44% felt that anti social behaviour was a problem in their area. The Safer Halton Partnership has adopted a no tolerance approach to anti social behaviour and launched "Promoting Positive Behaviour - Halton's Anti Social Behaviour Strategy 2007 – 2009" early in 2007. The Strategy advocates a holistic approach which focuses on three specific areas:

- Prevent & Deter
- Protect & Punish
- Rehabilitate

We are working with RSLs under the umbrella of the Safer Halton Partnership to deliver on a number of projects that will help achieve the aims of the Strategy. These include: the development of community watch schemes; providing a rapid response to anti-social behaviour; enhancing the Council's public protection responsibilities to protect communities by taking the necessary legal action against persistent anti-social behaviour offenders; working with communities to address the experience and effects of anti-social behaviour; and providing diversionary activities for young people, as well as improving our support for families. Family support will be key to looking at the causes of anti-social behaviour, as support from parents and carers is needed to address some young peoples' behaviour.

The Partnership has been successful in securing funds from the Government's Respect Task Force to commission a floating support scheme and parenting practitioner specifically to work with families who exhibit low to medium level anti social behaviour problems. The programmes are designed to challenge the behaviour of these families, which, if successful, will have a positive impact on the communities where they live and prevent any future risk

of eviction due to anti social behaviour. In addition a Family Intervention Project has been developed to support families whose accommodation is more imminently under threat due to anti social behaviour. The project offers either outreach support or a more intensive dispersed service for families with the most challenging problems who are very close to eviction or have already been evicted.

Work with partner agencies such as RSLs to develop an Information Sharing Protocol to help facilitate these projects is well underway. We also plan to work with RSLs to develop a suite of performance indicators to help measure the success of these preventative measures and to promote our success in tackling anti social behaviour.

Neighbourhood management

Neighbourhood management aims to “close the gap” between some of the most deprived neighbourhoods and the rest of the Borough by putting local communities at the heart of public service decision making. Using funds from the Government’s Safer and Stronger Communities Fund, three neighbourhood management pilots have been established in Halton, with the intention that, if successful, the approach will be rolled out to other neighbourhoods. The work of the pilots is overseen by the Halton Neighbourhood Management Partnership Board, established in March 2007, which reports to the Halton Strategic Partnership.

The Private Rented Sector

Though the Borough’s private rented sector is small, Halton is committed to improving conditions for private tenants, which tend to be disproportionately worse than for any other sector. We are taking a two pronged approach based on encouragement, through the provision of a Landlord Accreditation Scheme and financial assistance for private sector landlords to bring empty property back into use and enforcement to ensure private rented dwellings meet the minimum required standards, including those newly imposed by the Housing Act 2004.

Planning policies

The adopted Regional Spatial Strategy (2003) sets a target for the provision of 330 (net) new dwellings per annum for Halton. However, the Strategy is in the advanced stages of a review and the new (net) dwelling target for Halton is set to increase to 500 dwellings per annum for the period 2003-2021. The recent Growth Point announcement means that the mid Mersey region will be expected to deliver an additional 20% new dwellings on emerging targets.

Current planning policies are contained within Halton’s Unitary Development Plan. However, work to replace this document with a Local Development Framework (LDF) is underway. It is anticipated that a Core Strategy for the LDF will be adopted in 2009, followed by a series of Development Plan Documents and Supplementary Planning Documents to implement Core Strategy principles.

Modernising Halton's adaptations service

Early in 2007, work began on proposals to improve the adaptations service to ensure that it is more efficient, equitable, accessible, responsive and timely. The work included the appraisal of alternative service delivery options including outsourcing or integration and/or co-location of the Home Improvement Agency, Grants service and Independent Living Team and detailed examination of business processes to eliminate duplication and minimise delays. The decision was taken to integrate all three teams into one management division and form the Halton Home Improvement and Independent Living Services which has been relocated to one site in Widnes.

As discussed earlier in the document, work is also underway to develop a joint funding protocol with local registered social landlords for adaptations to their stock, ensuring that a more equitable service is provided regardless of tenure.

Key Performance Information

Like all areas of the Council, the housing service must work within a performance framework which measures the effectiveness of what we do, enables comparison with other Councils and ensures that the service we provide continually improves. Key performance information is presented at Appendix 2 of this document.

From April 2009, the current inspection regime (incorporating Comprehensive Performance Assessment, Joint Area Review etc) will be replaced by a Comprehensive Area Assessment (CAA). The CAA recognises the place shaping and strategic leadership roles of local authorities and supports a more area based, outcome focused approach to ensuring that the right services are delivered to local communities. Housing plays a critical role in delivery of these services and we intend to work closely with our partners, particularly social landlords, to consider how the quality of services they deliver impact upon the area and quality of life for citizens who live there.

PART 3 – DELIVERING THE VISION

Introduction

This final part of the Strategy focuses on the activities required to deliver the vision for housing described in the foreword, taking into account identified local needs, and the wider regional and sub regional context described in Part 1. Part 3 is presented in the following 3 sections:

Section 1 – the resources likely to be available to the Council and a summary of past resource activity

Section 2 – Priorities for action and options for meeting the priorities

Section 3 – Housing Strategy Action Plan 2008 to 2011

Section 4 – Monitoring, consultation and feedback

SECTION 1 – RESOURCES

Since the Council transferred its stock in December 2005 it no longer has a Housing Revenue Account and, as predicted in the last Housing Strategy, capital resources from the Regional Housing Pot have reduced considerably. It is considered likely that this trend will continue for the foreseeable future, making meeting the priorities identified in the Strategy an even greater challenge.

The following table shows the new resources available to the Council for housing purposes over the last 3 years.

Housing Investment (£000s)	2005/06	2006/07	2007/08
Share of Regional Pot	2,820	1,009*	889
DFG Subsidy	317	383	385
General Fund Capital	125	0	300
Gypsy Site Grant	435	0	0
Total resources	3,697	1,392	1,574

* Reduction in share of RHP due to transfer of housing stock

Housing expenditure in the Borough is supplemented by Regional Housing Pot investment allocated by the Housing Corporation to fund the development of new dwellings by RSLs, which for the last 3 years has concentrated on housing development for rent and shared ownership as part of the regeneration of the Castlefields estate in Runcorn.

Investment via the Housing Corporation £000s	2005/06	2006/07	2007/08
RSL Development	3,580	2,700	5,800

In addition, Halton Housing Trust is in the process of upgrading the former council stock, with investment of £129 million. The Trust is confident that all of

the 6,100 homes will meet the Government's Decent Homes Standard by the target date of 2010.

Future resources

The Government announced in the Comprehensive Spending Review 2007 that it is increasing investment in housing nationally to meet the growth expectations of the Housing Green Paper, published in July 2007, and to increase the supply of affordable housing nationally. For the North West this means a 16% increase on previous funding levels bringing in £801 million for 2008 – 11. However, this increase is the lowest rise of all regions and it is accompanied by minimum outputs for the North West to deliver a 35% increase in the number of new social rented units and a 26.7% increase in the number of new units for low cost home ownership.

At the time of writing the Strategy, the Council is facing a 30% cut in resources for 2008/09. Due to the increased emphasis on delivery of affordable housing, indications are that resources through the Housing Corporation's National Affordable Housing Programme will increase. It is not clear at this stage how this will impact on future funding levels in Halton but the likely scenario is presented below:

RHP allocation – likely scenario £000s	2008/09	2009/10	2010/11
Protection on 2006/08 resources	70%	70%	56%
	622	622	498

An added complication is that Government is currently reviewing the distribution formula for DFG subsidy. It is unknown at this stage what impact this will have on Halton's DFG subsidy for future years.

Predicted total resources £000s	2008/09	2009/10	2010/11
Borrowing approval	622	622	498
DFG Subsidy	385	385	385
Total	1,007	1,007	883

Given the erosion of resources and the limited availability of funding from other sources within the Council, Halton has decided that the full Housing allocation should be made available for housing purposes, with non housing developments being funded from other sources as set out in the Council's capital strategy.

The Housing Corporation has recently announced resource allocations for the next 3 years from the National Affordable Housing Programme, with £11.8 million allocated to housing. This will enable the development of 287 new dwellings, half for rent and half for shared ownership under the New Build HomeBuy programme, with 207 to be built in the Castlefields area of Runcorn.

Housing Corporation (£000s)	2008/09	2009/10	2010/11
RSL development	4,748	5,682	1,350

Supporting People funding

Since 2003/04 Supporting People resources have been the single funding source for delivery of housing related and floating support to residents. In 2005/06 the distribution formula used to allocate Supporting People resources to local authorities was reviewed. It is unclear at the time of writing the Strategy what impact this will have on Halton's allocation for 2008/09 since it has not been confirmed at what stage the new distribution formula will take effect.

SUMMARY

- Government expenditure on housing is set to increase nationally, however, this will be specifically targeted at housing growth and affordable housing at the expense of private sector renewal.
- The Council is likely to receive a reduced capital allocation over the term of the Strategy.
- Resources will increasingly be targeted at specific interventions developed at a sub regional level.
- There is uncertainty over the levels of funding available for adaptations and new supported housing schemes.

SECTION 2 – HOUSING PRIORITIES

The priorities for housing mirror the priorities contained within Halton's Community Strategy. The following table describes how the objectives of this Housing Strategy can contribute over the next 3 years to meeting the objectives and targets for Halton's communities.

It is recognised that many housing objectives can make a contribution to more than one of the Community Strategy's aims, however, within the table we have shown the link to the community objective where housing can play the most significant part.

Following on from this Section 3 contains the Housing Strategy Action Plan which demonstrates how we intend to deliver on the priorities identified.

Housing Strategy's contribution to Halton's Sustainable Community Strategy

Housing and Community Priority	Overall aim	Relevant key objectives	Relevant improvement targets (in Community Strategy)	Related housing objectives
<p>A Healthy Halton</p>	<p>To create a healthier community and work to promote well being – a positive experience of life with good health (not simply an absence of disease) and offer opportunities for people to take responsibility for their health with the necessary support available.</p>	<p>To promote a healthy living environment and lifestyles to protect the health of the public, sustain individual good health and well-being, and help prevent and efficiently manage illness</p>	<p>All social housing to have affordable heating systems and insulation levels that exceed the national minimum guidelines.</p>	<p>Achieve a year on year reduction in the proportion of non decent private sector homes occupied by vulnerable households.</p> <p>Improve conditions in the private rented sector.</p>
		<p>To remove the barriers that disable people and contribute to poor health through ensuring that people have ready access to a wide range of social, community and housing services...that enhance their quality of life</p>		<p>Increase the number of people on income based benefits who live in energy efficient homes.</p> <hr/> <p>Improve provision of supported housing for an ageing population.</p> <p>Improve equality of access to housing adaptations.</p>

Housing and Community Priority	Overall aim	Relevant key objectives	Relevant improvement targets (in Community Strategy)	Related housing objectives
<p>Halton's Urban Renewal</p>	<p>To transform the urban fabric and infrastructure, to develop exciting places and spaces and to create a vibrant and accessible borough that makes Halton a place where people are proud to live and see a promising future for themselves and their families.</p>	<p>To support and sustain thriving neighbourhoods and open spaces that meet people's expectations and add to their enjoyment of life</p>	<p>Ensure the decency standard is met by all social housing</p> <p>Ensure 50% of all new housing is built on brownfield sites</p>	<p>Monitor progress towards achieving decent homes target in the social rented sector.</p> <p>Ensure plans are in place to meet "Decent Homes Plus" (subject to agreed standard being introduced by Government)</p> <p>Increase the supply of affordable housing in the Borough in line with the recommendations of the Housing Needs Survey.</p> <p>Introduce Choice Based Lettings by 2010.</p> <p>Update data on condition of the private sector stock.</p>
		<p>To enhance, promote and celebrate the quality of the built environment in Halton including tackling the legacy of contamination and dereliction, to further improve the Borough's image</p>		<p>Complete the regeneration of the Castlefields estate</p> <p>Commission consultants to undertake research to prioritise regeneration of the New Town estates</p> <p>Work in partnership with local authority partners to improve the housing offer in the Liverpool City Region.</p>

Housing and Community Priority	Overall aim	Relevant key objectives	Relevant improvement targets	Related housing objectives
Children and Young People in Halton	To ensure that in Halton children and young people are safeguarded, healthy and happy, and receive their entitlement of high quality services that are sensitive to need, inclusive and accessible to all	To ensure all children and young people in Halton grow up and thrive in safe environments, communities, homes and families	To reduce the number of care leavers who live in temporary accommodation to below 15%	Complete Homelessness review and new Homelessness Strategy. Reduce levels of overcrowding within social rented housing.
Employment, learning and skills in Halton	To create an economically prosperous borough that encourages investment, entrepreneurship, enterprise and business growth, and improves the education, skills and employment prospects of our residents and workforce so they can all share in the opportunities Halton affords.	To promote and increase the employability of local people and remove any barriers to employment to get more people into work	Increase employment rate by 2% Reduce economic inactivity rate by 10% Ensure unemployment rate in any ward is less than 20% above the national average.	Maximise the employment related benefits of physical improvement/refurbishment works Expand programme of housing construction/improvement training activity Deliver increased employment outreach activity with RSLs through Job Centre Plus and Halton People into Jobs

Housing and Community Priority	Overall aim	Relevant key objectives	Relevant improvement targets	Related housing objectives
A Safer Halton	To ensure pleasant, safe and secure neighbourhood environments with attractive, safe surroundings, good quality local amenities and the ability of people to enjoy life where they live.	To create and sustain better neighbourhoods that are well designed, well built, well maintained, safe and valued by the people who live in them, reflecting the priorities of residents	Reduce levels of expressed fear of crime and anti social behaviour by 25% Raise satisfaction levels with the neighbourhood area where people live to above 63% Implement a local management scheme in all neighbourhoods in Halton	Work with housing providers to reduce the incidence and perceptions of anti social behaviours on social housing estates. Conduct research into long term vacant dwellings in Halton with a view to participating in the development of a sub regional Empty Homes Strategy

SECTION 3 - HOUSING STRATEGY ACTION PLAN 2008 to 2011

Priority 1 – A Healthy Halton

What we are going to do	How we are going to do it	Target	By when	Outcomes	Resources needed	How we will measure success
Achieve a year on year reduction in the proportion of non decent private sector homes occupied by vulnerable households	Commission House condition survey to establish accurate baseline data. Target major works assistance in accordance with new Private Sector Renewal Strategy.	Commission House Condition Survey 130 homes improved in year 1 81 homes improved in year 2	2009 2009 2010	Completed House Condition Survey Baseline data established Improved conditions for vulnerable households	Cost of survey estimated at £50K. Provision of grants and loans reliant on continued funding from Regional Housing Pot at current levels.	Annual Housing Investment Programme returns. Successive House Condition Surveys
Improve conditions in the private rented sector	Promotion of Landlord Accreditation Scheme and Accredited Landlord Grants Use of enforcement powers as appropriate	Receive 10 full applications for accredited landlord status per year Increase satisfaction levels in the private rented sector to 70%	2010 2010	Increased awareness of Landlord accreditation Scheme Increased satisfaction with private rented sector	As above.	House condition survey Future Housing Needs Surveys Level of complaints from private tenants Improvements made to achieve accredited status Annual surveys
Increase the number of people on income based benefits who live in energy efficient homes	Promotion of energy efficiency grants and other initiatives in partnership with Energy Saving Trust Advice Centre	Conduct survey to establish baseline Establish yearly targets from baseline	2009 2009	Baseline data established Improved conditions and improved financial position for vulnerable households	Annual contribution to Energy Saving Trust Advice Centre (approx £10 - £15k)	Annual surveys
Improve provision of supported housing for an ageing population	Establishment of a multi disciplinary team to identify potential sites and develop funding bids for extra care housing scheme and reviewing existing sheltered housing provision to determine if continues to be strategically relevant	Establish multi disciplinary team Agree use of section 106 powers for new developments to be considered for extra care Review existing sheltered housing provision	2008 2009 2009	Development of extra care housing scheme, preferably in Widnes	Development of scheme will require Housing Corporation or Dept of Health investment in the region of £5m. Ongoing revenue costs to be met by Supporting People.	Construction and occupation of units.
Improve equality of access to housing adaptations.	Develop protocol with RSLs to share cost of disabled adaptations	Develop protocol 43 adaptations to RSL stock in year 1 11 adaptations to RSL stock in year 2	2008 2009 2010	Improved joint working arrangement with RSLs established Backlog of adaptations to RSL stock cleared Improved service to RSL tenants	Dependent on outcome of agreement.	Monitoring by Older Persons Local Implementation Team and Housing Partnership. Annual Housing Investment Programme returns

Priority 2 – Halton’s Urban Renewal

What we are going to do	How we are going to do it	Target	By when	Outcomes	Resources needed	How we will measure success
Ensure all social housing stock in the Borough meets Decent Homes standard	RSLs well on way to delivering the target but local authority has a role in continuing to monitor progress	100% of social housing stock meets Decent Homes standard	2010	All homes in social rented sector decent	RSL reserves/borrowing powers No resource implications for local authority	Annually alongside collection of data for Housing Investment Programme (HIP)
Ensure plans are in place to meet Decent Homes Plus (subject to standard being introduced by Government)	Joint work with RSLs to ensure that the target is incorporated into planning	100% of social housing stock meets Decent Homes Plus standard	To be agreed	Plans in place for all social rented homes to meet Decent Homes Plus	RSL reserves/borrowing powers No resource implications for local authority	Baseline established through Housing Partnership. Annual monitoring alongside collection of HIP data
Increase the supply of affordable housing in the Borough in line with the recommendations of the Housing Needs Survey	Deliver in excess of 500 net dwellings per year in line with emerging Regional Spatial Strategy Work with developers and partners on growth point Participate in sub regional initiatives	To deliver 25% affordable housing on qualifying sites	Annual	Increase in affordable housing units	None from internal resources. Funding for sub regional initiatives subject to outcome of competitive bidding processes from CLG and NWRA respectively	Housing Flows Reconciliation return to ODPM. Housing Investment Programmes annual returns Future Housing Need Surveys and Strategic Housing Market Assessments
Introduce Choice Based Lettings by 2010	Evaluate options to form partnership with existing scheme Seek agreement of partners on selected options Develop and consult on selected model	Agreement reached with partners on chosen model Consultation with customers and stakeholders completed Go live	Jan 2009 Dec 2009 April 2010	Choice Based Lettings in place in Halton	Funding levels will depend on chosen option/model. At time of writing potential funding implications for the Council are being examined.	Scheme live
Update data on condition of the private sector stock	Commission Private Sector Stock Condition Survey Develop process to monitor grant applications using GIS	Stock Condition Survey completed Continuous monitoring system in place	2009 2009	Completed Stock Condition Survey	Survey likely to cost approximately £50k. Need to identify capital resources from 2008/09 budget.	Completed survey Findings reported to executive Board
Complete the regeneration of the Castlefields estate	Work with RSLs to ensure successful delivery of phase 3 of the programme	Delivery of: 66 units in year 1 88 units in year 2 2 unit in year 3	2009 2010 2011	Completion of Masterplan Improved conditions and housing choice for residents of Castlefields	Reliant on successful bids to Housing Corporation for NAHP resources	Annual Housing Investment Programme returns
Commission consultants	Work with English	Completed research	2010	Evidence base to support	Survey likely to cost	Report on findings to

to undertake research to prioritise regeneration in the New Town estates	Partnerships and RSLs to identify funding and develop brief	Spatial priorities identified and agreed	2010	spatial priorities and attract funding	approximately £50k. Need to identify capital resources	Executive Board
Work in partnership with local authority partners to improve the housing offer in the City Region	Implement Liverpool City Region Housing Strategy Action Plan in partnership with Eastern HMA LAs Participate in pilot of Home Movers Survey Jointly explore all available funding opportunities	To develop Joint Strategic Housing Market Assessment and s106 Planning Obligations Paper for Eastern HMA To develop Multi Area Agreement targets for Liverpool City Region	2011 2009	Improved housing offer within Liverpool City Region Improved joint working arrangements with local authority partners Improved understanding of housing markets	Funding implications for discreet projects yet to be determined Funding for Movers Survey identified for initial 12 month pilot (approx £4k)	Full implementation of Action Plan Monitoring reports from MIS on Movers Survey Monitoring of Liverpool City Region Housing Strategy

Priority 3 – Children and Young People in Halton

What we are going to do	How we are going to do it	Target	By when	Outcomes	Resources needed	How we will measure success
Complete Homelessness review and Strategy	Collate relevant data from stakeholders Review needs and provision Develop Strategy	Draft Strategy for approval by Exec Board Approved Strategy in place Strategy implementation	Dec 2008 Mar 2009 2009 onwards	Completed Strategy Improved services for homeless households and those at risk of homelessness Children and young people supported in stable accommodation	None as developed within existing resources	Strategy endorsed by Exec Board
Reduce level of overcrowding within social rented housing	Work with RSLs to develop policies that make best use of the housing stock	To reduce levels of overcrowding in the social rented sector to 4%	2011	Reduced levels of overcrowding Children and young people supported to thrive	May need resources to develop financial incentives to encourage households underoccupying accommodation to move to a smaller dwelling	Future Housing Needs Surveys and Strategic Housing Market Assessments

Priority 4 – Employment, Learning and Skills in Halton

What we are going to do	How we are going to do it	Target	By when	Outcomes	Resources needed	How we will measure success
Maximise the employment related benefits of physical improvement/refurbishment works	Inclusion of provisions within procurement contracts Exploration of employment related conditions in section 106 agreements.	Standard employment and training clauses in use as part of procurement processes. Section 106 standard clauses in operation.	April 2010	Reduced worklessness	Once taken on training should be accessible through national train to gain system	Reduced worklessness in priority wards
Expanded programme of housing construction/improvement training activity	Partnership working between Employment Learning and Skills SSP and Housing Providers Forum	50 training places 30 people into jobs	April 2010	Reduced worklessness	Additional activity above ELS SSP core funding will require further funding to be secured such as WNF, ESF, DWP, LSC	Reduced worklessness in priority wards
Delivery of increased outreach activity with RSLs through JobCentre Plus and Halton People into Jobs	RSLs, JCP and HPiJ joint planning group	250 people engaged with Information Advice and Guidance	April 2011	Reduced worklessness	Containable within existing resources	Reduced worklessness in priority wards

Priority 5 – A Safer Halton

What we are going to do	How we are going to do it	Target	By when	Outcomes	Resources needed	How we will measure success
Work with housing providers to reduce the incidence and perceptions of Anti Social Behaviour on social housing estates	Ensure that RSL's are signed up to the Respect Standard and the CDRP information Sharing Protocol Examine RSL existing performance framework and agree consistent data collection processes Develop suite of performance indicators to measure outcomes from preventative work Working with partner agencies and the local media to promote action/success in tackling ASB.	Reduce perceptions of ASB by 12%	2011	Consistent approach to data collection Analysis of success of invest to save measures	Contained within existing resources	Customer Satisfaction Surveys Data feedback from LAA's
Conduct research into long term vacant dwellings in Halton with a view to participating in the development of a sub regional Empty Homes Strategy	Analyse Council Tax records to map reasons why dwellings are empty and ascertain potential to develop interventions to bring back into use	To complete research Participate in development of a Sub regional Housing Strategy	Late 2008 2010	Completed research and annual updates Sub regional empty homes strategy Fewer long term empty homes	Contained within existing resources	Annual updates of research Annual Housing Investment Programr return

SECTION 3 – MONITORING, CONSULTATION AND FEEDBACK

Consultation

This Strategy has not been produced in isolation and we are grateful to our partners on the Housing Partnership Board for their commitment to continuously improve the housing offer and services in Halton. We also wish to take this opportunity to acknowledge and thank Halton residents who have taken the time to participate in the Housing Needs Survey and other resident surveys that have helped shape the strategic direction for housing in Halton.

The Strategy has produced in consultation with the stakeholders listed at Appendix 4.

Monitoring arrangements

The Housing Strategy Action Plan will be the key document by which delivery of our objectives will be monitored and progress tracked. Officers will monitor progress against the targets set on a quarterly basis and will review and, where necessary, update the Action Plan. Progress, and any changes to the Action Plan, will be reported annually to the Housing Partnership and the Health Policy and Performance Board. The Council will also comply with any requirements set out by Government Office for progress reporting.

Service user feedback

We currently use a number of mechanisms to monitor the quality of our services and user satisfaction. These include tenant satisfaction surveys and satisfaction surveys for private sector grant applicants. In addition, the Council has developed a citizen's panel, Halton 2000, members of which were instrumental in determining the five community priorities.

More recently we have sought the views of service users via focus group sessions on their experience of the homelessness service which will inform a forthcoming review of service delivery and the wider Homelessness review.

SUMMARY

The priorities of the Housing Strategy mirror those of Halton's Community Strategy and contribute to achieving those priorities as follows.

Priority 1 – A Healthy Halton

- Achieve a year on year reduction in the proportion of non decent private sector homes occupied by vulnerable households
- Improve conditions in the private rented sector
- Increase the number of people on income based benefits who live in energy efficient homes
- Improve the provision of supported housing for an ageing population
- Improve equality of access to housing adaptations

Priority 2 – Halton's Urban Renewal

- Monitor progress towards delivery of decent homes target in the social rented sector.
- Ensure plans are in place to meet Decent Homes Plus (subject to agreed standard being introduced by Government)
- Increase the supply of affordable housing in the Borough in line with the recommendations of the Housing Needs Survey
- Introduce Choice Based lettings by 2010
- Update data on condition of the private sector stock
- Complete the regeneration of the Castlefields estate
- Commission consultants to undertake research to prioritise regeneration of New Town estates
- Work in partnership with local authority partners to improve the housing offer in the Liverpool City Region

Priority 3 – Children and Young People

- Complete Homelessness review and new Strategy
- Reduce the level of overcrowding within social rented housing

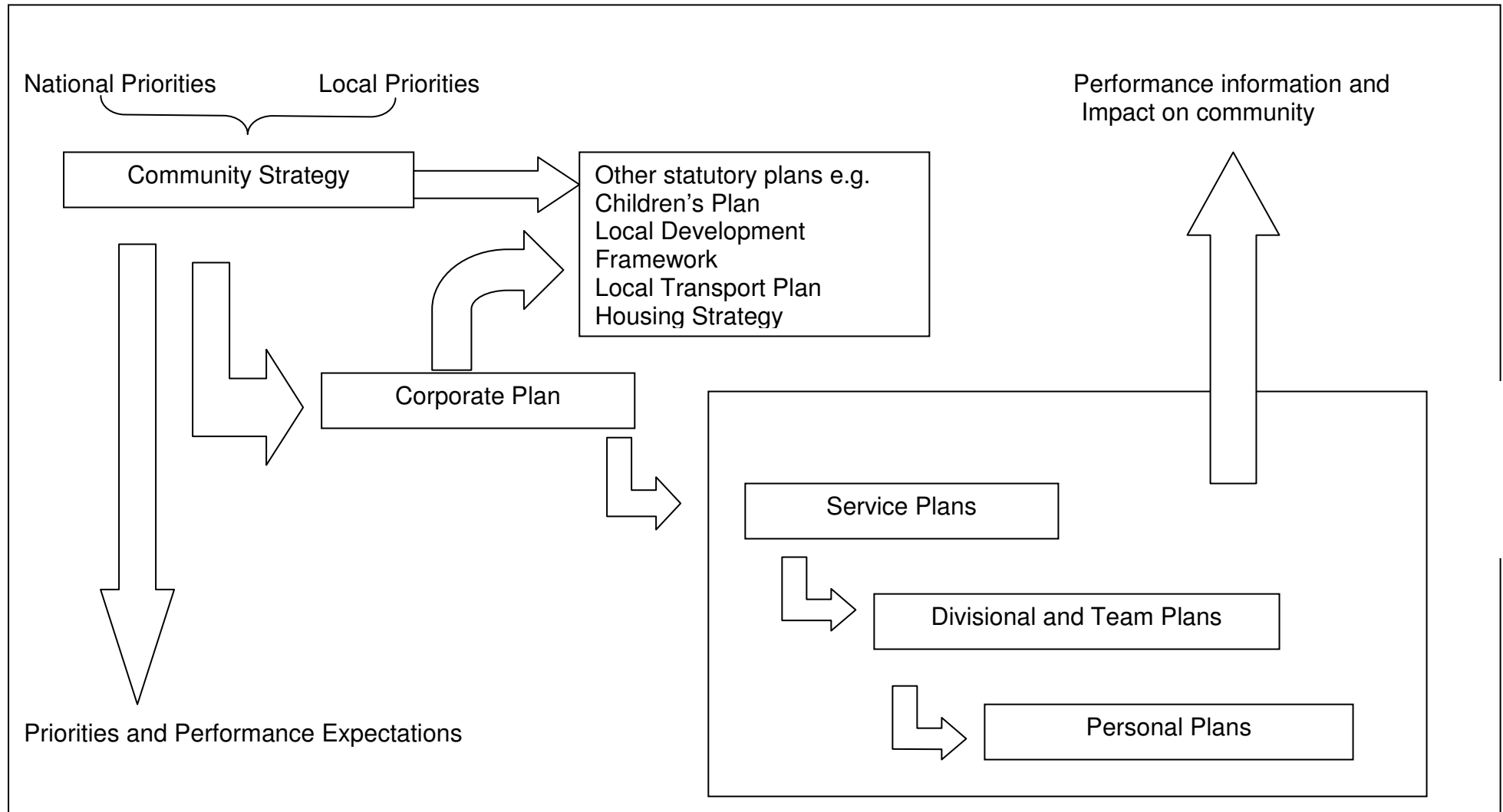
Priority 4 – Employment, Learning and Skills in Halton

- Maximise the employment related benefits of physical improvements/refurbishment works
- Expand programme of housing construction/improvement training activity
- Deliver increased employment outreach activity with RSLs through JobCentre Plus and Halton People into Jobs

Priority 5 – A Safer Halton

- Work with housing providers to reduce the incidence and perceptions of Anti Social Behaviour
- Conduct research into long term vacant dwellings in Halton with a view to participating in the development of a sub regional Empty Homes Strategy

Halton's Strategic Planning Framework



Key Performance Indicators

PI number	Title	2005/06		2006/07		2007/08
		Target	Actual	Target	Actual	Target
BVPI 64	The number of private sector vacant dwellings that are returned into occupation or demolished as a direct result of action by the local authority	2	0	2	2	2
BVPI 183a	The average length of stay in bed and breakfast accommodation of households which include dependent children or a pregnant woman and which are unintentionally homeless and in priority need (weeks)	2	1.69	1.8	5.33	3
BVPI 183b	Average length of stay in hostel accommodation (weeks)	0	0	0	0	0
BVPI 202	The number of people sleeping rough on a single night within the area of the authority	0	0	0	2	0
BVPI 203	The % change in the average number of families (which include dependent children or a pregnant woman) placed in temporary accommodation under the homelessness legislation in the current financial year compared with the average from the previous year	15	10.85	10	18.75	-15
BVPI 213	The number of households, who approached the local housing authority's housing advice service(s), and for whom housing advice casework intervention resolved their situation	New indicator for 2005/6 No target set	0	1.06	0.42	1.42
BVPI 214	Proportion of statutory homeless households accepted as statutory homeless by LA within last 2 years	New indicator for 2005/6 No target set	4.1	4.5	1.24	1.2

Progress on HOUSING STRATEGY ACTION PLAN 2005/06 – 2007/08

Target	Timescale	Milestones	How Measured	Funding Implications	Capital Cost to Council of Meeting Objective (£000s)			Links to Community Strategy, Corporate and Service Plan objectives	Progress against target
					2005/06	2006/07	2007/08		
Improving Housing Conditions					2005/06	2006/07	2007/08		
Ensure all social housing stock in the Borough meets the decent homes standard.	By 2010.	Reduction of 30% in numbers of non-decent homes by 2007, and elimination by 2010.	RSL and Council stock data, ODPM returns.	No implications for Council. Transfer of Council stock in 2005 will secure necessary resources (approx. £85m) to meet target, and other RSLs have included funding in maintenance programmes to meet their target.	nil	nil	nil	2F 1 1C 1	Aggregate non-decency levels of 35%. On course to meet the 2010 target.
Achieve a year on year reduction in the proportion of non decent private sector homes occupied by vulnerable households	Ongoing.	Establish accurate baseline data to measure progress. Review renewal policy in 2005 to consider need for change to achieve target.	House condition survey in 2007.	Cost of survey estimated at £50K. Provision of grants and loans reliant on continued funding from Regional Housing Pot at current levels.	2,250	700	750	2F 1 2F2 1C1	Private Sector Renewal Policy has been amended to target Decent Homes Standard.. It has not been possible to undertake a Private Sector Stock Condition Survey due to ongoing resource constraints.
Improve the energy rating of private sector stock.	By 2010.	Improve SAP rating from 48 to 50.	House condition survey in 2007.	As above.	75	75	75	1C 1 4A 1	See above re: delay in undertaking condition survey.

Target	Timescale	Milestones	How Measured	Funding Implications	Capital Cost to Council of Meeting Objective (£000s)			Links to Community Strategy, Corporate and Service Plan objectives	Progress against target September 2006
					2005/06	2006/07	2007/08		
Meeting Identified Housing Needs					2005/06	2006/07	2007/08		
Achieve planning target for net new housing provision.	By 2008	Achieve 330 net new dwellings per year over duration of Strategy.	Housing Flows Reconciliation on return to ODPM.	None.	nil	nil	nil	2F 5G	The Council has achieved in excess of the RPG target of 330 net new dwellings per year over the period of the Strategy. 2005 – 405 dwellings 2006 – 741 dwellings 2007 – 419 dwellings
Secure additional housing for the single homeless to meet the needs identified in the homelessness and Supporting People strategies.	By 2007	a) Secure 5 units for young homeless by 2005, and b) secure 24 units of floating support for young homeless.	Homelessness Forum and Supporting People Core Strategy Development Group (CSDG).	Capital and revenue funding for a) is included in 2005/06 budgets. Revenue support for b) is included in the Supporting People 5 year strategy as the first priority.	100	nil	nil	4D 2 4A 1 5C 1	6 units built in Widnes for young homeless - opened Jan 06. A floating support scheme with 20 spaces for young people was commissioned in Feb 2006
Improve housing provision for those with a physical/sensory disability.	By 2007	Secure the development of at least 5 units of supported accommodation.	PSD LIT and Supporting People monitoring.	Provision included in 2005 /06 capital programme, support costs to be met by savings from placements outside the borough.	225	nil	nil	3A1 4D1 4D2 5C1	A review of housing needs for this client group resulted in development proposal being cancelled.

Target	Timescale	Milestones	How Measured	Funding Implications	Capital Cost to Council of Meeting Objective (£000s)			Links to Community Strategy, Corporate and Service Plan objectives	Progress against target Sept 06
					2005/06	2006/07	2007/08		
Improve housing provision for mental health clients.	By 2008	Secure new housing to meet needs identified in Accommodation Strategy.	Mental Health LIT. Supporting People CSDG.	Financial provision made in 2006/07/08 to fund identified accommodation needs.	nil	300	300	3A1 4D1 4D2 5C1	Mental Health Team developing accommodation strategy – exact nature and scale of need still to be clarified.
Improve extra care housing provision for older people	By 2008	Secure 1 further scheme of extra care housing for rent of approx. 40 units.	Supporting People CSDG.	Approx. £3m capital support from the Housing Corporation or Dept. of Health. Revenue built into the Supporting People Strategy.	nil	nil	nil	4D 2 5G	Bids for DoH and Housing Corporation funding have been unsuccessful to date. The outcome of a bid under the 2008/11 Housing Corporation bid round is awaited.
Determine the need to introduce an affordable housing policy.	By 2006	Undertake housing needs survey in 2005.	Survey findings.	Cost of survey to be funded from 2005/06 capital programme.	70	nil	nil	2F 2	Housing Needs Survey completed June 06. Need to develop an Affordable Housing Policy established from survey findings.
Improving Services									
Establish a Home Improvement Agency.	By 2005	Secure necessary funding and comply with ODPM/Foundation requirements.	Accreditation by Foundations organisations.	Revenue Budget provision has been made in 2005/06 and Supporting People funding secured.	nil	nil	nil	4D 3 4A 1 4D1 3A1	Complete.

Target	Timescale	Milestones	How Measured	Funding Implications	Capital Cost to Council of Meeting Objective (£000s)			Links to Community Strategy, Corporate and Service Plan objectives	Progress against target
					2005/06	2006/07	2007/08		
Improve equality of access to housing adaptations.	By 2006	Agree DFG funding protocol with RSLs.	Monitoring by Older Persons Local Implementation Team.	Grants will be restricted to funding awarded by ODPM.	650	650	650	3A 1 4D 1	Progress delayed due to Government review of DFGs. Review has now been resumed with aim to agree funding protocol by end of 2008.
Develop joint working with RSLs to combat anti social behaviour.	By 2006	Establish a joint working group and introduce joint training programme with RSLs.	Monitored by Housing Partnership .	Costs to be contained within existing organisational budgets.	nil	nil	nil	5C 1 5D	A joint approach to Anti Social Behaviour has been introduced by the Anti Social Behaviour Strategy which all major RSLs have signed up to.
Establish a Landlord Accreditation Scheme.	By 2006	Formal launch of scheme.	Monitoring by Local Strategic Partnership .	NRF funding secured for 2-year pilot.	nil	nil	nil	2F	Scheme established and launched in August 2006. 16 landlords have achieved accreditation status, covering 92 properties.
Refresh housing needs data.	By 2005	Completion of housing needs survey.	Findings reported to Health Policy and Performance Board.	To be funded from 2005/06 budget.	Included above	nil	nil	2F 2	Housing Needs Survey completed 2006. Findings reported to Urban Renewal PPB on 20/09/06 followed by members seminar.

Target	Timescale	Milestones	How Measured	Funding Implications	Capital Cost to Council of Meeting Objective (£000s)			Links to Community Strategy, Corporate and Service Plan objectives	Progress against target
					2005/06	2006/07	2007/08		
Developing the Strategy					2005/06	2006/07	2007/08		

					06	07	08		
Determine need for specialist housing /support for BME households.	By 2006	Complete analysis of available data (and commission new research if needed)	Findings included in next strategy review.	None unless new research commission needed.	nil	nil	nil	5D 5C 1	Housing Needs Survey includes analysis of BME housing needs which has been fed into new Strategy
Improve monitoring of housing market changes.	By 2006	Full implementation of database and GIS system, ability to produce regular monitoring data.	Monitoring by Local Strategic Partnership .	NRF funds secured for 2-year development programme.	nil	nil	Nil	2F 2	Scheme fully implemented and able to produce monitoring reports. However, some RSLs are using own resources for in house monitoring.

Total of above costs	3,405	1,725		1,775
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List of consultees and contributors

The following departments and organisations have helped to shape and influence this Strategy and we are grateful for their contributions:

Registered Social Landlords

Halton Housing Trust
Riverside
Liverpool Housing Trust
Arena
Cosmopolitan
CDS
William Sutton Homes
Places for People
Housing 21

Voluntary organisations

Halton YMCA
Age Concern
Shelter
Citizens Advice Bureaux
St Helens Accommodation Project
Warrington Law Centre
Halton GOALS
CIC
Addaction
Link Up
Alternative Lighthouse Projects

Estate agents

Abbeyfords
Dixon Webb
Michael C. Adams
Edwards Grounds
Mark Nicolas Estates
Harlequin Homelets
Martin and Co.
Peacock Property

Council Departments

Children and Young People Directorate
Planning
Corporate Policy
Major Projects
Social Services
Economic Development
Major Projects
External Funding
Supporting People
Transport
Neighbourhood Management
Community Safety Team
Drug and Alcohol Action Team
Housing Benefits
Homelessness Prevention Team
Independent Living Team

Other

Government Office North West
Connexions
General public via Council website
Halton's Local Strategic Partnership Board

How to find out more

Report	Contact	Organisation	Tel. No.	Web Site
Community Strategy 2006 - 2001	Shelah Semoff Shelah.semoff@halton.gov.uk	Halton Borough Council	0151 907 8300	www.halton.gov.uk
Corporate Plan 2006 - 2011	Shelah Semoff Shelah.semoff@halton.gov.uk	As above	As above	As above
Index of Multiple Deprivation 2004	Richard Stevens richard.stevens@halton.gov.uk	As above	0151 907 8300	N/A
Liverpool City Region Housing Strategy 2007	Mike Cryan Mike.Cryan@merseyside.org.uk	Merseyside Policy Unit	0151 237 3537	N/A
Eastern and Northern City Region Housing Market Assessments 2007	As above	As above	As above	As above
Vulnerable Housing Markets Report 2007	As above	As above	As above	As above
BME and Gypsy and Traveller households report	As above	As above	As above	As above
Halton Unitary Development Plan	Andrew Pannell andrew.pannell@halton.gov.uk	Halton Borough Council	0151 907 8300	www.halton.gov.uk

Report	Contact	Organisation	Tel. No.	Web Site
Halton Housing Needs Survey 2006	Joanne Sutton joanne.Sutton@halton.gov.uk	Halton Borough Council	0151 907 8300	www.halton.gov.uk
Cheshire Partnership Area Gypsy and Traveller Accommodation and Related Services Assessment 2007	Dawn Taylor dawn.taylor@halton.gov.uk	As above	As above	N/A
Merseyside Social Housing Demand Study 2005	Steve Williams steve.williams@halton.gov.uk	As above	As above	N/A
West Bank Neighbourhood Renewal Assessment 2006	Phil Brown phil.brown@halton.gov.uk	As above	As above	N/A
Halton Homelessness Strategy 2003 - 2008	Terry Upton Terry.upton@halton.gov.uk	As above	As above	www.halton.gov.uk
Shelter Multi Agency Monitoring reports	As above	As above	As above	N/A
Halton Supporting People Strategy	Angela McNamara angela.mcnamara@halton.gov.uk	As above	As above	www.halton.gov.uk
Halton Private Sector Housing Condition Survey 2002	Phil Brown phil.brown@halton.gov.uk	As above	As above	N/A
Halton Supported Housing Needs Survey 2002	Steve Williams steve.williams@halton.gov.uk	As above	As above	N/A

Report	Contact	Organisation	Tel. No.	Web Site
Accommodation and Support Strategy for Older People in Halton	Mark Holt mark.holt@halton.gov.uk	Halton BC/Halton PCT	As above	N/A
Halton Learning Disabilities Partnership Housing and Support Options 2003-2008	Marie Mahmood marie.mahmood@halton.gov.uk	Halton BC	As above	N/A
Merseyside Housing Demand Study 2003	Steve Williams steve.williams@halton.gov.uk	As above	As above	N/A
Castlefields Regeneration Masterplan	Chris Leyshon chris.leyshon@halton.gov.uk	As above	As above	www.castlefields.info
Local Strategic Partnership	Shelah Semoff Shelah.semoff@halton.gov.uk	As above	As above	www.haltonpartnership.net
Halton Teenage Pregnancy Strategy	Andy Dunleavy andy.dunleavy@halton-pct.nhs.uk	Halton PCT	01928 593672	www.halton-health.nhs.uk
NW Regional Housing Strategy	Kerry Bates kerry.bates@4nw.org.uk	4nw	01942 776942	www.4nw.org.uk
Land Registry House Price Data	See web site	HM Land Registry	0151 473 6137	www.landregistry.gov.uk

**Draft Housing Strategy 2008/09 to 2010/11
Summary of comments received**

Comments received from	Detail of comment	Reference in Draft Strategy	Response to comment	Action Proposed	Action Taken
Government Office North West	The Strategy needs to demonstrate more clearly how it will deliver on the priorities contained within the Sustainable Community Strategy.	Appendix 1 on page 50 summarises Halton's contribution to Strategic Priorities contained within the SCS	New guidance on developing Housing Strategies is, we are told, likely to place strong emphasis on the links between housing and the Sustainable Community Strategy. However, references to Housing within the Sustainable Community Strategy are few and far between.	To examine the SCS and priorities and actions contained within the Service Plans of each directorate for links between housing and other agendas e.g. health and education and to amend the document accordingly.	The priorities of the Housing Strategy have been revised to mirror the priorities identified in Halton's Community Strategy. Housing's contribution is more explicitly linked in the main body of the document by way of a table on page 47.
	The Strategy doesn't deal with the links between social housing and worklessness.		The tackling worklessness agenda is relatively new and was not at the forefront of housing policy when the Strategy was drafted. However, we understand that a number of initiatives to help people into work are being developed as part of the Neighbourhood Management pilots.	To speak to the NM Team about worklessness initiatives. To speak to Policy and Performance about worklessness actions within the Local Area Agreement.	The revised Strategy contains a new section on worklessness on page 34 of the document and also includes a number of actions to tackle worklessness under the Employment, Learning and Skills priority.
	More information is expected on what the Council would like to see in terms of new affordable housing, particularly split between LCHO and rent	Page 19 deals with affordability in the Borough as found from the Housing Needs Survey	This is not straightforward as, while we have the high level numbers on affordable need from the Housing Needs Survey, it has not yet been decided how the numbers will be spatially allocated.	Speak to Planning regarding an appropriate form of words which sets out the likely general approach in terms of Borough wide housing numbers and the likely recommended split between LCHO and rent.	The revised document goes into more detail about the recommended split from the Housing Needs Survey on page 19.
	Information on spatial priorities was expected, given the concentrations of social housing in particular areas	Page 26 refers to spatial priorities of Castlefields and West Bank	Castlefields is named as the Council's priority area for regeneration, however, much of the evidence about other estates such as Windmill Hill is anecdotal. The Liverpool City Region Housing Strategy does name vulnerable housing market areas in the Borough but for some of these the vulnerability is due to issues such as access to amenities etc.	Following discussions with Major Projects we propose to include a section on "Other priority areas" (without naming them specifically so as not to cause blight) detailing the anecdotal information and the need for further research. Include an action under Aim 4 to commission further research to inform our approach.	A section on other regeneration priorities is included on page 27 – we have also included an action to commission consultants to undertake research to prioritise regeneration in the New Town estates within the Urban Renewal priority. (A bid for Growth Point funding is to be made to fund this).

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Government Office North West (cont)	More information is expected on how the Council intends to link with partners on tackling worklessness, ASB and aspirations beyond decent homes.	Partnership working is covered in section 4 on page 13 and information on ASB on page 38 in the Wider Service Developments section.	The tackling worklessness point is covered above. Joint working arrangements on ASB are already in place. We are not clear exactly what GONW are expecting regarding "aspirations beyond decent homes".	Actions on tackling worklessness as above. Speak to ASB Officer on how we can strengthen the section on partnership working with RSLs. Seek clarification from GONW on "aspirations beyond decent homes".	Section on worklessness included on page 34 and included in Action Plan. An action has been added to work with housing providers to reduce the incidence and perceptions on ASB. More information has been provided on the Decent Homes Plus standard on page 24 and an action included to work with RSLs to ensure plans are in place to meet DHS.
	A new allocations methodology is coming forward for LASCP with private sector stock condition playing a major part. The lack of an up to date PS Stock Condition Survey doesn't position Halton well.	Page 24 refers to the fact that the Council has been unable to commission a SCS.	The commissioning of a Private Sector Stock Condition Survey is listed as an action for 2008 in the Action Plan at Appendix 6 (page 58). Given this advance warning, it would be wise to complete this asap.	SMT are requested to consider funding to undertake this project in the current financial year (£40/50K est.).	Funding streams being explored are Growth Point and PCT funding which would enable commissioning of Private Sector SCS.
	The Strategy should anticipate the growth point announcement and deal with the provision of new housing especially given the rising affordability agenda.	Page 8 makes passing reference to the Growth Point bid and a little more detail is given on page 39 (under Planning Policies).	Housing growth is an emerging agenda and at the time of drafting the Strategy it was unclear whether the bid was likely to be approved, so further detail was omitted pending the announcement. It is likely that the announcement will be made by the time the Strategy, therefore, it would be prudent to include detail on housing growth within the Strategy.	To include an objective on housing growth within the Strategy and Action Plan. Hopefully an announcement on bids will be made in July which will enable a clearer message to be included in the Strategy.	A new section on Housing Growth has been included on page 23
	The Strategy does not deal with the emergence of the Homes and Communities Agency and the potential for new working and partnerships.		The Council has already developed successful partnerships with both the Housing Corporation and English Partnerships.	Within the document emphasise the long history of successful joint working and the intention to seek opportunities for further work once the HCA is established.	A new section on the provisions of the Housing and Regeneration Act (including the emergence of HCA) is included at page 10 and reference made to working closely with HCA on page 27.

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Government Office North West (cont)	While the reasons for delaying the development of an Affordable Housing Policy are understood, GONW make the point that this doesn't paint a picture of an authority looking to position itself to maximise housing resource.	The Options Appraisal on page 45 documents the reason for delaying development of a AHP.	Our hands are somewhat tied on this issue. While our colleagues in Planning tell us that it is possible to develop a policy before the Core Strategy is adopted, it would be open to challenge by developers since the current UDP states that Halton does not have an affordability issue.	Speak to Planning to establish whether any other interim measures could be introduced to address the concerns raised.	Discussions with Planning conclude that any interim measures would be unlikely to stand up to recent challenge, particularly in the light of recent rulings (e.g. Blythe Valley) and the need to update Housing Needs data in the light of changing market conditions.
	The table on housing investment gives no explanation for the reduction in RHP resources from 2005/06 to 2006/07 (stock transfer)	Table is on page 41	Agreed.	To add a note to the table to explain the reason for this.	The table (now on page 44) has a footnote to explain the reduction
	The Strategy needs a strong action planning element with clear objectives, SMART targets and outputs which clearly contribute to the outcomes in the Sustainable Community Strategy.	The draft action plan is on page 55, Appendix 6	It is clear that we need to rethink the action plan so that it is much more focused and a more integral part of the main document.	To revisit the draft action plan and amend accordingly.	The action plan has been amended so that the objectives now reflect the SCS priorities and it contains SMART targets and outcomes.
Halton Housing Trust	Consideration should be given to developing stronger strategic alliances and maximising the potential that exists from the formation of the new West Cheshire Council.		The West Cheshire LAs are engaged with the Liverpool City Region joint working arrangements, therefore, strategic links have already been forged. The LCR agenda places emphasis on sub regional working within functional housing market areas. For Halton, this means linking with St Helens and Warrington as part of the Liverpool East HMA.	It is not proposed to amend the Strategy in light of this comment.	None as agreed

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Halton Housing Trust (cont)	The Strategy could be used as a lever to ensure a distinction is made on the importance of housing within the CAA model and as a mechanism for a requirement for all housing associations to demonstrate how they are contributing to CAA.		We are not entirely sure what is meant by this – it could be a reference to the Hills agenda which encourages RSLs to contribute towards local Sustainable Community Strategies.	To seek clarification from HHT on what is expected.	A paragraph has been added on page 43 which anticipates the forthcoming CAA.
	Consideration should be given to updating the Housing Needs Survey in 2009 due to the rapidly changing housing market.		The recently developed Liverpool City Region Housing Strategy Action Plan contains an action for a Strategic Housing Market Assessment to be conducted in Liverpool East HMA in 2009. A commitment will be required from SMT to enable this to happen.	To amend the Strategy to reflect relevant actions contained within the Liverpool City Region Action Plan. SMT consider the provision of an Annual Research budget for the Directorate to fund research projects arising from wider strategic assessments.	The Strategy contains an action to implement the LCRHS Action Plan, which includes conducting a Strategic Housing Market Assessment for the East HMA in 2009.
	There should be a stronger emphasis on developing an increased range of joint working initiatives with Halton and St Helens PCT.		Effective joint working arrangements with the PCT are already in place through, for example, the Supporting People Core Strategy Board and local Implementation Teams, although there will be ongoing opportunities to forge new links as the need arises, it is not felt necessary to reference this in the Housing Strategy.	It is not proposed to amend the Strategy in light of this comment.	None as agreed
	The document could be shorter and more focused with the main focus on the forward looking statements and actions and supporting information as an information pack to the shorter main document.		The current format of the document has largely followed the prevailing CLG Guidance on Housing Strategies. However, we would agree that the key messages could be more prominent and suggest that once the main document is agreed a succinct and “punchy” executive summary should be produced.	To produce an Executive Summary for the Strategy once the main document has been agreed.	Executive Summary to be produced following consideration by Urban Renewal PPB

Comments received from	Detail of comment	Reference in Draft Strategy	Response to comment	Action proposed	Action taken
Halton Housing Trust (cont.)	The Strategy may want to consider how housing providers could contribute to the wider reorganisation of education and surplus places across the Borough and the BFS programme.	Page 11/12	The part of the Strategy referred to relates to the context of the Liverpool City Region Housing Strategy which had a housing in relation to employment focus rather than educational. We are not entirely sure how it is envisaged that housing providers could contribute to this agenda.	To seek clarification from HHT on how housing providers could contribute.	Housing contribution to BSF felt to be more a matter for individual RSLs and CYP Strategies
	There is no mention in the data sources listing of the data supplied via the Worker Registration Scheme referred to later in the document.	Page 16	Omitted in error.	To amend the Strategy to include this data source.	Included on page 16
	<ol style="list-style-type: none"> 1) The requirement for RSLs to produce Energy Performance Certificates will provide the Council with improved baseline data on energy efficiency. 2) The Council could use its strategic role to encourage all RSLs working in the Borough to undertake an assessment by the Carbon Trust. 3) New developments or regeneration could have a stronger emphasis on energy efficiency and environmental stewardship into the assessment criteria. 	Page 25	<ol style="list-style-type: none"> 1) Noted and will add something to reflect this in the Strategy. 2) While this is a good idea, if the assessment relates to RSL buildings rather than domestic dwellings, it would not be appropriate to include in the Housing Strategy. 3) The Housing Strategy can't be all things to all people and to include this would just be replicating Planning documents, Building regulations and Housing Corporation design standards. 	<ol style="list-style-type: none"> 1) To amend the Strategy to reflect this. 2) No action is proposed. 3) No action is proposed. 	<ol style="list-style-type: none"> 1) Sentence added on page 26 2) No action as agreed 3) No action as agreed

Comments received from	Detail of comment	Reference in Draft Strategy	Response to comment	Action proposed	Action taken
Halton Housing Trust (cont.)	There is nothing in the section on empty dwellings to reflect the increasing problem of vacant speculative buildings or developments.	Page 28	At the time the Strategy was drafted there was only anecdotal information to suggest that there may be a problem caused by speculative purchases in the Borough and this was not borne out by the official statistics which showed a reduction in the number of long term vacant dwellings. Hard evidence of this is only just beginning to emerge as the Council has been contacted by a number of developers requesting support for bids to the Housing Corporation to use some of their vacant new dwellings for affordable housing. It would suggest that there is a need for more research into the reasons why homes are vacant, which could be incorporated into the Action Plan.	To include an action to conduct research into the reasons why dwellings are vacant to help develop the Strategy and establish the need for a stand alone Empty Homes Strategy.	Action included on page 55 (Action Plan)
	The Trust would welcome and support a specific reference to protocols for 16/17 year olds and the requirement to review emergency accommodation standards.	Page 32	The Young Persons Protocol is referred to on page 35 under the section on Care Leavers. However, these issues are more appropriate for inclusion in the Council's Homelessness Strategy which is currently being developed.	No action proposed.	No action as agreed
	The Trust has 6,100 homes and not 6,500 referred to in this section.	Page 42	Error - this will be corrected.	To be amended.	Amended (on page 45)
	When referring to supported housing for an ageing population consideration could be given to an increasingly incentivised and targeted approach e.g. through consultation with underoccupying tenants.	Page 45	Good idea but not sure whether all RSLs will be carrying out a similar exercise. While the information gained could be fed into development plans of RSLs, the Strategy needs to consider the current and future needs of the wider population and not just existing tenants.	No amendments to Strategy but to ask Chair of Housing Partnership to raise at Housing Partnership meeting.	A section on overcrowding and underoccupation is now included in the document on page 29 as this is an emerging Government priority. We have also included an action to reduce overcrowding (which may include incentivising moves for under occupying tenants) on page 53

Comments received from	Detail of comment	Reference in Draft Strategy	Response to comment	Proposed action	Action taken
Halton Housing Trust (cont.)	It is unclear who is leading on actions within the Action Plan and not all of the actions contained in the Action Plan are SMART.	Page 55. Appendix 6	Agreed.	Action Plan to be revised in light of these and GONW's comments.	Action Plan has been revised
Children and Young People Senior Management Team	<p>Would it be possible to include an analysis of issues of</p> <ol style="list-style-type: none"> 1) rent arrears, 2) vulnerable families in non decent accommodation 3) homelessness impacts upon children and young people in the Borough? 		<ol style="list-style-type: none"> 1) This is monitored by the RSLs concerned and they may be unwilling to share this information unless there were clear strategic reasons for doing so. 2) The absence of an up to date stock condition survey has meant that we have been unable to establish an accurate baseline on vulnerable households living in non decent private sector homes. In the social rented sector, RSLs are required to bring all their homes to the Decent Homes Standard by 2010 anyway. 3) It is felt that this is more appropriate for the Homelessness Strategy rather than the Housing Strategy which takes an overarching view. 	<ol style="list-style-type: none"> 1) No action proposed 2) To request data on vulnerable families in non decent accommodation as part of the Private Sector Stock Condition Survey 3) To forward comments to the Principal Homelessness Manager for consideration in Homelessness Review and Strategy. 	<ol style="list-style-type: none"> 1) No action as agreed 2) Action to be taken as part of SCS 3) Comments forwarded as agreed

Comments received from	Detail of comment	Reference in Draft Strategy	Response to comment	Action proposed	Action taken
Children and Young People Senior Management Team (cont.)	<p>Could something be included in the performance action plan on:</p> <ol style="list-style-type: none"> 1) Reduce the number/percentage of children and young people living in non decent accommodation ? 2) Reduce the % of families with children living in temporary accommodation. 3) Reduce the number of 16 and 17 year olds who are homeless or at risk of homelessness 	<p>Page 54 Appendix 5 Page 55 Appendix 6</p>	<p>The Performance Indicators listed in Appendix 5 are statutory indicators.</p> <ol style="list-style-type: none"> 1) The Action Plan contains an action to reduce the proportion of non decent private sector homes occupied by vulnerable households (the former PSA target) which should pick up the children and young people element. 2) This is picked up in BVPI 203 in Appendix 5 – we could incorporate into the Action Plan but may be more appropriate for Homelessness Strategy? 3) Again, this needs to be considered in Homelessness Strategy development. 	<p>To forward comments to the Principal Homelessness Manager for consideration in Homelessness Review and Strategy.</p>	<p>Comments forwarded as agreed</p>
	<p>Does the Strategy detail the statutory responsibilities and powers in respect of homeless 16 and 17 year olds, care leavers, intentionally homeless families and the arrangement of temporary accommodation?</p>		<p>It is not the purpose of the Housing Strategy to go into detail about LA duties and powers, it is more to describe the general direction in which we are going based on evidence of need. These issues will be picked up by the Homelessness Strategy.</p>	<p>To forward comments to the Principal Homelessness Manager for consideration in Homelessness Review and Strategy.</p>	<p>Comments forwarded as agreed</p>

Comments received from	Detail of comment	Reference in Draft Strategy	Response to comment	Action proposed	Action taken
Children and Young People Senior Management Team (cont.)	Section 4 focuses upon older people, PSD, ALD etc. Can there be an equivalent focus upon children and young people e.g. CYP with a learning disability?	Page 29 - 37	The client groups focused on in section 4 are those recommended in current CLG guidance on Housing Strategies and are all groups who may require specialist housing possibly with an element of care/support. Presumably, children with learning disabilities will be housed with parents or guardians who provide that support in mainstream housing and families with a disabled child are included within the people with a physical or sensory disability bit. Younger client groups such as care leavers and teenage parents where specialist accommodation may be required are covered in this section.	No action proposed	No action as agreed
	Can section on care leavers be strengthened and a commitment to performance reporting agreed as part of the evaluation of the Strategy?	Page 35	I'm not sure what additional information can be included to strengthen this section. I could add a sentence to say that the protocol will be monitored through the Housing Partnership but otherwise it is an operational issue that would be dealt with in more detail by the Homelessness Strategy.	To forward comments to the Principal Homelessness Manager for consideration in Homelessness Review and Strategy.	Comments forwarded as agreed
	Joint non-statutory guidance has been produced between CLG and DCSF to support joint working to meet the needs of children and young people who are homeless or at risk of homelessness. It would be helpful if the Strategy could incorporate this.		I wasn't aware of this guidance but it sounds like an operational issue that would be more appropriate for the Homelessness Strategy.	To forward comments to the Principal Homelessness Manager for consideration in Homelessness Review and Strategy.	Comments forwarded as agreed